

EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.
Response from Applicant The proposed rezoning to E-MS-3 supports improved access to opportunity by allowing compact, walkable infill development in an area with strong access to transit, parks, and neighborhood centers, but identified gaps in access to daily needs. The proposed zone district will allow for replacement of an existing single-family residence in poor condition with new housing and neighborhood-serving uses that more efficiently utilize existing city infrastructure for surrounding neighbors. Consistent with the Villa Park Neighborhood Plan, which encourages reinvestment and mixed-use development along key corridors to improve access to goods and services, the proposed zoning allows neighborhood-serving retail at the street level, as reflected in a draft site plan. These uses may support food access, services, and other daily needs within walking distance, improving overall neighborhood livability and access to opportunity. Street-facing residential and commercial uses improve walkability, activate the public realm, and reinforce neighborhood vitality while supporting local services and reducing auto dependence further improving quality-of-life for surrounding residents.

REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.
Response from Applicant The proposed rezoning reduces long-term displacement pressure by increasing housing supply, expanding unit type variety, and delivering on-site affordability in a transit- and amenity-rich location. Allowing additional housing capacity on an underutilized infill site supports Blueprint Denver’s strategy of accommodating growth within existing neighborhoods to reduce competition for existing housing stock. The project includes a HOST-approved negotiated alternative that provides a mix of market-rate rental, market-rate for-sale, and income-restricted units on the site. This mix expands access to new housing at multiple price points and supports housing stability. This mixed rate structure provides additional capacity for the higher than city average percentage of renters in Villa Park neighborhood.

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

Rezoning from E-SU-D to E-MS-3 advances housing diversity by enabling missing middle and small-scale multifamily housing forms that are not permitted under the existing zoning. The need for additional missing middle housing in this area has been identified as a key factor in supporting equity by increasing housing choice and providing alternatives between single-unit homes and larger multifamily units.

The proposed zoning allows a range of unit sizes and housing types that can accommodate growing families, smaller households, and residents seeking to downsize while remaining in the neighborhood. This approach is consistent with Blueprint Denver and the Villa Park Neighborhood Plan's goal of expanding housing options near corridors and transit and supports inclusive growth through a mix of tenure, affordability, and unit configuration. Current proposed site plan incorporates a mix of for-sale and for-rent units further expanding the diversity and optionality for the neighborhood.

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant

The E-MS-3 zone district supports job diversity by allowing neighborhood-serving retail and commercial uses along a key corridor within Villa Park, consistent with adopted neighborhood plan guidance. These uses are included in the draft site plan and are intended to serve nearby residents.

By concentrating housing near transit and supporting local services in a walkable mixed-use setting, the proposed rezoning improves access to nearby employment opportunities and strengthens the relationship between housing, services, and neighborhood economic activity without introducing incompatible land uses. The site location provides public transportation options by RTD bus, bike lane, RTD light rail, in addition to local foot traffic which supports long term viability of access to jobs and providing ongoing support for customers to access a sustainable neighborhood serving retail space as patrons or employees.