

Chelsea Thomas
1083 N Julian St
Denver, CO 80204

Dear Planning Board,

My name is Chelsea Thomas, and I have lived in Villa Park for 13 years. I am writing in support of the proposed zoning change at 3115 W 8th Ave.

After I first moved to the neighborhood in 2011, my block was re-zoned to E-RH-2.5. In the ensuing years, I have watched 5 of the original single-unit lots rebuilt as single-family attached homes. In addition, it allowed me, in 2022, to build a tandem house in the back of my lot, after subdividing the parcels with the Denver's Assessors Office.

Now, where there used to be 6 single family homes on these lots of various sizes, there are instead 19 separate housing units, including my two houses at 1085 Julian and 1083 Julian.

One of the most common complaints I hear these days, whether talking with family, friends, or strangers, is the cost of housing in Denver. It is a statement of fact that the best way to reduce the cost of a product is to increase its supply. Denver's only hope to avoid becoming a city like Boulder, where the average person has been priced out of the housing market, is to build more units, and part of this solution is building up.

The proposed zoning at 3115 W 8th Ave to E-RX-3 makes sense for its location. It is on a corner of one of the main streets that feeds into our neighborhood, W 8th Ave. It is also only a block from major bus transportation along Federal Blvd. The additional height and the decreased setbacks are not too extreme for this neighborhood, especially as located on a corner lot.

If we can have multiple, smaller (and so, more affordable) homes instead of a single million-plus home at this location, the neighborhood, as well as the city, will win.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chelsea Thomas', with a stylized, cursive script.

Chelsea Thomas

Planning Board Comments



Submitted on	16 December 2024, 10:21AM
Receipt number	727
Related form version	3

Your information

Name	Preston Rich
Address or neighborhood	840 Irving Street
ZIP code	80204
Email	prestonsrich@gmail.com

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	3115 West 8th Avenue
Case number	

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong support

Your comment:

My name is Preston Rich, I live in Villa Park at 840 Irving Street a few blocks away from the lot being considered for upzoning (3115 West 8th Avenue). I am happy to support this project as well as others that allow for densification of our City.

I am a firm believer that more units in Denver can slow or even reduce the rate of the increase of the cost of living we have seen in the metro area over the last 10 years. I was born in Denver, have lived in the Denver metro area my entire life, and am now raising two children in Denver. Over the years I have seen friends who were born here have to move away and they have specifically cited the high rents and unaffordable homes. This is an opportunity to take a vacant lot and develop it into multiple units which can only help Denverites.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

From: [Torres, Jamie C. - CC Member District 3 Denver City Council](#)
To: [Joshua Mahaffey](#); [Prince, William G. - CPD CE0371 City Planner Associate](#)
Cc: [Slavis, Ayn E. - CC YA2246 City Council Aide Senior](#)
Subject: RE: [EXTERNAL] Villa Park Zoning
Date: Monday, February 10, 2025 9:56:40 AM
Attachments: [image001.png](#)
[image002.png](#)

Joshua, sharing your comment with Will Prince, the planner in charge of this rezoning process.

Councilwoman Jamie Torres

Denver City Council, District 3

she/her/hers

jamie.torres@denvergov.org

720.337.3333



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From: Joshua Mahaffey <joshuamahaffey.il@gmail.com>
Sent: Monday, February 10, 2025 8:30 AM
To: Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>
Cc: Slavis, Ayn E. - CC YA2246 City Council Aide Senior <Ayn.Slavis@denvergov.org>
Subject: Re: [EXTERNAL] Villa Park Zoning

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Ok, thank you for letting me know. I saw it was recommended for Denial, "Based on the criteria for review in the Denver Zoning Code, Staff recommends denial of application 2024I-00077." As a resident in the neighborhood near here, I don't see any issues with it and would love to see something built on this vacant lot. I see that it is proposed as E-RX-3 and we think that would be amazing to have some mixed use to actually walk to in this neighborhood. Does the committee usually vote in favor of the Staff?

On Fri, Feb 7, 2025 at 2:04 PM Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org> wrote:

Josh,

That rezoning has not come to council yet. It will be in committee 2/25.

Councilwoman Jamie Torres, District 3

On Feb 7, 2025, at 12:23 PM, Joshua Mahaffey <joshuamahaffey.il@gmail.com> wrote:

Also, I wanted to get specific information on 3115 W 8th Avenue, which applied for re-zoning. Has that been denied?

On Wed, Feb 5, 2025 at 1:13 PM Slavis, Ayn E. - CC YA2246 City Council Aide Senior <Ayn.Slavis@denvergov.org> wrote:

Hi Joshua,

Thank you for sending your feedback. Please know that the CPD memo you are referencing is not ceasing single-family home rezoning indefinitely. This is a temporary pause while CPD develops more affordability and anti-gentrification/anti-displacement tools. CPD identified that the five neighborhoods in the West Area Plan (including Villa Park) are experiencing a disproportionate increase in rezoning and demolition permits compared to the rest of the city. CPD is working on a policy to address “missing middle housing” (affordable housing between 2-9 units) and affordability tools for residents and developers. They are actively working on rolling out this policy, including community engagement this year, which will be shared on the Councilwoman’s channels. For more details on Councilwoman Torres’ perspective on gentrification and anti-displacement please see the [op-ed Councilwoman Torres wrote for Westword](#) which was supported by the full City Council body.

Thank you,

Ayn Tougaard Slavis, MSW | Senior City Council Aide

Pronouns: she/her/ella

Office of Councilwoman Jamie Torres

ayn.slavis@denvergov.org | 720.337.3333

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<image001.png>

<image002.png>

[Traditional territory of the Ute, Cheyenne, and Arapaho Peoples](#)

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From: Joshua Mahaffey <joshuamahaffey.il@gmail.com>

Date: Wednesday, January 15, 2025 at 12:27 PM

To: Torres, Jamie C. - CC Member District 3 Denver City Council

<Jamie.Torres@denvergov.org>, Slavis, Ayn E. - CC YA2246 City Council Aide Senior

<Ayn.Slavis@denvergov.org>

Cc: Eric Clark <ericclark.co@gmail.com>

Subject: [EXTERNAL] Villa Park Zoning

Good afternoon,

Not sure if this is the correct channel to use to express our opinion on the Planning Commission's ceasing of rezonings in West Denver, specifically Villa Park.

The recent change with the Denver Planning Department was not good for our neighborhood of Villa Park. The market is driven by demand and supply and artificially limiting certain housing is a detriment to our city. Gentrification is a process, good and bad, that has been occurring since the Roman era. There is nothing that a city can do to stop a natural process and stopping rezonings here in our neighborhood will only hurt the residents living here. ***It seems that it would only increase property values faster than before if only SFH or the original zoning is allowed. Would this not create induced demand further hurting the long time residents at a quicker pace?***

Joshua

To: William Prince, Associate City Planner

Community Development and Planning

Re: 3115 W 8th Ave, Case # 2024i-00077

Date: March 31, 2025

My name is Kathy Sandoval, 700 Raleigh St. Villa Park Neighborhood and board member of the Villa Park N.A. The property at 3115 W 8th Ave was a naturally occurring affordable housing and was demolished a few years ago and with the demolition was in direct conflict with the West Area Plan based on (Policy L6 of Preservation of Existing Housing and E01, Preserve existing housing affordability and housing quality). The Policy of E.1 B. Goes on to state: Preserve naturally occurring affordable housing, particularly in areas close to transit and in areas vulnerable to displacement, through existing and new tools such as:

1. Incentive programs for owners and landlords that provide financing for rehabilitation of small multi-unit properties and homes in exchange for affordability commitments.
2. Partnering with existing cooperatives and other community-based organizations to assist tenants with acquiring and transforming housing into cooperative housing.
3. Partnering between the city, land trusts, non-profit organization, and residents to develop new financial and/or regulatory tools.

The memo from CPD on October 10, 2024, outlined the necessity for a pause in rezonings in neighborhoods of the West Area Plan of which Villa Park neighborhood is one of the neighborhoods in the West Area Plan. The West Area Plan was adopted by City Council in March of 2023.

The memo from CPD states that the West Area Plan provides guidance for the West Colfax, Villa Park, Valverde, Sun Valley, Barnum and Barnum West neighborhoods. In the CPD memo it notes, the following provides context from community outreach that speaks to a clear need to deploy strategies that counter gentrification and displacement.

*Plan – What We’ve Heard (p. 8) - HOUSING: A desire for more affordable housing options.... Current housing trends are out of reach for working class families and seniors ... **A desire for strategies to counter gentrification and displacement.***

*West Area Today (p. 23) - “The West Area is a vibrant and innovative community today. But the years of disinvestment, historic redlining practices and impacts of infrastructure decisions continue to create barriers between neighborhoods, affect economic conditions and isolate sections of the community today. **The West Area Plan addresses the inequities and impacts of historical decisions by identifying equitable investment opportunities and future projects that help retain residents, improve quality of life, enhance mobility solutions and reflect neighborhood values and culture for years to come.**”*

The supporting data in the memo speaks volumes and summarizes changes in housing stock, housing affordability and the need for more stabilization tools.

- **Demographic changes:** the percent of people of color decreased in all West Area Plan neighborhoods from 2010-2022, from over 70% in 2010 to around 41% in 2022
- **Household Income:** Overall, household income has increased by 250% from 2017 to 2022. Valverde saw a 95% increase in median household income from 2010 to 2022. During the same time, West Colfax experienced a 191% increase and now has a median income (\$92,379) that is

higher than the citywide median income of \$85,853, even though historically West Colfax has consistently had median income well below the citywide median income.

- **Home values:** Home prices in the West Area Plan neighborhoods increased by 153%, compared to 106% for the city as a whole.
- **Demolition permits:** From 2021 to 2023, the West Colfax neighborhood had 97 demolition permits pulled, which is a disproportionate share of demolition relative to the citywide number of 1982 and the average of 27 demolition permits per neighborhood.

The up zoning of this lot will not do anything to increase equity goals since it will not provide opportunities for affordable housing and conflicts with the West Area Plan (Policy # Q02 of Increase Systems, Policies, and Practices that promote racial and social equity). To the contrary this rezoning will increase involuntary displacement of vulnerable residents by increasing gentrification with row housing that does not support families. The applicant states in his application, when you have a vacant lot, you do not have displacement. I would argue that it continues the displacement even on a vacant lot when the housing product that is placed on the lot is unaffordable and continues the redlining of bipoc communities with lack of access.

I ask City Council, not to approve this rezoning, do not support the displacement of vulnerable residents and families that can't afford these types of units. Who benefits from this development, the developer and mostly middle-class couples who see this housing as an opportunity to own income property? Who is burden – the Villa Park residents and (black, indigenous, people of color) BIPOC communities who cannot afford housing that doesn't have room for their families or an opportunity to build generational wealth or that allows multiple generation to live on the same parcel.

The current zoning can support a large family with opportunities for extended family members with the option of an accessory dwelling unit as is and supports the stability of the neighborhood and school with families and children to attend local schools. The proposed units will be sold at market rate and will eliminate the opportunity for affordable housing.

As we look at the criteria of Consistency with Adopted Plans; it is not consistent with the *Denver's Comp Plan 2040* and *Blueprint Denver*, as noted in the CPD memo of October 10, 2024, the Denver Comp Plan, "makes a clear policy distinction to ensure that existing residents are stabilized despite increase in property values, rents and further development pressure". *Blueprint Denver* articulates both the inherent complexity and importance of addressing involuntary displacement, calling for a variety of strategies that cut across many disciplines, plans and partners", (p.36) to ensure that Denver's diversity of its community is maintained.

The criteria of Public Health, Safety and General Welfare and Justifying Circumstances, I ask you to take into account the impact this rezoning will have on the number of families that will be reduced with this type of housing form and how these multiple city's adopted plans are in conflict with this proposed development.

Finally, the *CPD memo notes and has found potential rezonings of single unit districts (SU) to higher intensity districts in the West Area Plan geography are not consistent with the intent of adopted plans until further stabilization programs, tools, and regulatory changes are in place.*

I ask you not to approve this rezoning, do not support the displacement of vulnerable residents and families that can't afford these types of units.

Respectfully and thank you,

Kathy Sandoval