



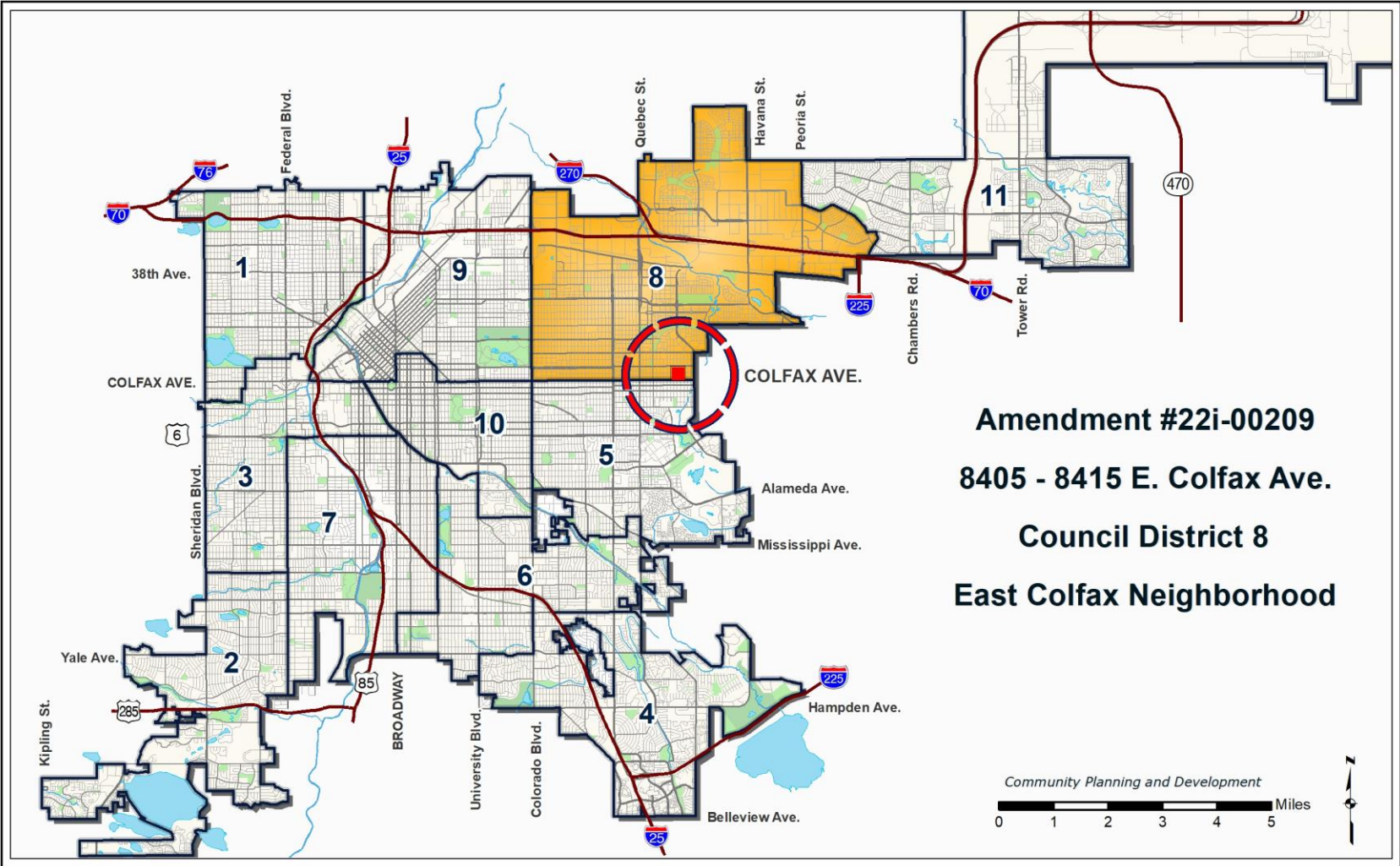
8405 & 8415 East Colfax Avenue

Request: From E-MS-3 to E-MS-5

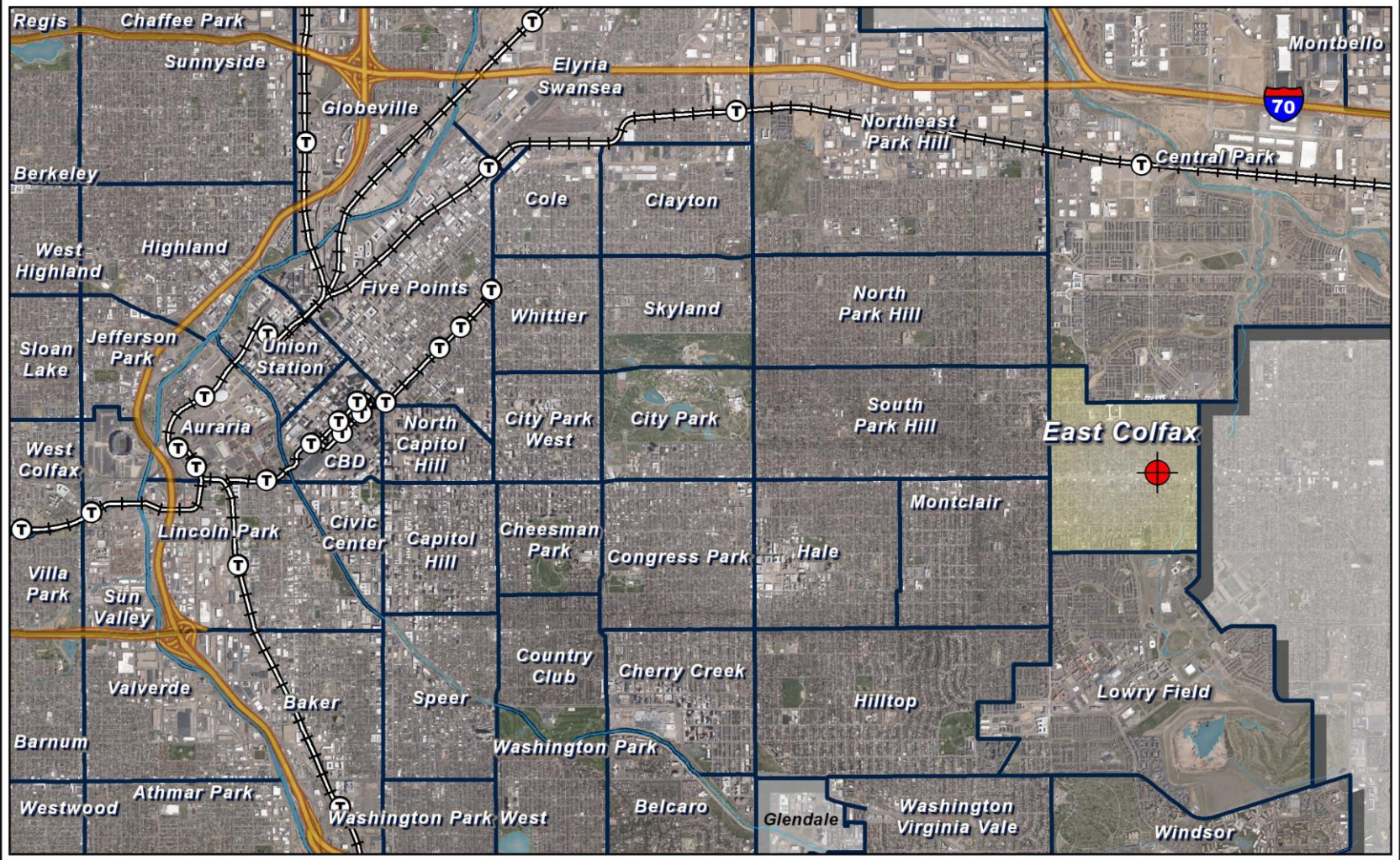
Date: 4/4/23

20221-00209

Council District 8 – Councilmember Herndon



Statistical Neighborhood – East Colfax



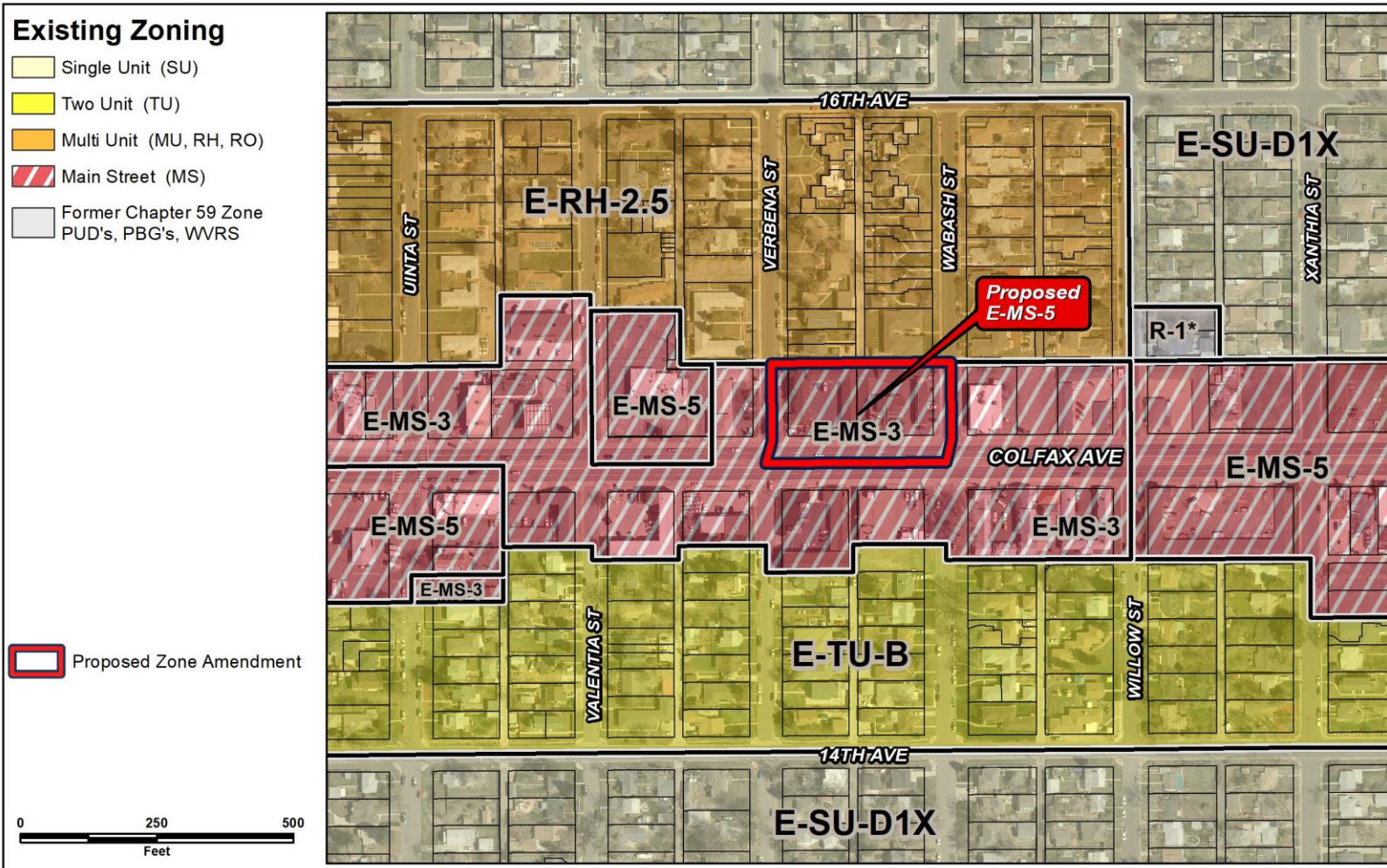
Request: E-MS-5



- Urban Edge Neighborhood Context
-Main Street- 5 stories maximum height
- Allows a mix of uses that promote safe, active, and pedestrian-scaled commercial streets.
- Town house, Drive Thru Services, Drive Thru Restaurant, and Shopfront building forms
- Proposal: Requesting rezoning to allow for the future redevelopment of the property as affordable housing through a negotiated covenant with HOST.

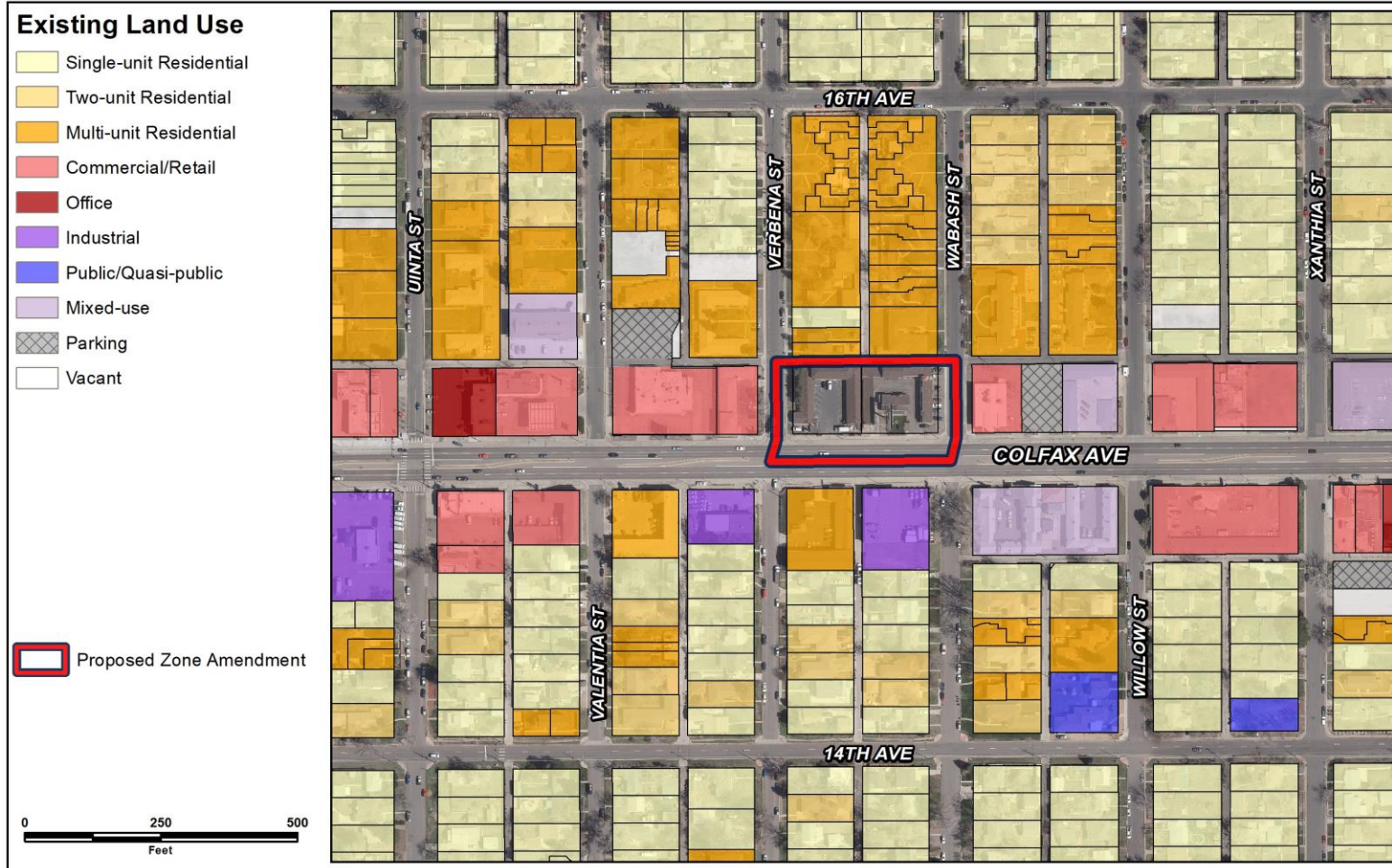
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



- **Current Zoning:**
E-MS-3
 - Allows Town House, Drive Thru, and Shopfront building forms
 - Max. building height 45' feet
 - **Note:** adjacent E-RH-2.5 which is a protected district

Existing Land Use

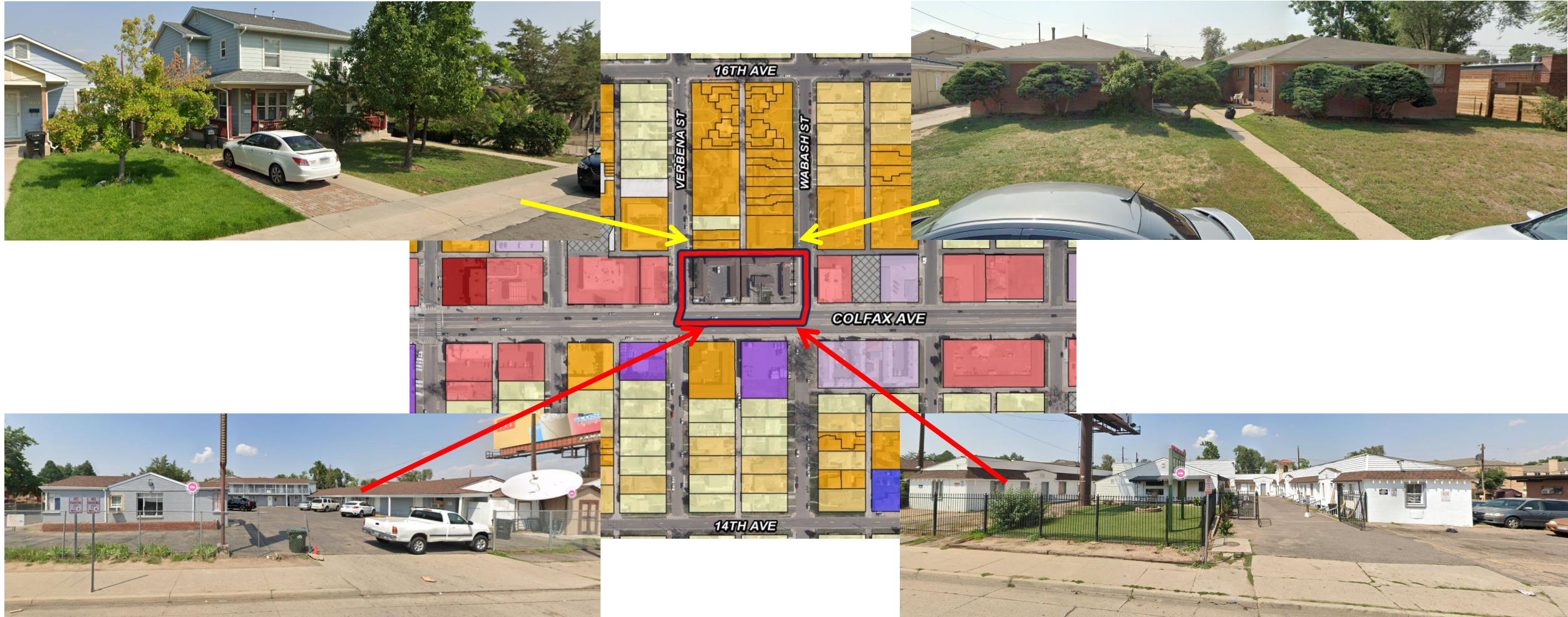


Land Use:
Commercial/Retail

Surrounding Land Uses:

- Multi-unit Residential
- Commercial/Retail
- Industrial

Existing Context – Building Form/Scale



HOST Coordination

- Funds to purchase the property to be used a non-congregant shelter with a minimum of 34 units.
- Option to convert the property to a long-term housing use with a negotiated agreement with HOST.

Process

- Informational Notice: 1/3/23
- Planning Board Notice Posted: 2/27/23
- Planning Board Public Hearing: 3/15/23
- LUTI Committee: 4/4/23
- City Council Public Hearing (tentative): 5/15/23

- Public Comment
 - One letter of support from an RNO
 - One letter of support from the property owner
 - One letter of moderate opposition

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *East Area Plan (2020)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

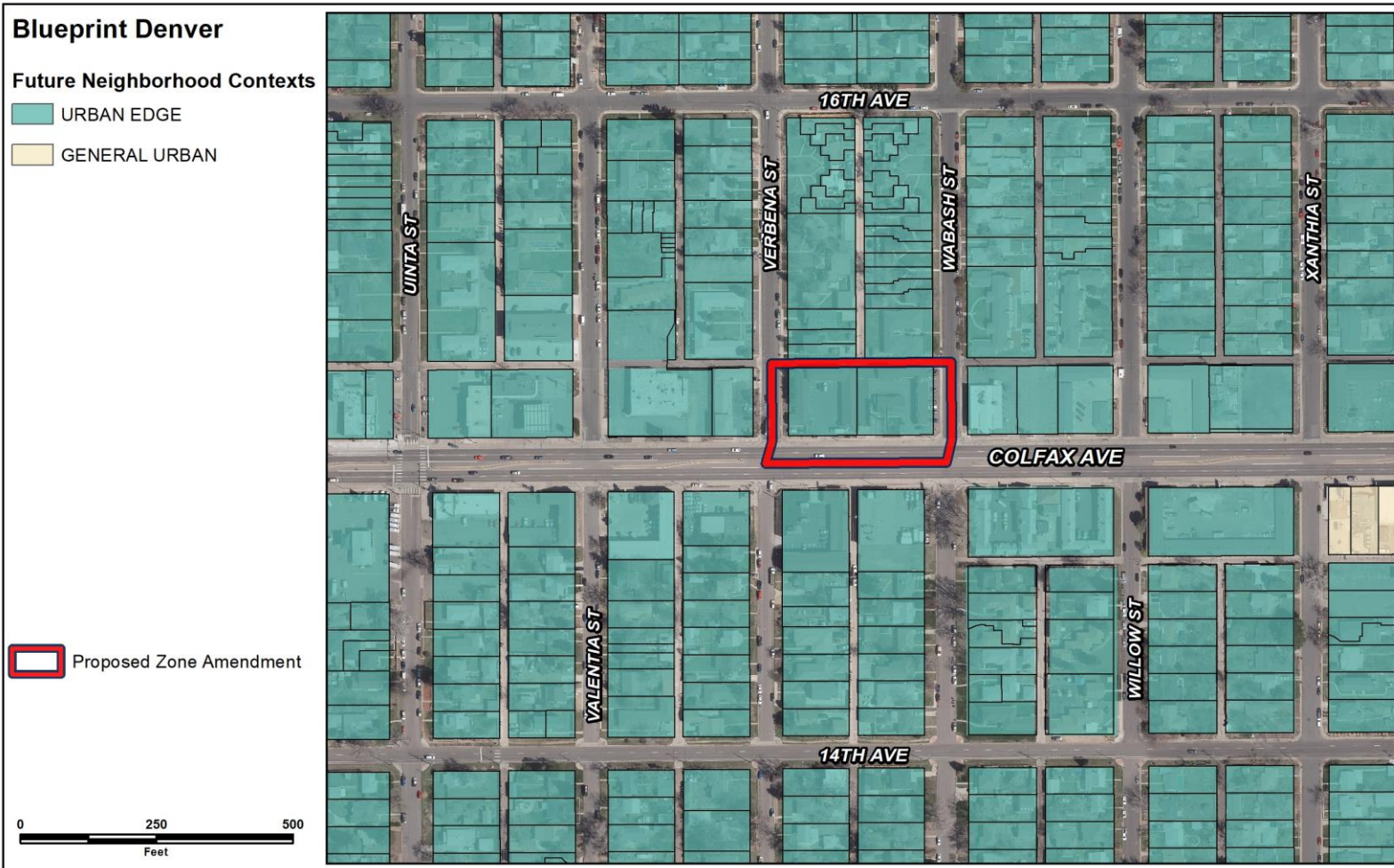
Review Criteria: Consistency with Adopted Plans

Comprehensive Plan 2040

- Goal 1 Strategy A – Increase development of housing units close to transit and mixed use developments (p. 28)
- Goal 1 Strategy C – Improve equitable access to resources that improve quality of life (p. 28)
- Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for individuals and families (p. 28)
- Goal 3, Strategy A - Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing (p. 28)
- Goal 8, Strategy B - Partner with organizations to develop permanent and transitional housing affordable to very low-income populations (p. 30)

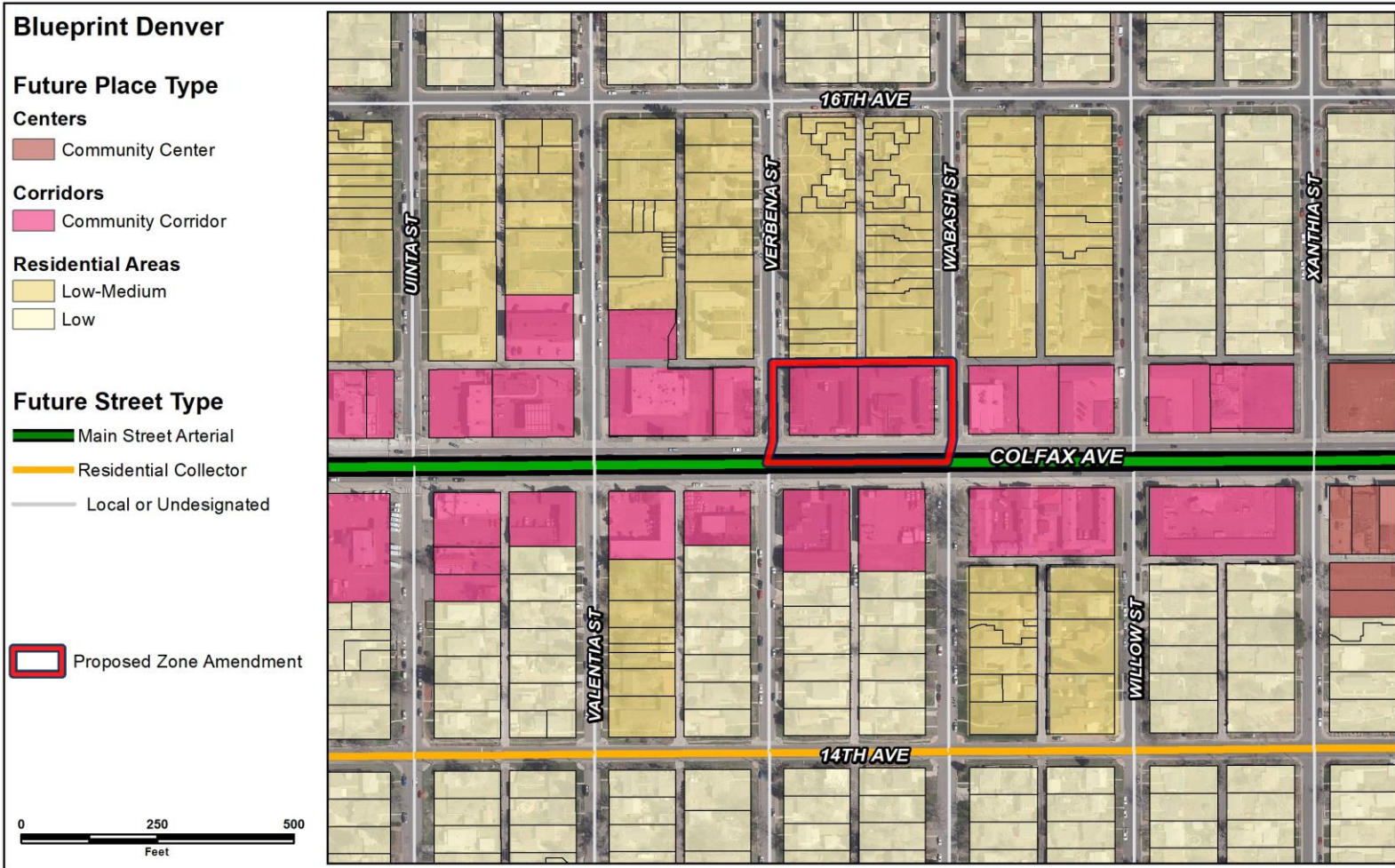


Consistency with Adopted Plans: *Blueprint Denver*



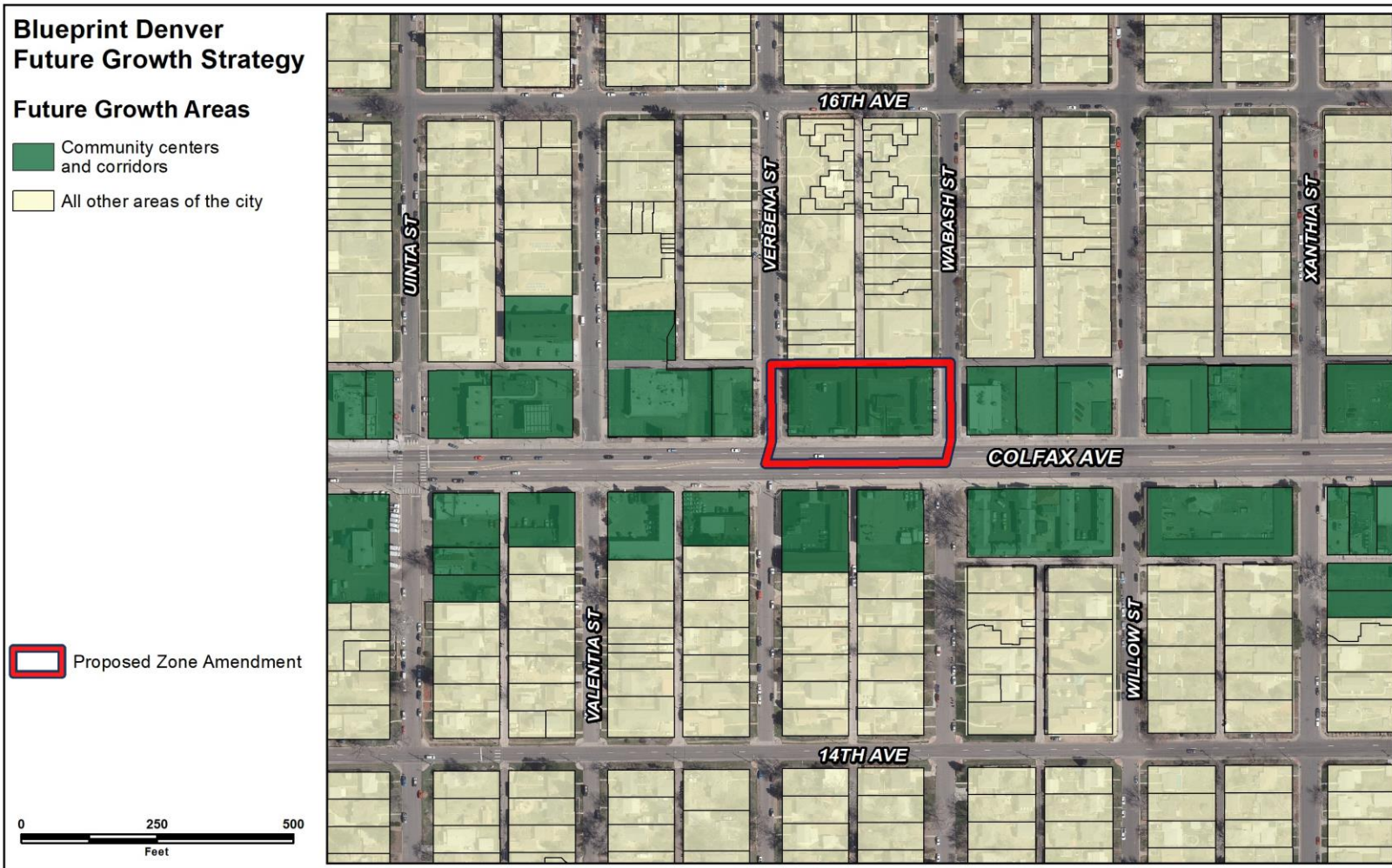
- **Urban Edge (E-)
Neighborhood Context**
 - Commercial and mixed-use development along main corridors bordering traditional residential areas
 - Block patterns are generally regular with alley access.

Consistency with Adopted Plans: *Blueprint Denver*



- **Community Corridor**
 - Mixed-use places of different scales oriented along the street
 - Mix of office, commercial, and residential
 - Larger and smaller scale
- **Future Street Type**
 - Colfax Ave: Main St – characterized by mix of uses, pedestrian-oriented, continuous street wall, and highly activated

Consistency with Adopted Plans: *Blueprint Denver*



- Growth Areas Strategy: Community Centers and Corridors
 - 20% jobs by 2040
 - 25% housing by 2040

EQUITY ANALYSIS

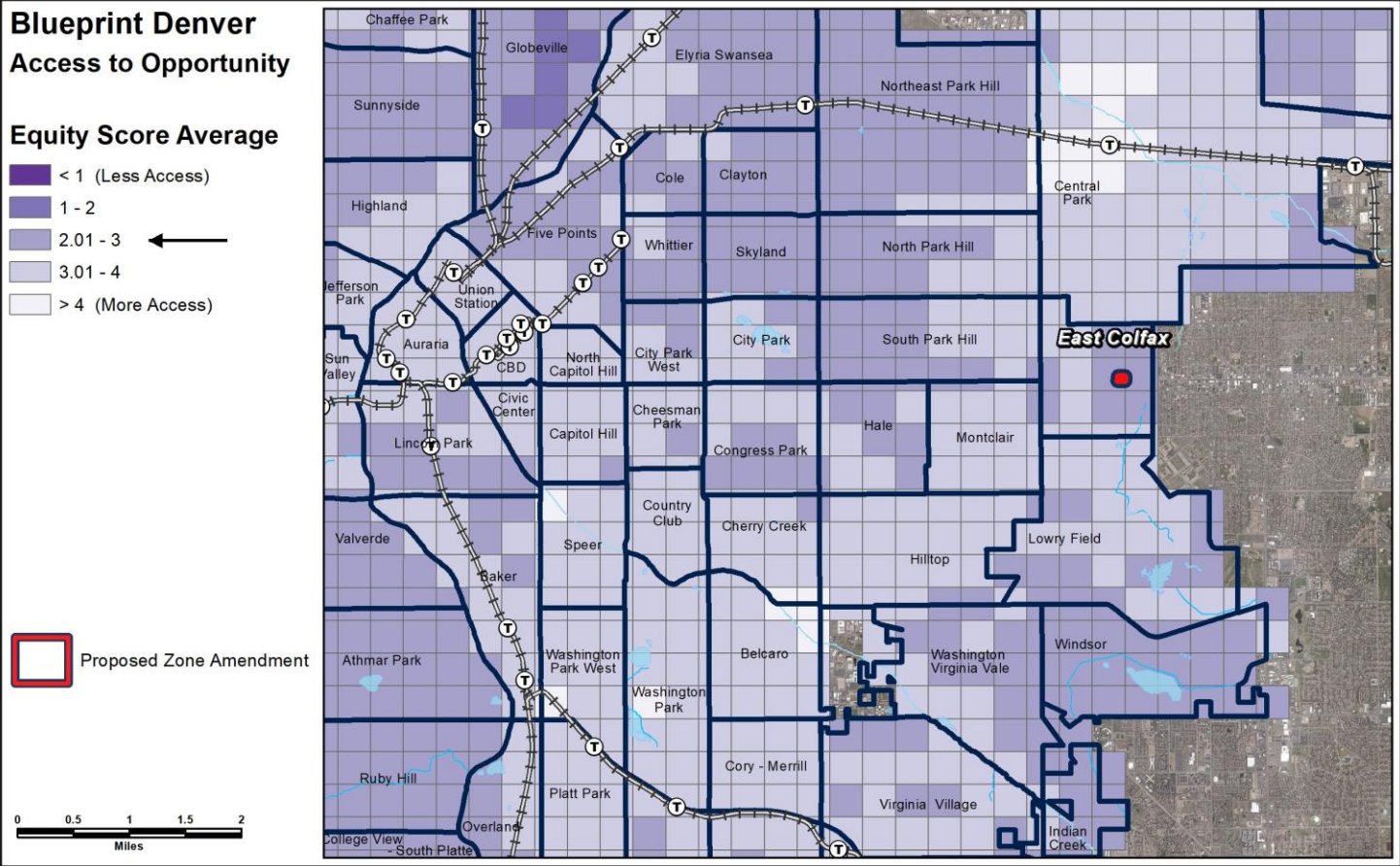
Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will



Consistency With Adopted Plans

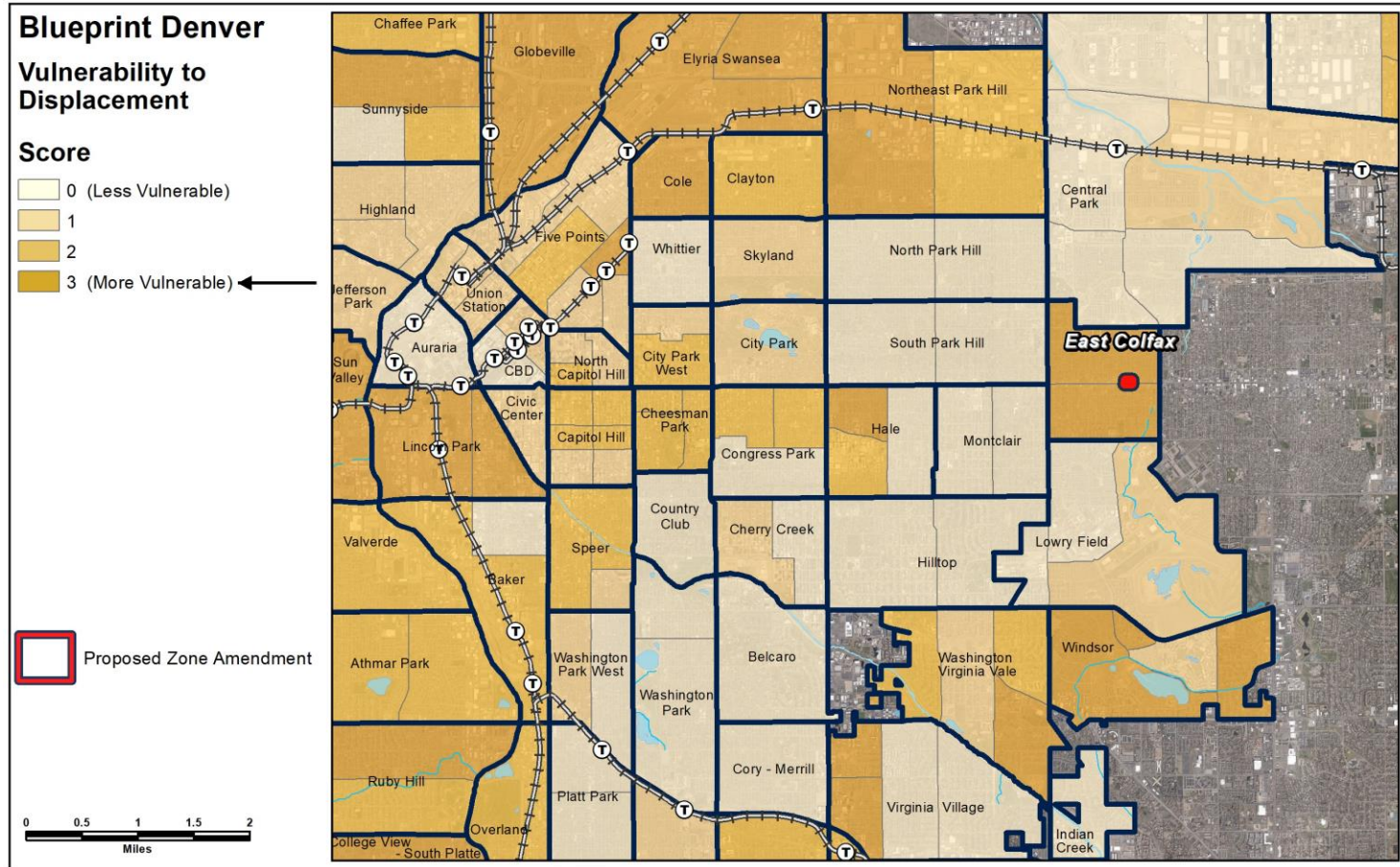
Blueprint Denver - Access to Opportunity



- Average access to opportunity
- Less equitable access to fresh foods, and healthcare
- Lower-than-average life expectancy

Consistency With Adopted Plans

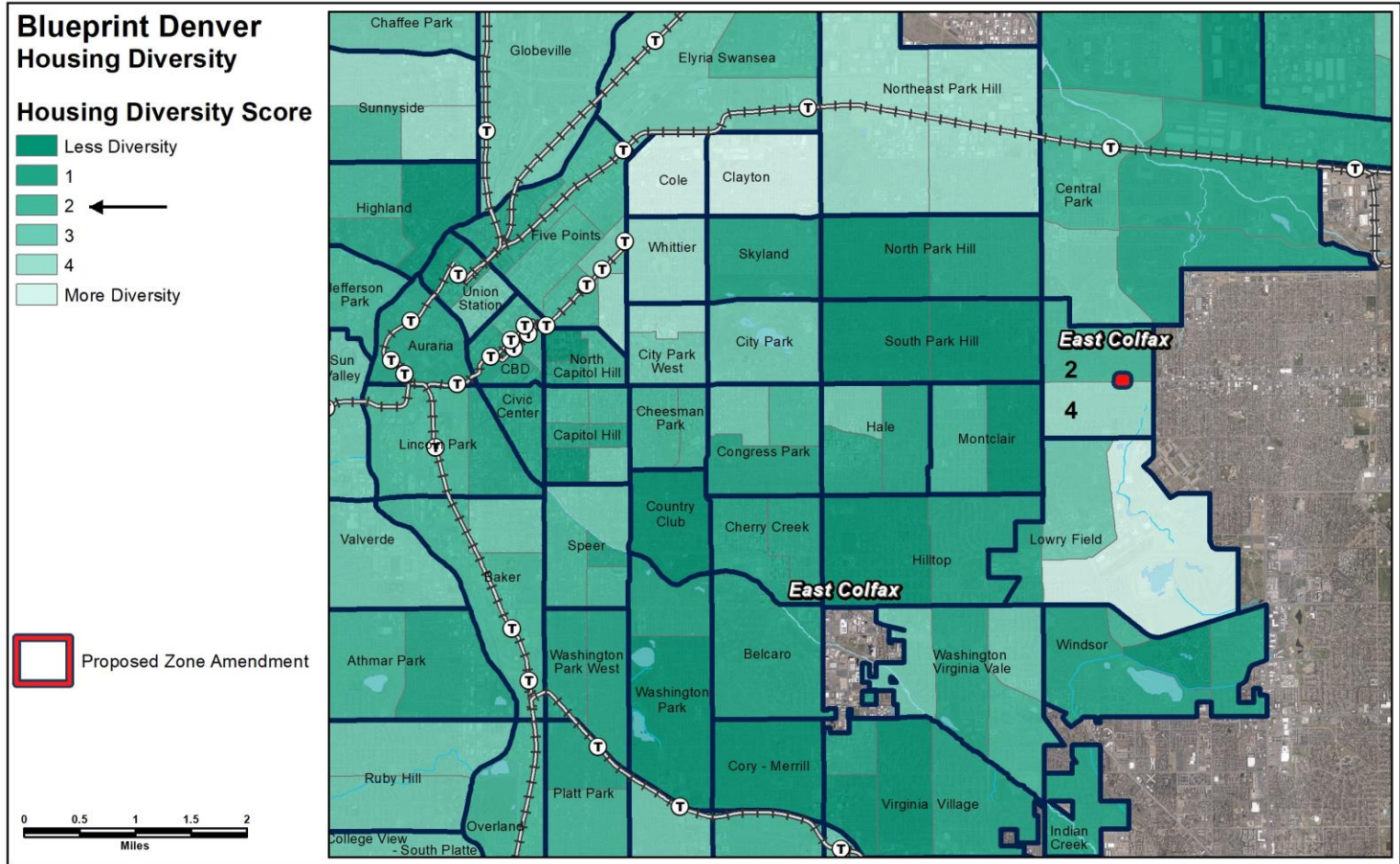
Blueprint Denver - Vulnerability to Involuntary Displacement



- High vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Higher-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters

Consistency With Adopted Plans

Blueprint Denver - Housing Diversity



- Low housing diversity
- Not diverse in terms of the percentage of missing middle housing, number of income restricted units, and housing costs

Consistency With Adopted Plans

Blueprint Denver - Jobs Diversity

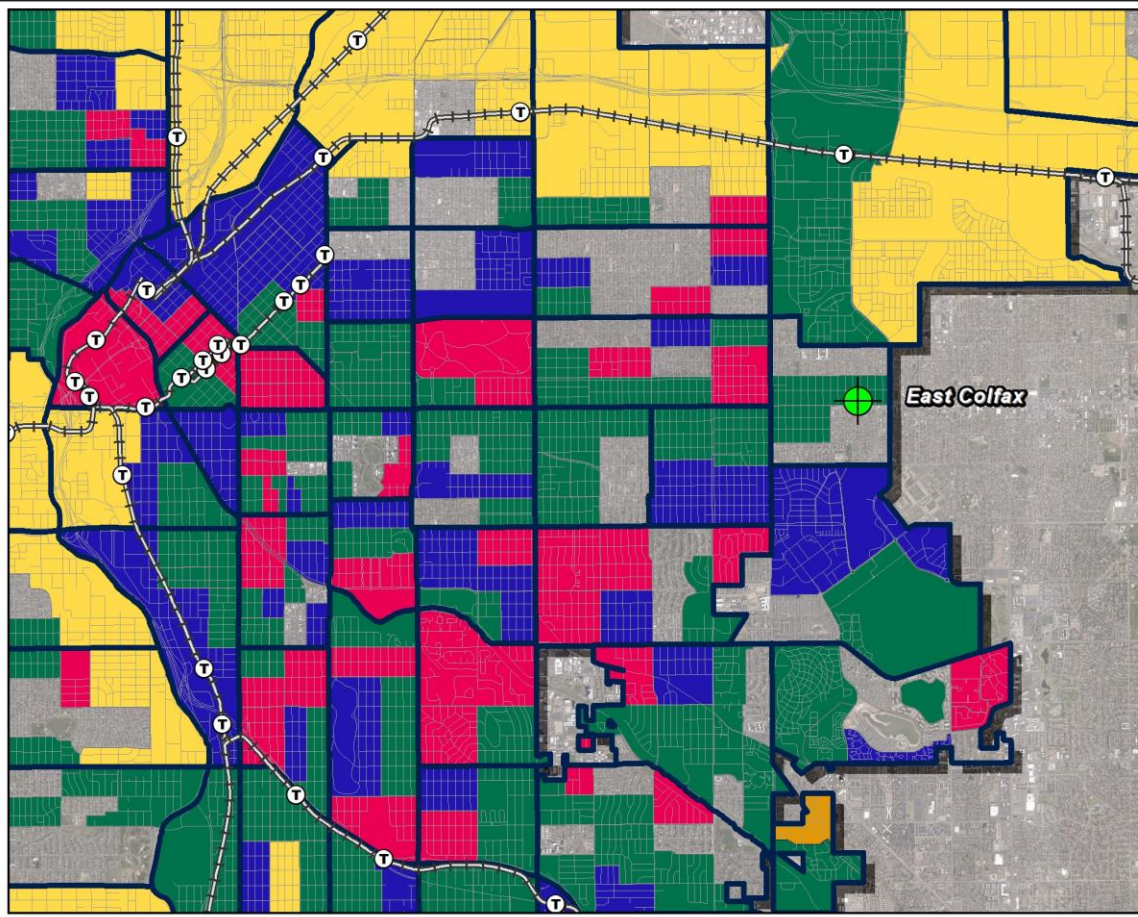
Blueprint Denver

Jobs Diversity

- Retail (high)
- Retail (high)
Manufacturing (high)
- Manufacturing (high)
- Innovation (high)
- Innovation (high)
Manufacturing (high)
- Within citywide average

Proposed Zone Amendment

0 0.5 1 1.5 2
Miles



- A larger share of retail jobs compared to the city as a whole

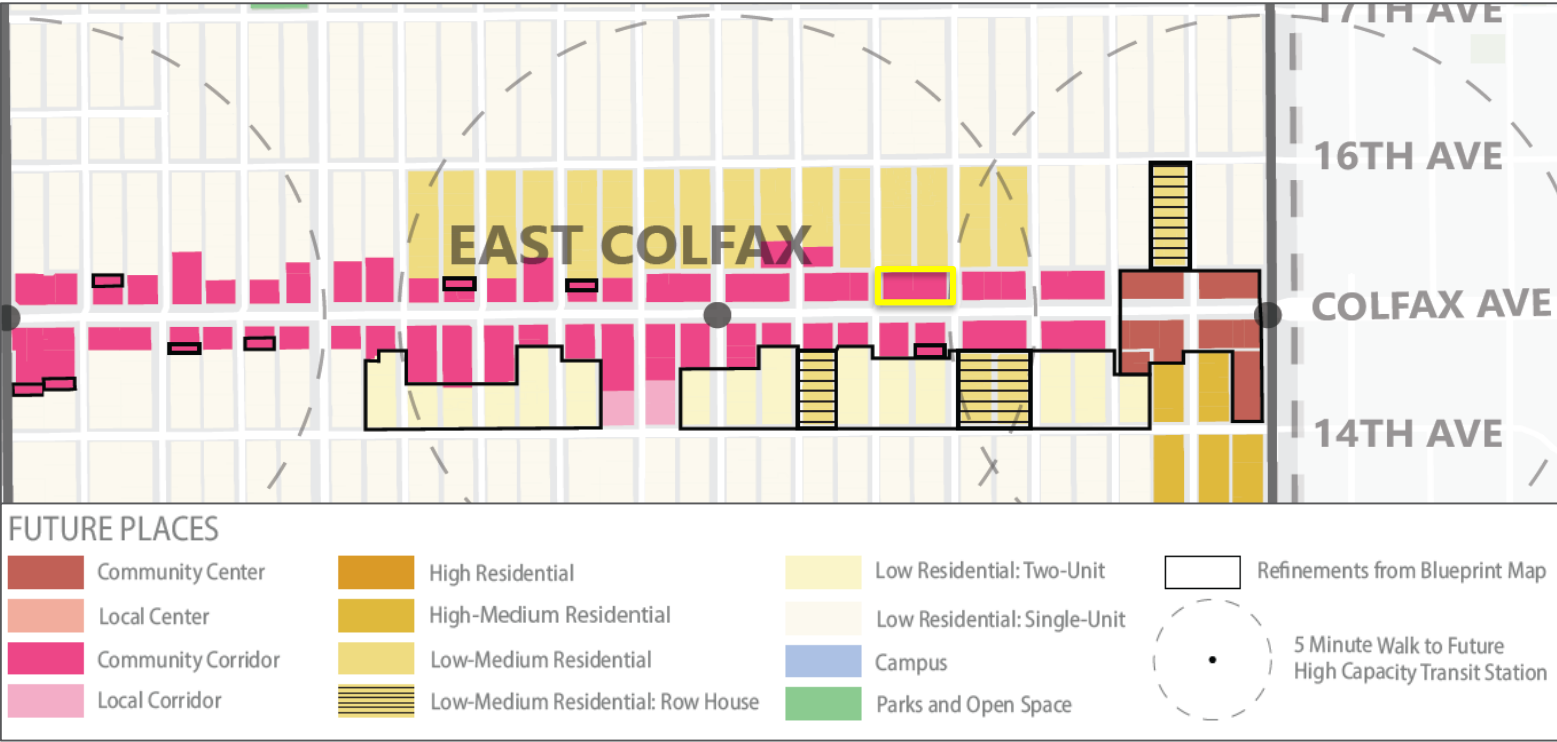
Consistency with Adopted Plans: *Blueprint Denver*

- Land Use & Built Form, General Policy 1– Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (p. 72)
- Land Use & Built Form, General Policy 2, Strategy C – Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas (p. 72)
- Land Use & Built Form, Housing Policy 6 – Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services, and amenities (p. 85)

Consistency with Adopted Plans: *Blueprint Denver*

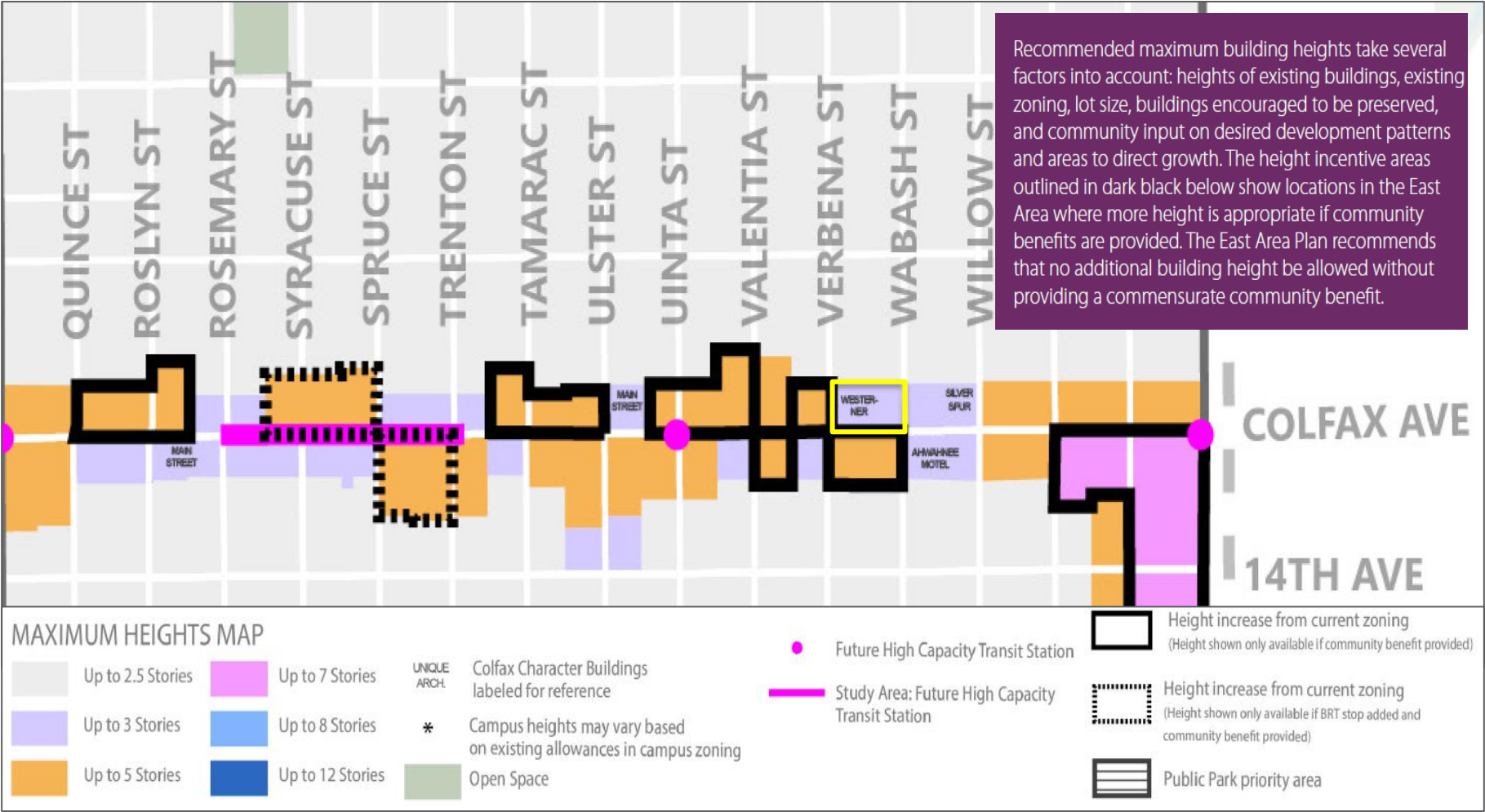
- Land Use & Built Form, Housing Policy 8 – Capture 80 percent of new housing growth in regional centers, community centers and corridors (p. 86)
- Land Use & Built Form, Economics Policy 1 – Capture 90 percent of job growth in regional centers, community centers and corridors (p. 90)
- Land Use & Built Form, Economics Policy 2 – Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities in community corridors (p. 90)

Consistency with Adopted Plans: *East Area Plan (2020)*



- **Community Corridor**
 - Mix of office, commercial, and residential
 - Variety of transportation options
 - Buildings have a linear orientation along the street

Consistency with Adopted Plans: *East Area Plan (2020)*



Consistency with Adopted Plans: *East Area Plan (2020)*

- Land Use & Built Form, Policy 3– Allow taller buildings in key locations along Colfax Avenue, when significant community benefits are provided (p. 31)
- Economy & Housing, Policy E1– Stabilize residents at risk of involuntary displacement (p. 52)
- Economy & Housing, Policy 3– Create new affordable housing with access to transit and amenities (p. 53)
- Economy & Housing, Policy E4, Strategy B – Encourage the transition of motels along Colfax Avenue into permanent housing for those most vulnerable (p. 54)

Consistency with Adopted Plans: *East Area Plan (2020)*

- East Colfax, Land Use 2 – Prioritize land use policies that achieve community benefits in Centers and Corridors (p. 171)
- East Colfax, Economy 1– Reduce involuntary displacement and address the affordable housing shortage in East Colfax (p. 172)

Consistency with Adopted Plans: *East Area Plan (2020)*

- Help current residents stay in the community long-term by making more housing options available and affordable to families and individuals (p. 9)
- Ensure the East area is an inclusive place in the future by increasing the amount of affordable housing using all available methods (p. 9)
- Calls for public investment in affordable housing through public-private partnerships (p. 246)

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
 - Implements adopted plans which call for increased height in exchange for community benefits
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
 - Changed or changing conditions in a particular area
 - A City adopted plan:
 - *Blueprint Denver (2019)*
 - *East Area Plan (2020)*
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

CPD Recommendation

CPD recommends **approval** based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent