

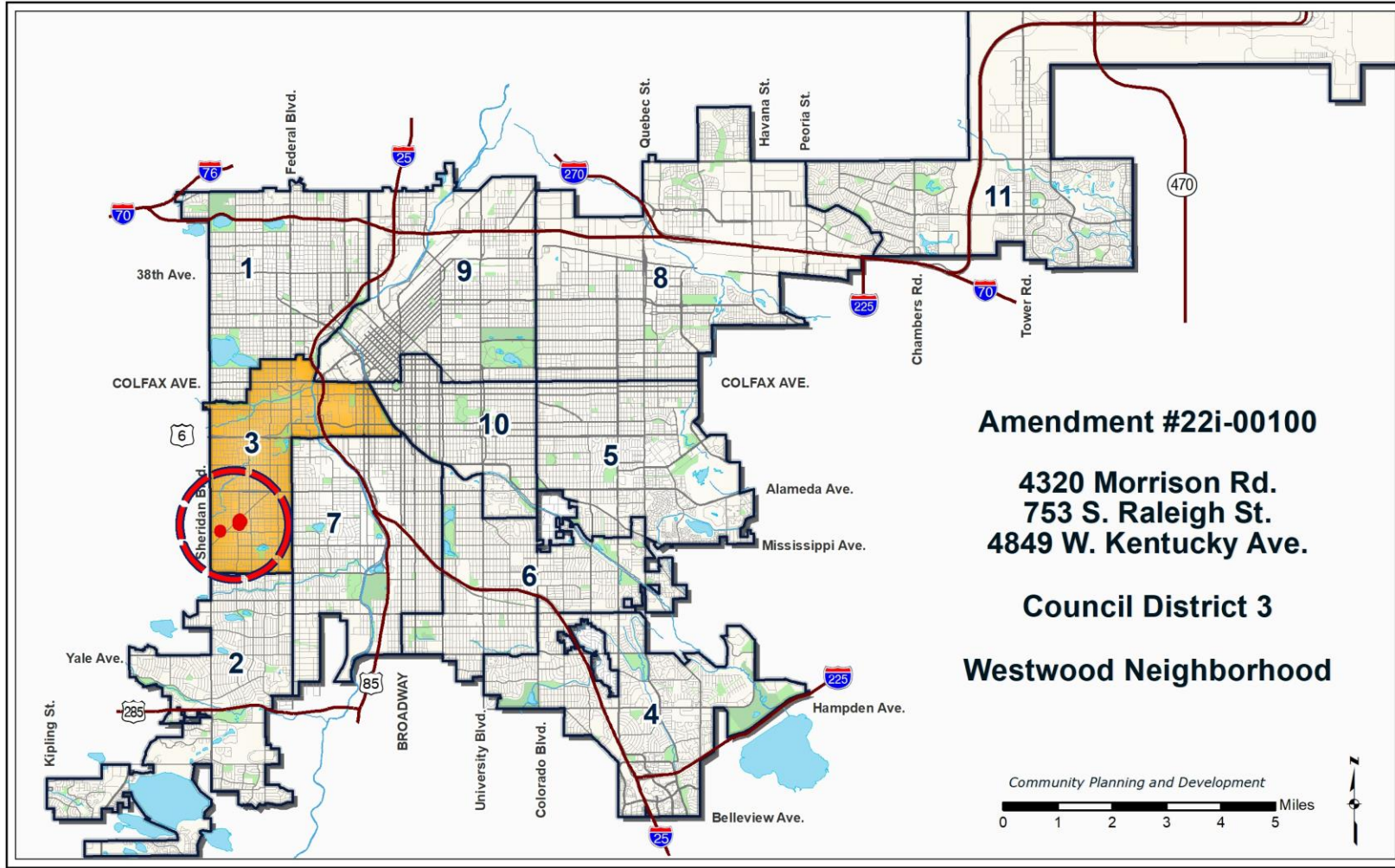
4320 Morrison Rd., 753 S. Raleigh St.,
and 4849 W. Kentucky Ave.

2022I-00100

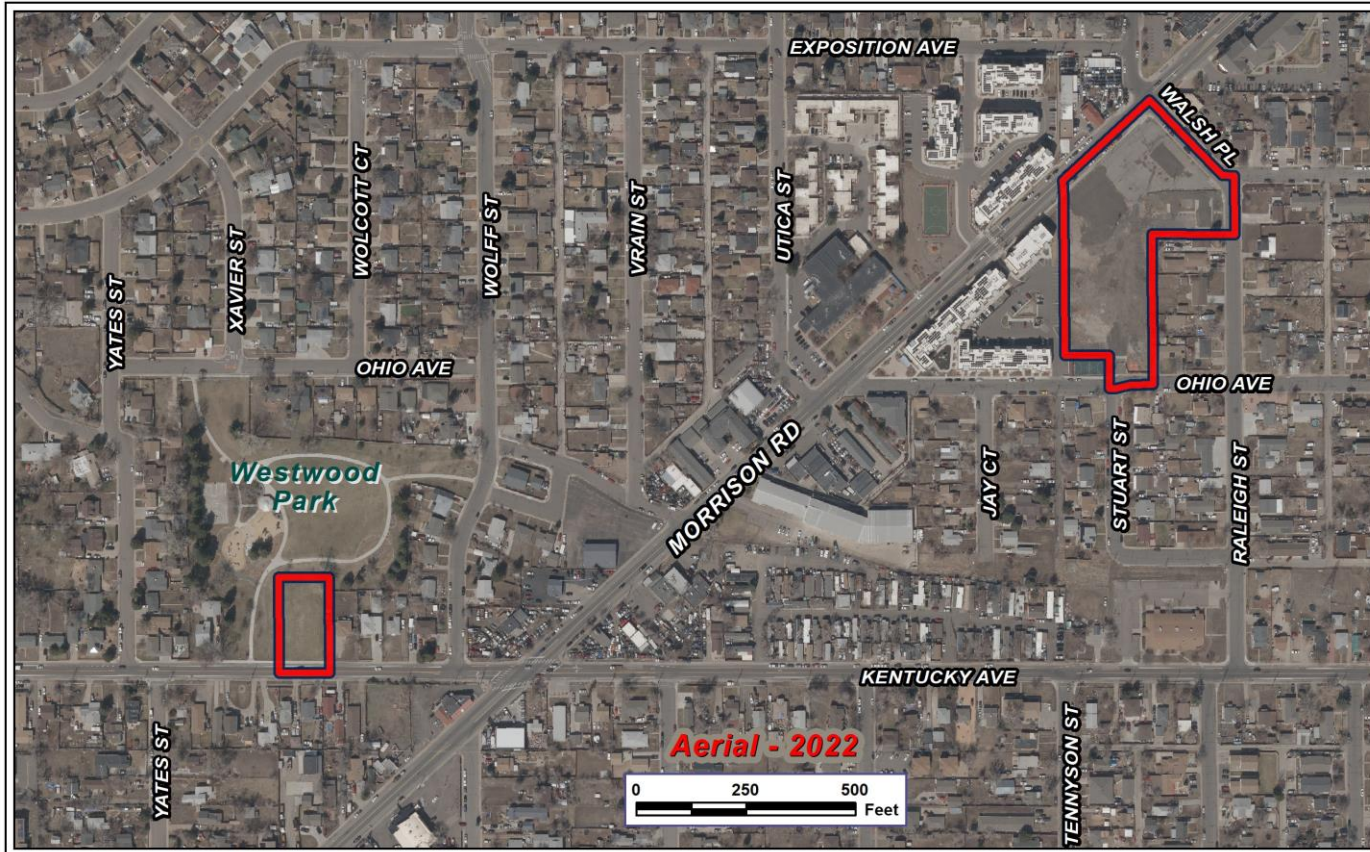
Request: E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C; and E-SU-D to OS-A

LUTI: 1/10/2023

Council District 3: Jamie Torres

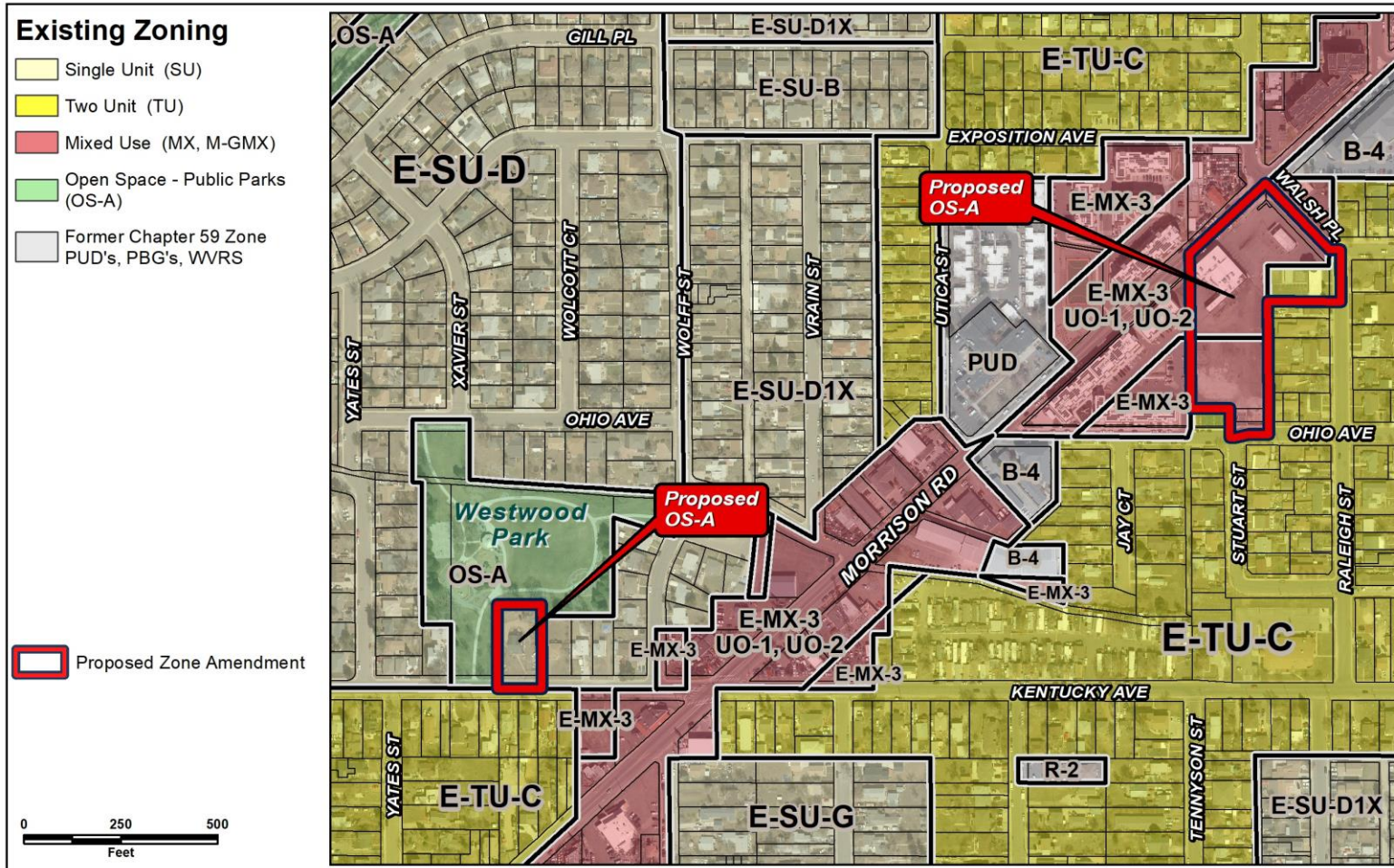


Request: OS-A



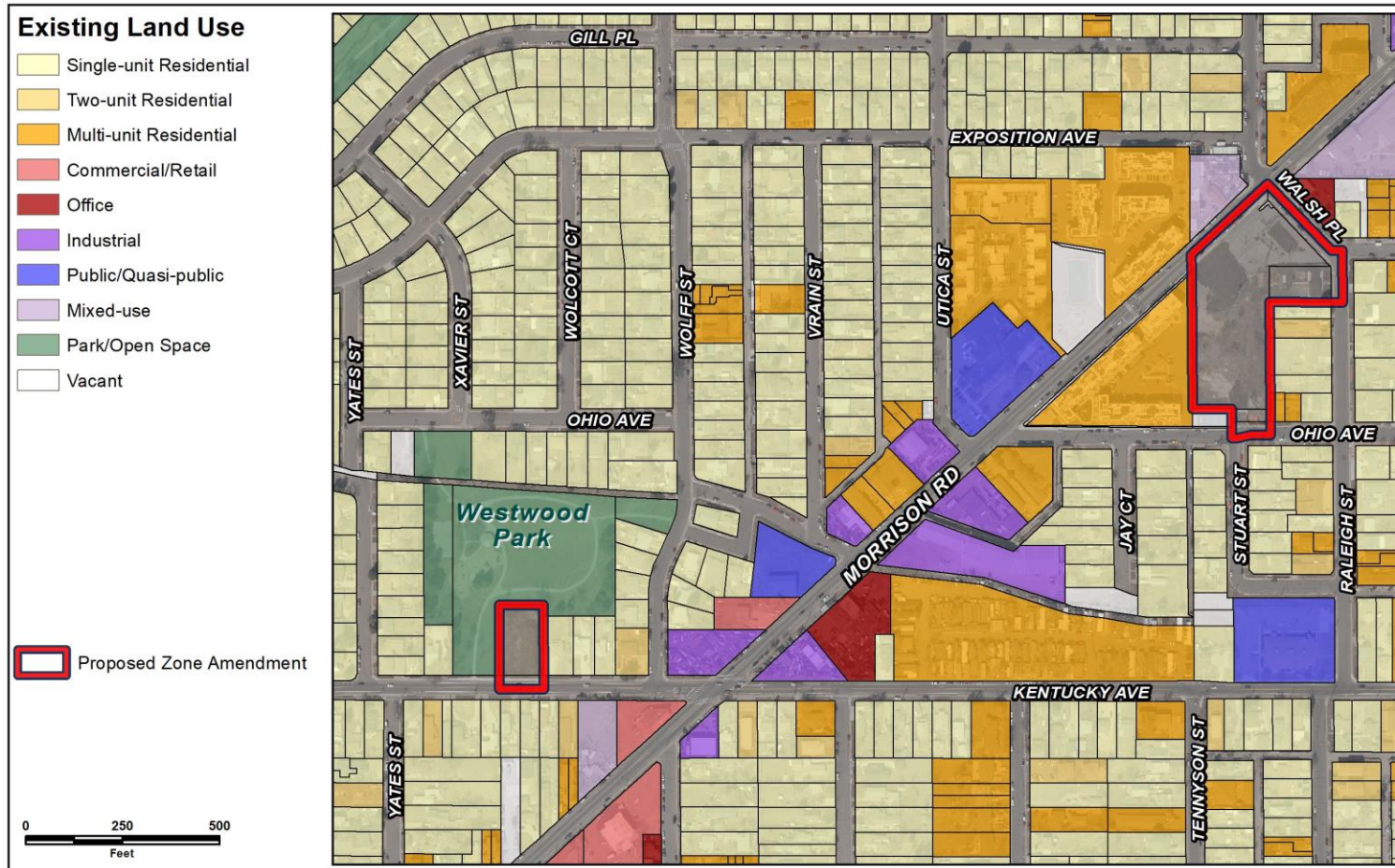
- **Location**
 - Approx. 3.37 acres
- **Request**
 - Rezoning from E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C, and E-SU-D to OS-A
 - District for parks owned, operated, or leased by the city and managed by DPR
- **Proposal**
 - DPR is proposing to expand the Westwood Park and construct a new recreation center

Existing Zoning



- Current Zoning: E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C; E-SU-D
 - Urban Edge
 - Mixed use
 - Two unit
 - Single unit

Existing Land Use

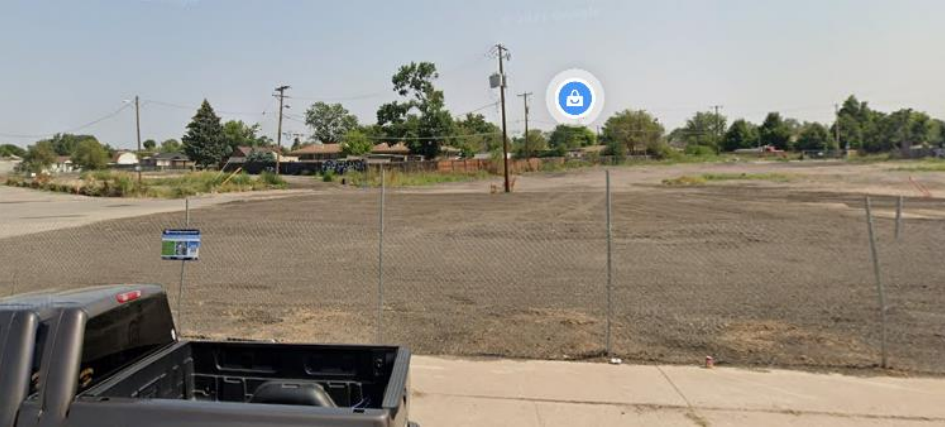


Land Use: Vacant and park/open space

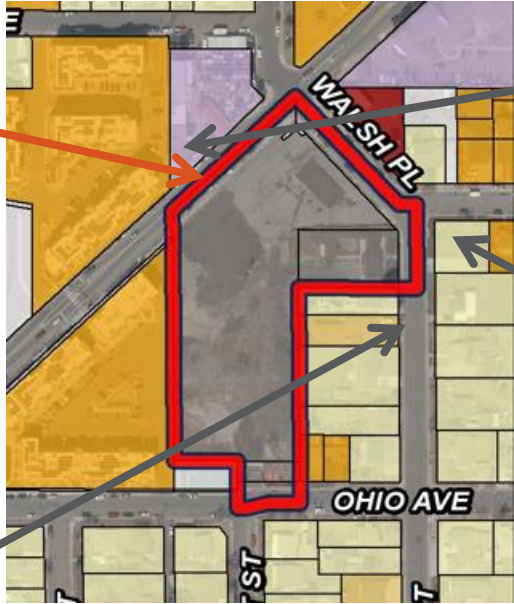
Surrounding Land Uses:

- Park/open space
- Single-unit residential
- Multi-unit residential
- Mixed-use

Existing Building Form/Scale



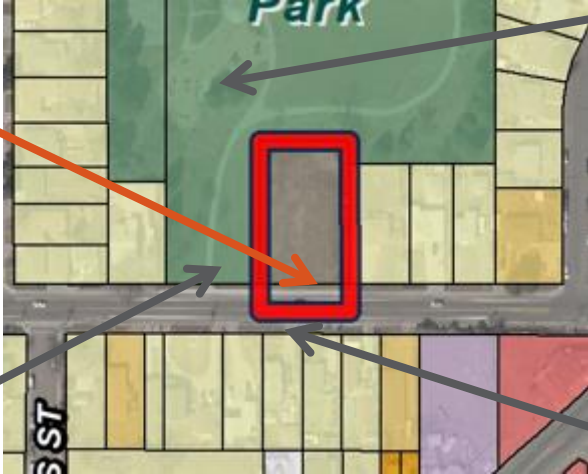
Subject Property



Existing Building Form/Scale



Subject Property



Public Outreach

- Westwood Project Kickoff Survey: 9/2020-5/2021
- Demolition Event: 3/19/2021
- Virtual Public Meeting: 3/2021
- Focus Groups: 5/2022-6/2022
- In-person Public Meeting: 5/2022
- Westwood Recreation Programming Survey: 5/9/2022
- Tabling Events: 4/2022-9/2022

Process

- Informational Notice: 10/11/2022
- Planning Board Notice: 11/22/2022
- Planning Board Public Hearing (unanimously recommended approval): 12/7/2022
- LUTI Committee: 1/10/2023
- City Council Public Hearing: 2/21/2023 (tentative)
- Public Comment
 - No letters from the public have been received

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: A Land Use and Transportation Plan (2019)*
- *Game Plan for a Healthy City*
- *Westwood Neighborhood Plan*

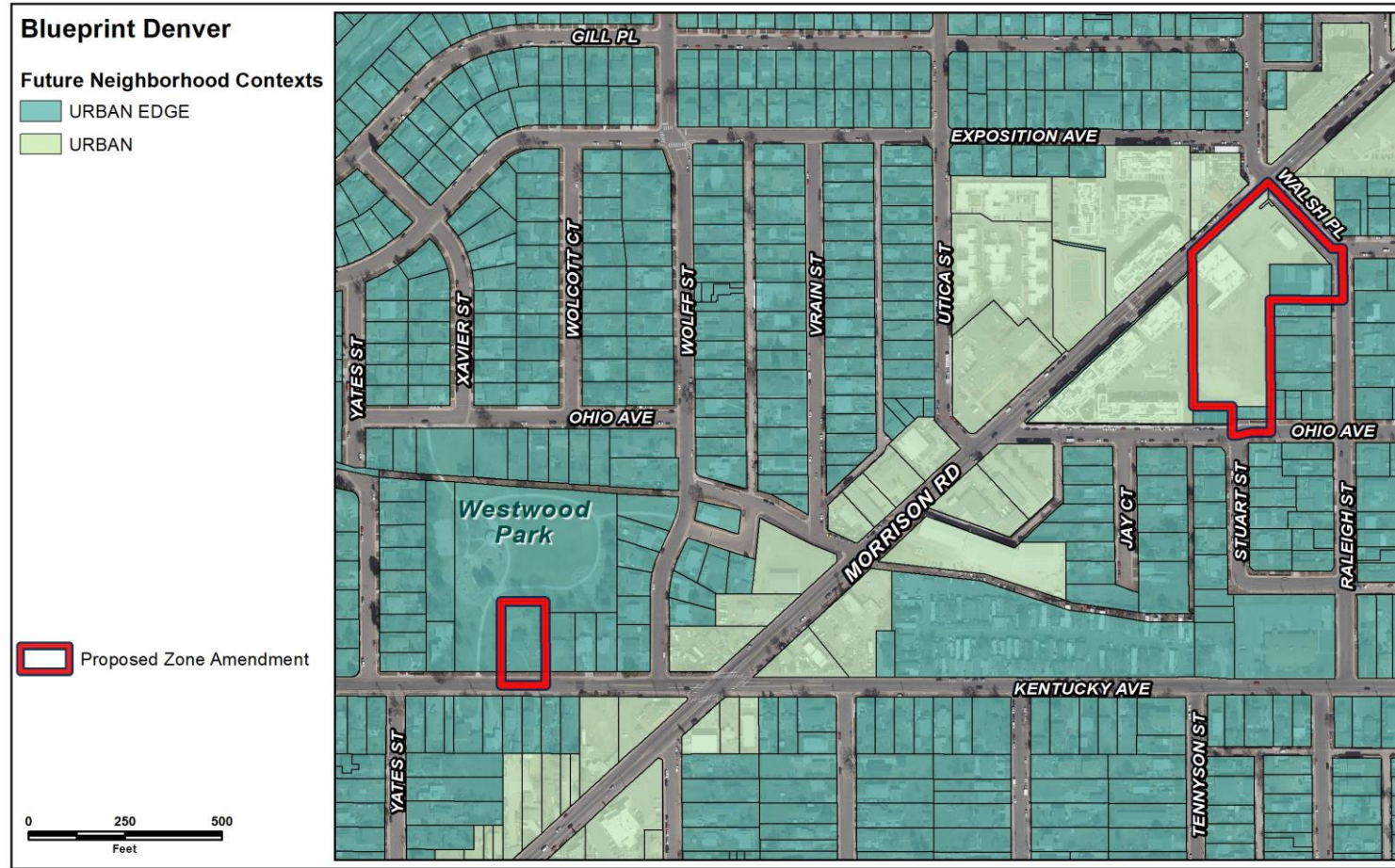
2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

4. Justifying Circumstances

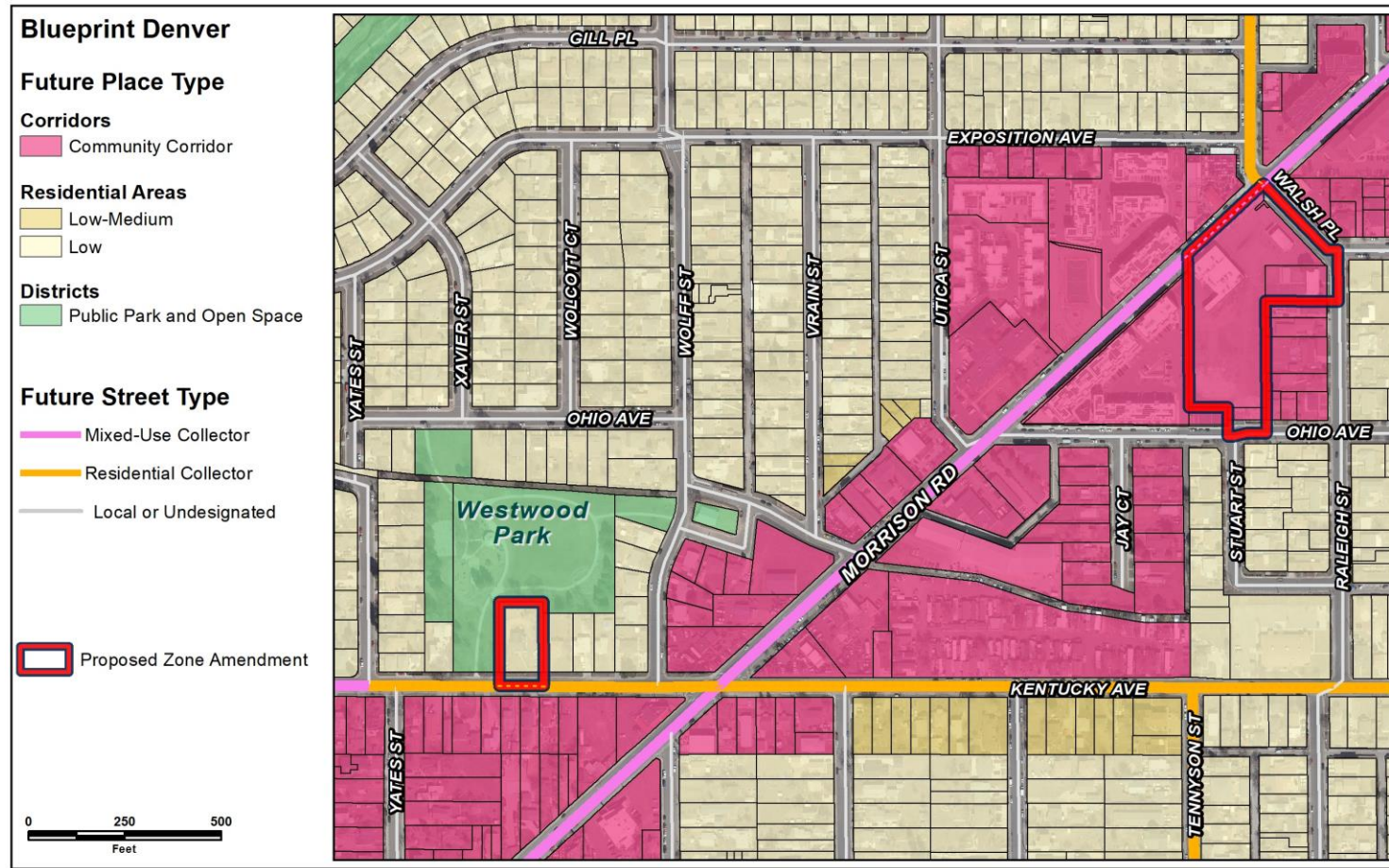
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

Consistency with Adopted Plans: Blueprint Denver 2019



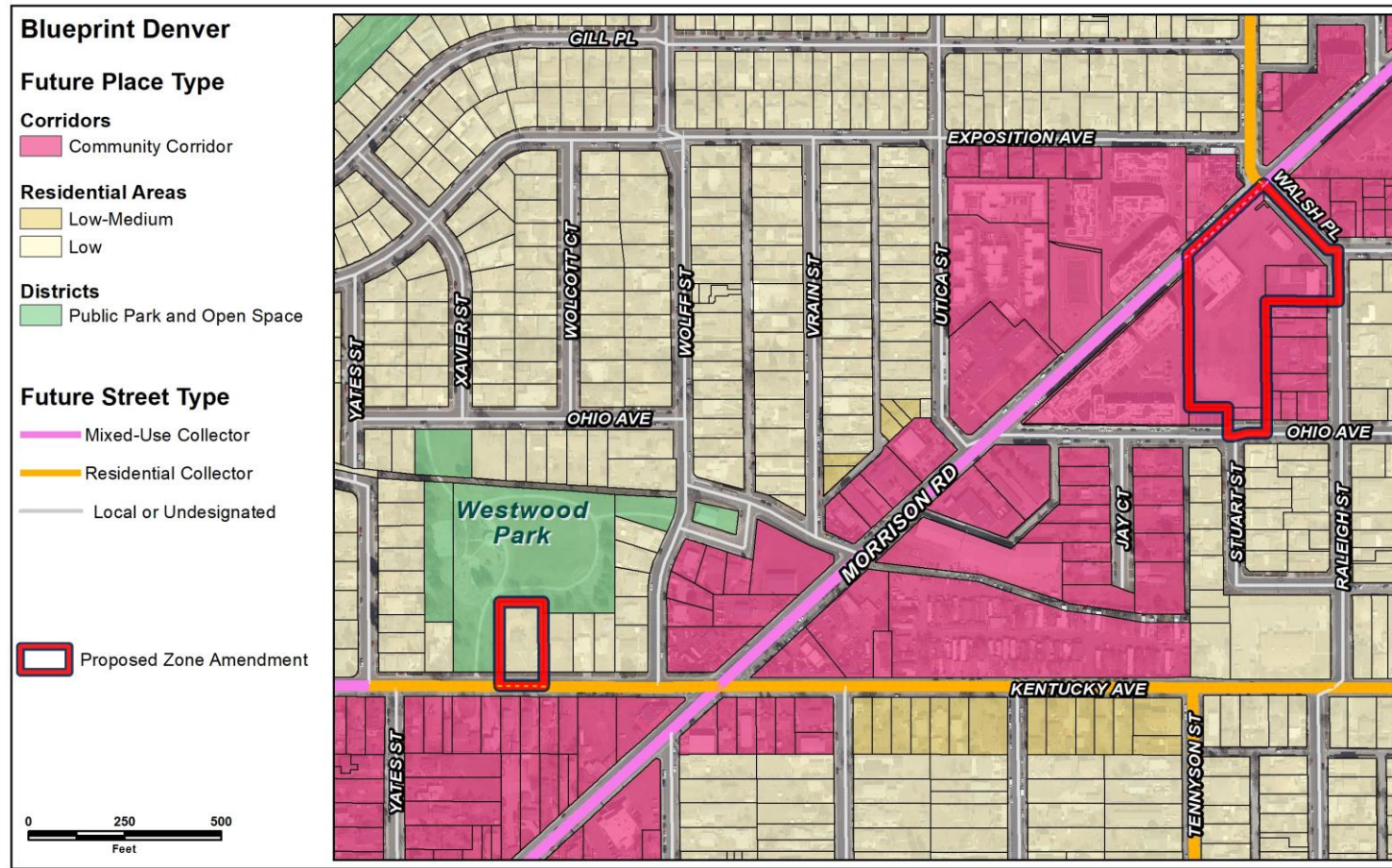
- **Urban**
 - 1- and 2-unit residential areas with some multi-unit and commercial
- **Urban Edge**
 - Predominately residential and acts as transition between urban and suburban contexts

Consistency with Adopted Plans: Blueprint Denver 2019



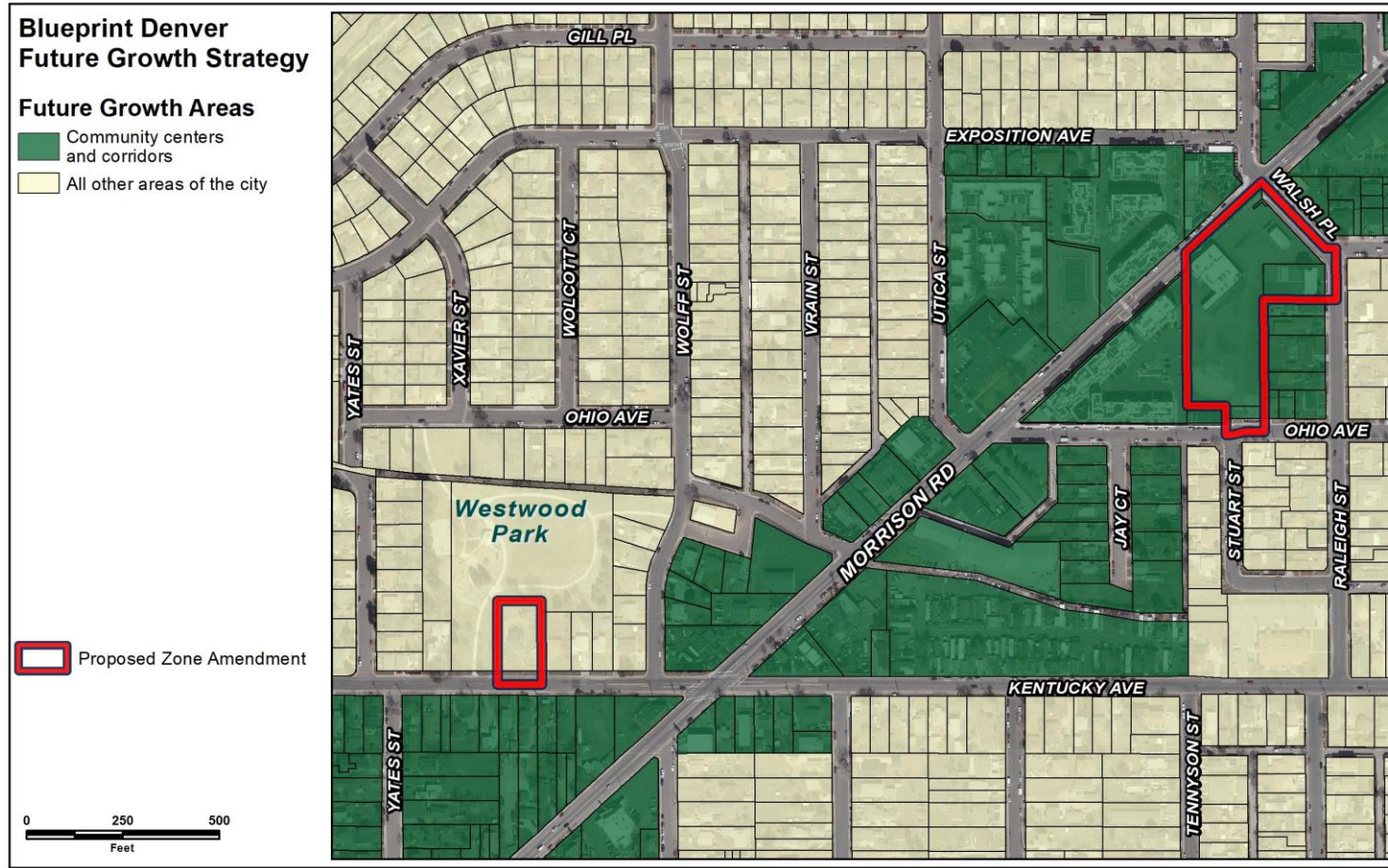
- **Community Corridor**
 - Provides some mix of office, commercial and residential uses
 - Public spaces are flexible to benefit different types of users and daily activities throughout the year
- **Low Residential**
 - Predominately single- and two-unit uses on small or medium lot
 - Outdoor space is often privatized in the form of yards. There is also access to public parks

Consistency with Adopted Plans: Blueprint Denver 2019



- **Morrison Rd.: Mixed-use Collector**
 - Varied mix of uses including retail. Office, residential, and restaurants
- **W. Kentucky Ave. – Residential Collector**
 - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses
- **Walsh Pl., S. Raleigh St., & Ohio St.- Local**
 - Vary in land uses and most often characterized by residential uses

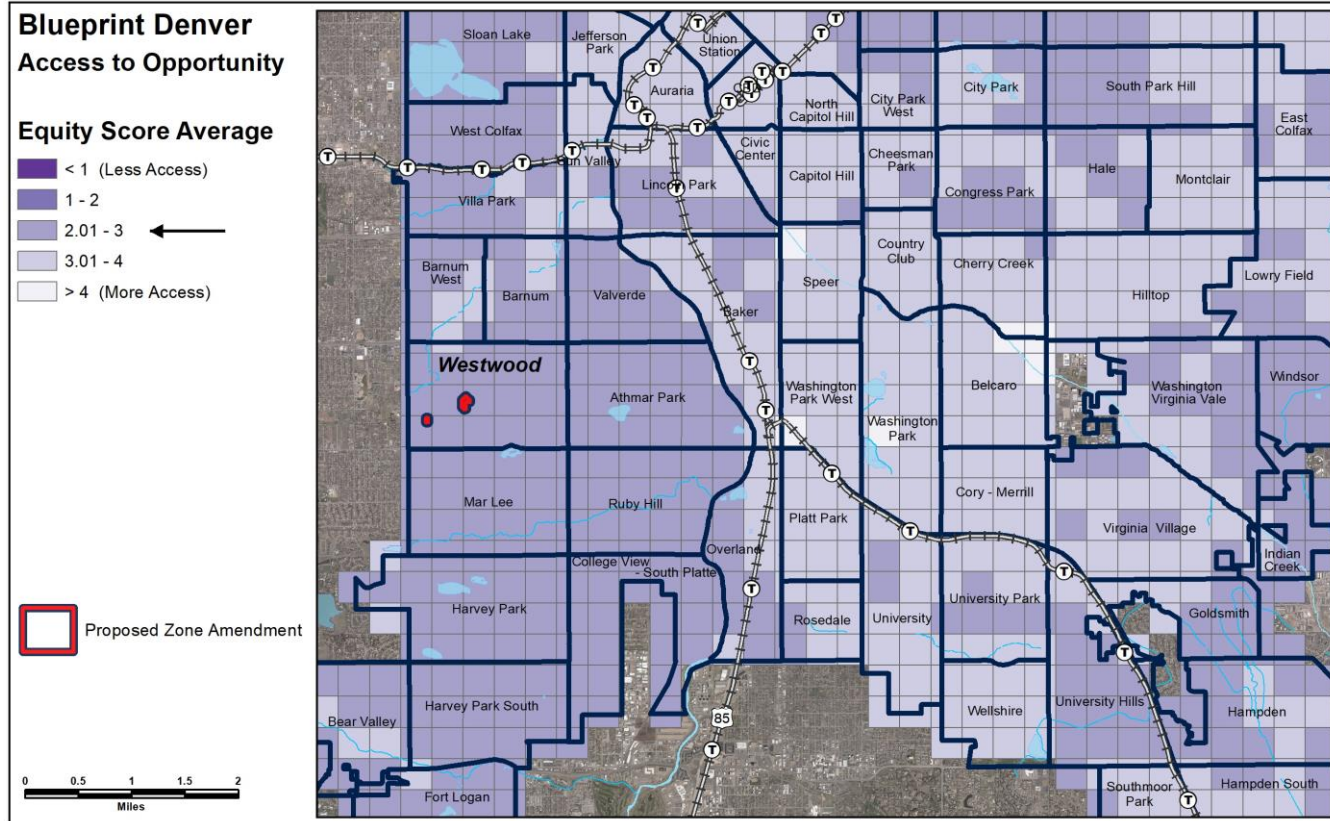
Consistency with Adopted Plans: Blueprint Denver



Growth Area Strategy:

- **Community Centers and Corridors**
 - 20% jobs by 2040
 - 25% housing by 2040
- **All other areas of the city**
 - 10% jobs by 2040
 - 20% housing by 2040

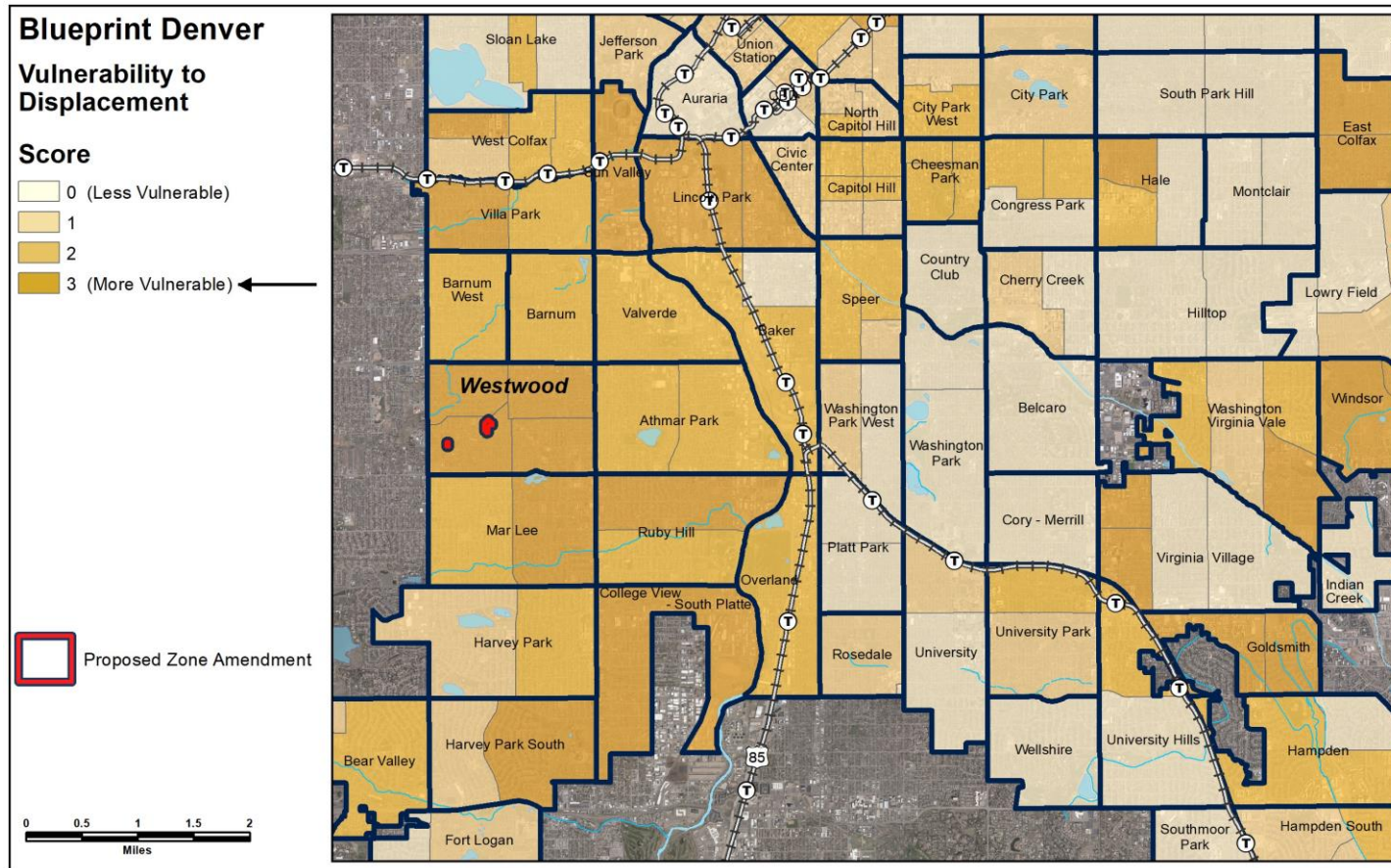
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to grocery stores, public transit, and healthcare
 - Less equitable in childhood obesity and life expectancy
- Proposed rezoning will allow for a recreation center and expansion of an existing park, which may improve childhood obesity and life expectancy

Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

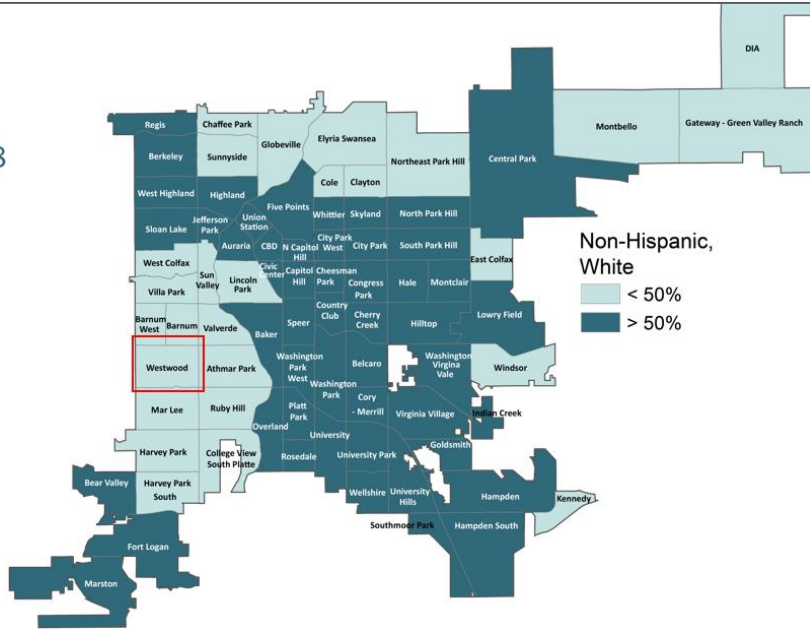
- More vulnerable, based on all three metrics:
 - Median household income
 - Percent of renter-occupied units
 - Educational attainment
- No housing is proposed with this rezoning

Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2018

Westwood: 13% Non-Hispanic, White
Citywide: 46.3% Non-Hispanic, White



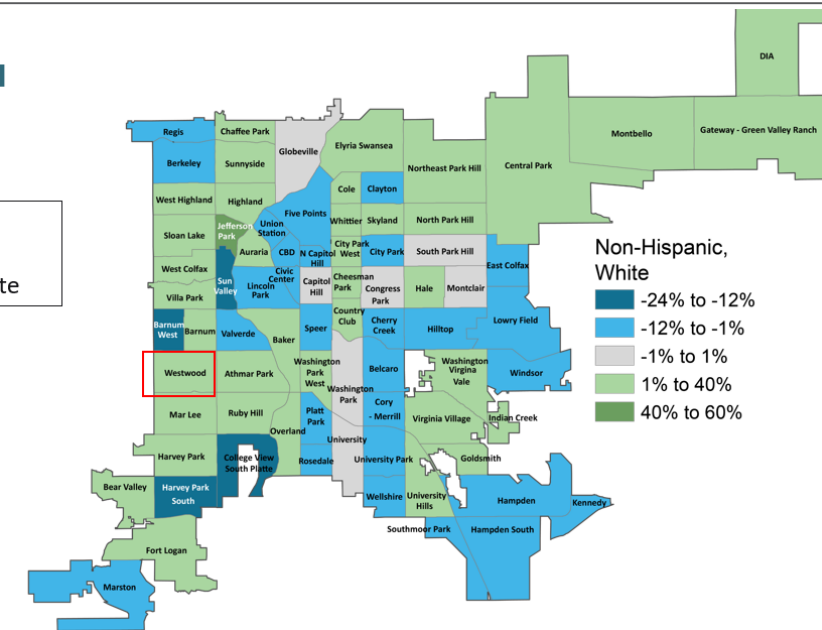
Racial Composition

- Greater increase in white, non-Hispanic population than citywide

Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2015-2018 (% Change)

Westwood: ↑ 15.52% Non-Hispanic, White
Citywide: ↑ 1.3% Non-Hispanic, White

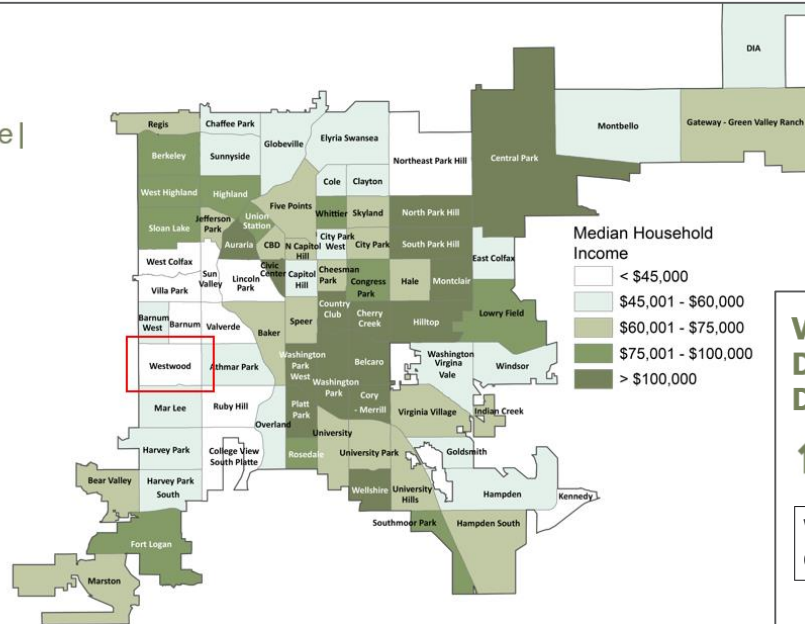


Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Demographic Data

Median Household Income | 2018

Westwood: \$36,718
Citywide: \$63,793



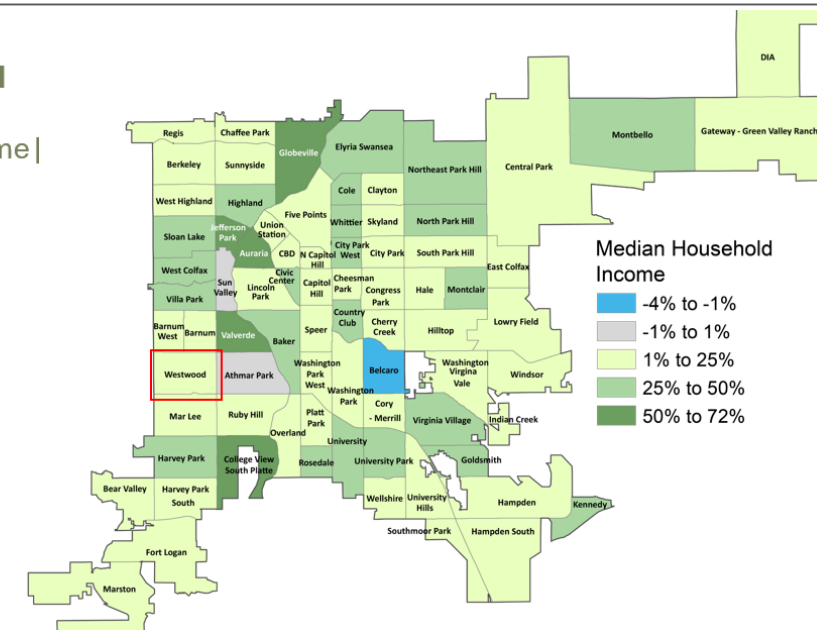
Median Household Income

- Lower median household income and increasing at a slower rate than citywide

Vulnerability to Involuntary Displacement Supplemental Demographic Data

Median Household Income | 2015-2018 (% Change)

Westwood: ↑15.96%
Citywide: ↑18.93%

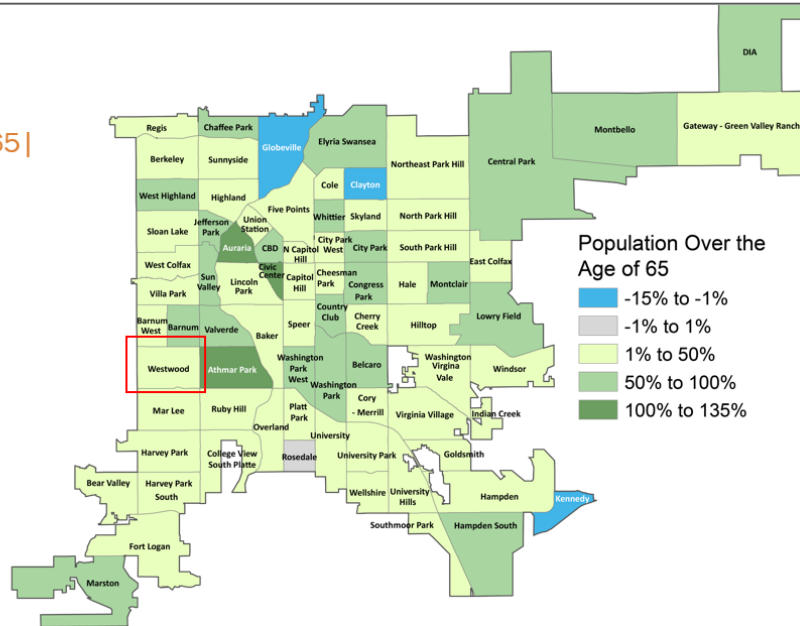


Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Demographic Data

Population Over the Age of 65 | 2015-2018 (% Change)

Westwood: ↑29.39%
Citywide: ↑6.54%



Residents Over the Age of 65

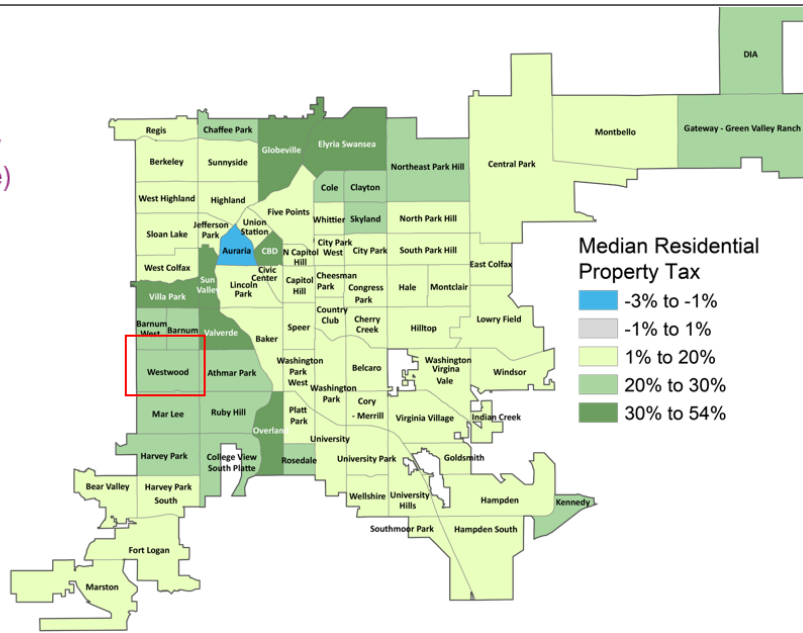
- Greater increase in residents over the age of 65 than citywide

Consistency with Adopted Plans: Blueprint Denver

Vulnerability to Involuntary Displacement Supplemental Housing Market Data

Median Residential Property Tax | 2018-2020 (% Change)

Westwood: ↑ 28.57%
Citywide: ↑ 7.63



Median Residential Property Tax

- Greater increase in residential property tax than citywide

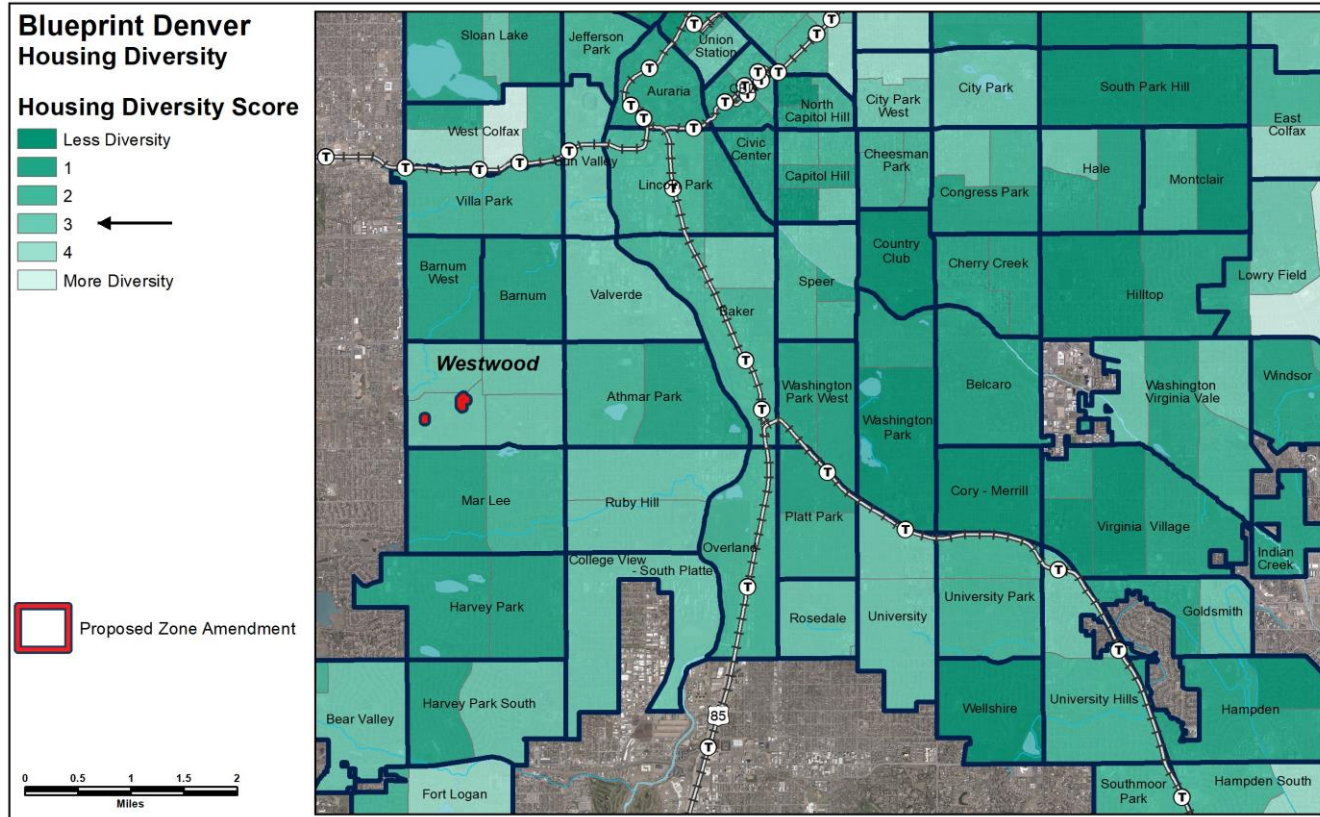
Anti-Displacement Strategies for Capital Projects

- City-led public infrastructure investment, such as a recreation center, can catalyze private investment and contribute to displacement
- The city identified anti-displacement strategies to include in budget requests for 2022

Anti-Displacement Strategies

- Small business loans
- Grants for community groups and non-profits
- Expand funds to help businesses with rent, relocation assistance, etc.
- Housing prioritization policy
- Funds for community land trusts and to acquire existing affordable units
- Extend covenants for affordable housing

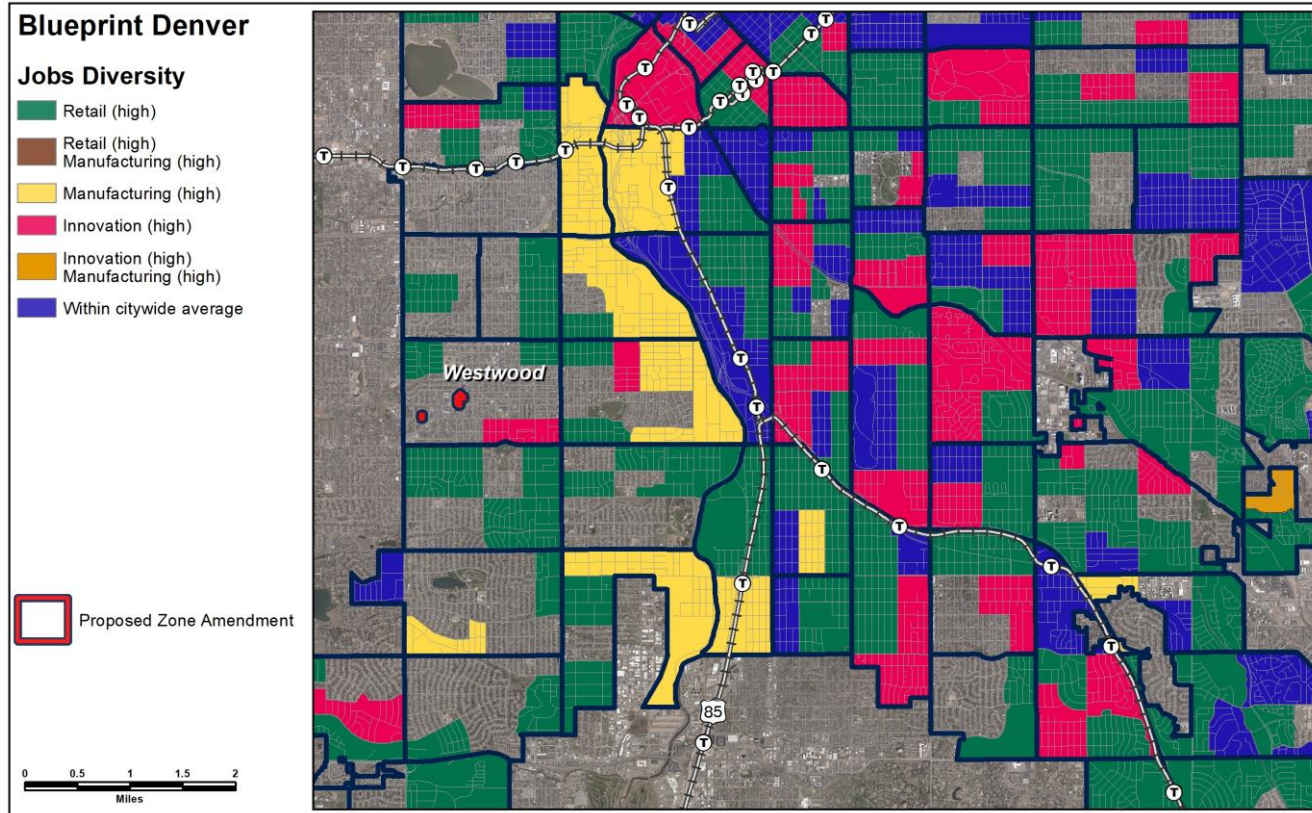
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Greater than average diversity based on three of five metrics:
 - Missing middle housing
 - Diversity in bedroom counts
 - Income restricted units
- No housing will be provided

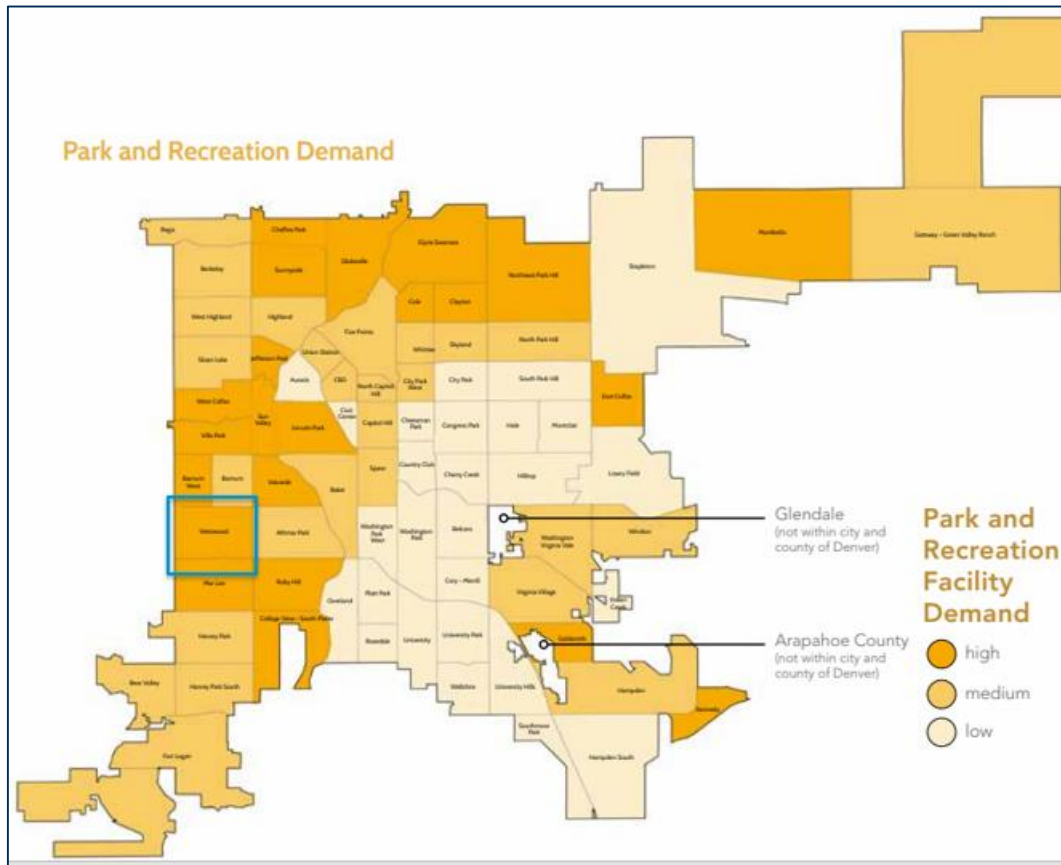
Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- 29 jobs, not enough jobs to classify the type of jobs
- Limited impact on jobs diversity

Consistency with Plans: Game Plan for a Healthy City



- Westwood identified as an area in high demand for a park and recreation facility
- Recommendation 3.1: Acquire land and build facilities to keep pace with growth and meet 10-minute walk standards and service goals
- Recommendation 4.2: Identify and focus park and programmatic resources in underserved neighborhoods

Consistency with Plans: Westwood Neighborhood Plan

The proposed rezoning meets the following recommendations:

- B.2.A Create Community Gathering Places: culturally relevant spaces with diverse uses, activities, services and gathering areas help to draw people to gather and create desirable destinations in the community. Opportunities for these places include Morrison Road, Federal Boulevard, Alameda Avenue and Kentucky Avenue.
- A.C.2 Refine Neighborhood Green Spaces – Westwood Park: This park is the largest in Westwood, however it is under-used by residents primarily because it is hidden behind private property and does not have sufficient amenities for all ages of residents. Improvements to the park should include:
 - Potential private property acquisition to increase viability of the park

Consistency with Plans: Westwood Neighborhood Plan

- Transformative Project 2: Strengthen Community Resources and Spaces
 - Build a West Denver recreation center: The construction of a new recreation or community center in Westwood is the ultimate goal. A Denver recreation center would not only provide opportunities for healthy living and positive after-school and summer activities for youth, but it would also serve as a much-needed community gathering space. While challenges include land acquisition and capital construction costs, residents and stakeholders and the city should continue to advocate and work for a new recreation and community center in the Westwood neighborhood.

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Access to places for physical activity encourages community to participate in physical activity

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:
 - Westwood Neighborhood Plan explicitly discusses expanding Westwood Park and acquiring property for a recreation center
 - The city acquired these properties in 2019 and 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
 - Open Space Context primarily consists of all forms of public and private parks
 - OS-A zone district is intended to
 - Protect and preserve public parks owned, operated, or leased by the city and managed by DPR

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