

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Dupuis, Timothy	Representative Name	
Address	PO Box 471886	Address	
City, State, Zip	Aurora, CO	City, State, Zip	
Telephone	303-949-7559	Telephone	
Email	timdupuis@hotmail.com	Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	3601,3603,3605,3607 N Race Street		
Assessor's Parcel Numbers:	02261-05-025-000		
Area in Acres or Square Feet:	0.24 Acre / 10,400 Square Feet.		
Current Zone District(s):	U-SU-A1		
PROPOSAL			
Proposed Zone District:	U-RH-2.5		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria, as identified above	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s) <input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity	
Please list any additional attachments:	

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Timothy A. Dupuis and Sheild M. Dupuis	3601, 3603, 3605 3607 Race St. Denver, CO 80205 302-949-5559 Tim Dupuis@hotmail.com	100%	<i>Timothy A. Dupuis</i> <i>Sheild M. Dupuis</i>	12/20/2019	A	No

3607 N RACE ST

Owner	DUPUIS,TIMOTHY A PO BOX 471886 AURORA , CO 80047-1886
Schedule Number	02261-05-025-000
Legal Description	L 13, 14 & 15 BLK 6 CHEESMAN & MOFFATS ADD
Property Type	RESIDENTIAL 4 THRU 8 UNITS
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	3117
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1961	Basement/Finish:	0/0
Lot Size:	10,400	Zoned As:	U-SU-A1

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$445,200	\$31,830 \$0
Improvements		\$375,300	\$26,830
Total		\$820,500	\$58,660

Prior Year			
	Actual	Assessed	Exempt
Land		\$487,600	\$35,110 \$0
Improvements		\$278,800	\$20,070
Total		\$766,400	\$55,180

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/21/2019	5/17/2019	
Original Tax Levy	\$2,134.50	\$2,134.50	\$4,269.00
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$2,134.50	\$2,134.50	\$4,269.00
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$4,256.25**

Assessed Value for the current tax year

Assessed Land	\$35,110.00	Assessed Improvements	\$20,070.00
Exemption	\$0.00	Total Assessed Value	\$55,180.00

3601, 3603, 3605, 3607 North Race Street
Denver, Colorado 80205

Legal Description

Lots 13 to 15,
Block 6,
CHEESMAN AND MOFFAT'S ADDITION
City and County of Denver,
State of Colorado

Official Map Amendment Application 3601, 3603, 3605, 3607 North Race Street

I. INTRODUCTION

This Official Map Amendment is a request to rezone 3601, 3603, 3605, 3607 N Race St. from U-SU-A1 to U-RH-2.5. The existing zone district is U-SU-A1.

Denver zoning Section 5.2.2.2.B describes the subject property's current zone district classification as:

"U-SU-A1 a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context."

Denver zoning Section 5.2.2.2.Q describes the proposed zone district as:

"U-RH-2.5 a multi-unit zone district that allows up to a two and a half story row house building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms."

The purpose of the proposed Official Map Amendment is to allow for replacement of the outdated multi-unit apartments, with row homes on the subject property. The long-time owners of the property have maintained and operated housing in the community for over 15 years. The amendment will allow the current owners to reinvest at this location and continue to provide reasonable housing in the community. The current zone district designation as a single unit dwelling is inconsistent with the established use as a multi-unit dwelling since 1961, it is grandfathered within current zone. Furthermore, the housing environment has changed significantly in this market, and we must respond to meet the challenges of growth.

The Denver metro region, in particular the City and County of Denver, faces an unprecedented demand for housing due to a population increase coupled with strong immigration growth. This demand for housing has placed upward pressure on the values for Denver's housing stock and land. The subject property is 10,400 square feet and is 3 lots wide, on the corner at 36th and Race. The existing building is utilizing less than 30% and can support growth. The proposed Official Map Amendment would allow the current owners to build single-family row homes within the Cole neighborhood. The amendment would align the building form to enhance a central corner location, provide reliable housing, improve parking and yet remain consistent in the residential setting for years to come.

Community Outreach with the Cole Neighborhood Association (CNA) board has communicated their support in this proposed rezoning request. The board has stated this rezoning request is appropriate for the lot and location and provides the necessary and desired increase in housing and neighborhood improvements. The CNA board has committed their intent to provide a letter of support during the rezoning comment period.

II. CONSISTENCY WITH ADOPTED BLUEPRINT DENVER'S HOUSING POLICY

The proposed zoning amendment of 3601, 3603, 3605, 3607 N Race St. is consistent with Blueprint Denver 2019, adopted by Denver City Council April 22, 2019.

The Blueprint Denver 2019 growth strategy states:

“certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve. A rezoning in an area planned for less growth may still be appropriate, as smaller-scale growth and reinvestment should be occurring in these areas as well” (page 66).

“...In some contexts, some higher-intensity residential uses may be mixed throughout” (page 148).

Blueprint Denver shows that the Cole Neighborhood (page 142) already has an existing mix of properties with both low residential and low-medium residential uses.

Our proposal aligns with Blueprint Denver 2019 as we are requesting rezoning to allow for only a small growth increase of two residences. The lot size and corner location would effectively accommodate this reasonable increase maintaining the intent of the Cole Neighborhood as a future place type of low residential and low-medium residential, both of which exist today. (see appendix)

Additionally, existing neighborhoods are expected to establish select sites appropriate for additional residential intensity.

“Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Medium building coverage. Buildings are generally up to 2.5 stories in height” (page 230-231).

We want our new development to match the existing fabric of our neighborhood while understanding Denver's important role in meeting our City's housing needs. The proposed redevelopment is at an appropriate location, as a large corner lot central to the Cole neighborhood, where diverse housing needs should be addressed to provide “missing middle” housing options.

Blueprint Denver 2019 states the following strategies (page 82):

“Revise city regulations to respond to the demands of Denver's unique and modern housing needs, Goals 1, 10.

- A. *Update the zoning code to modernize permitted use categories related to group living and expand the allowance of flexible and affordable housing types.*

B. Update the zoning code to provide a more inclusive definition of households. This should reflect the diverse needs of different types of household living arrangements, which may include increasing the number of unrelated people living together (such as co-housing living arrangements, which can provide an option to age in place) or other non-traditional families...

This request for a rezoning aligns with the strategies of Blueprint Denver where the city continues to revise its regulations to address the demands of Denver's unique housing needs. This rezoning would allow two additional units of flexible and affordable housing, that would permit expansion of use to extended families, families with children and/ or multigenerational households.

The current zone and building both limit the ability of the owners to provide an economical offering going forward. The cost of providing housing has significantly increased and taxation has more than doubled on the property in recent years. Therefore, if the current owners are unable to rezone and leverage the economy of scale, they will seek relief by building housing for an affluent demographic at this location. Additionally, if unable to rezone, the existing demographic will be displaced through redevelopment, which is contrary to the goals of Denver's Blueprint 2019. However, it is the owner's preference, at significant time and cost, to request this rezone to continue to provide equitable housing at this location in the Cole neighborhood.

Blueprint Denver 2019 defines equity as: (page 30):

Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive. Where there is equity, a person's identity does not determine their outcome. As a city, we advance equity by serving individuals, families and communities.."

Blueprint Denver 2019 states: (page 31):

"the city should consider adjustments to the applicant-driven rezoning process to better address important topics revealed by the equity concepts—including housing choice, affordability and mitigating involuntary displacement."

Blueprint Denver 2019 states the following strategies (page 82):

"Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas., Goals 1, 6.

A. Integrate missing middle housing into low and low-medium residential areas, especially those that score low in Housing Diversity. This should be implemented through holistic revisions to the zoning code at a citywide scale, with a focus on discouraging demolition and encouraging affordability.

Zoning code revisions should be informed by an inclusive community input process and could include:

Allowing 2- to 4-unit structures, tandem houses, and/or smaller minimum lot sizes in locations where slightly higher density may be appropriate. This might include lots on corners, near transit, and/or adjacent to centers or corridors. This allowance should advance goals for affordability, such as including a requirement to provide affordability in exchange for increased density..."

This rezoning request will contribute to diversify the housing options and provide housing in the "missing middle" specifically by the addition of modern, modest homes in the Cole neighborhood. The proposed row homes promote family-friendly housing within the community, by integrating three-bedroom single family side-by-side homes for low to middle-income families. The row house form being side-by side is an effective way to add density and maintain affordability in the missing middle spectrum. It provides more economical housing in the fabric of the Cole community.

In order to advance the goals of affordability this rezone would provide a small increase in density by two homes. The proposed development with a total of six residences would contribute to affordable housing by enabling the owners to redevelop low and moderate-income housing that is economical to build and can be offered to the same community demographics residing in the housing provided today.

Additionally, the owners' redevelopment would contribute funding to Denver's affordable housing fund established to help create or preserve thousands of affordable homes for low- to moderate-income families in Denver. The bill (Council Bill 16-0625) is funded in part by a linkage fee on commercial and residential development that started January 1, 2017. The new housing fund will be used to create and preserve housing for households across a wide income spectrum. The fund will support permanent housing and supportive services for at-risk residents, low- and moderate-income workforce rental housing, and moderate-income for-sale housing, according to Denver development services.

Future Neighborhood Context of Urban: (page 221)

This map amendment is consistent with the future neighborhood context of urban. The current neighborhood context is urban. The map amendment is sensitive to the existing neighborhood character and the primary use of the property will not change.

Mobility: The proposed map amendment promotes the walkability along 36th avenue toward Russell Square Park one block to the east, and Wyatt Edison School and Cole Train two blocks west. This concept provides for off-street parking, with each unit having a garage. This area on 36th Avenue is frequently congested due to the lack off-street parking. This proposal would alleviate congestion on 36th avenue.

Quality of life infrastructure: The proposed map amendment has easy access one mile from the 38 & Blake light rail station and one-third mile from the new 39th Avenue

Greenway open space and bike paths. The subject property is centrally located in Cole on 36th avenue, between Russel Square Park and Wyatt Edison School.

Future Place Type designation of Low Residential: (Page 230)

Blueprint Denver 2019 states: (page 230):

“Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood..”

“A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input”

The owners have reviewed with the Cole neighborhood association committee and residents their proposed rezone and redevelopment. Based on the input and feedback provided, the owners worked significantly to ensure their efforts align with the neighbors' and associations feedback. Most residents are in support of this effort and appreciated the approach from a long-time owner and neighbor, that is seeking their input from a grass-roots perspective. They also acknowledge the owners need to evolve a rental business that provides directly to the people in their community. They are in support of the rezone and redevelopment, that seeks to keep affordability and diversity that does not displace the current residents due to income constraints. The neighbors have recognized this is one of only a few locations in the neighborhood, where the opportunity exists to update and yet continue to serve the same residential demographics. They also acknowledge the owner is working to maintain equity within Cole and willing to invest and enhance their community while they continue to provide representative housing options.

Community Outreach with the Cole Neighborhood Association (CNA) board has communicated their support in this proposed rezoning request. The board has stated the rezoning request is appropriate for the lot and location and provides the necessary and desired increase in housing and neighborhood improvements. The CNA board president and zoning committee have committed their intent to provide a letter of support during the rezoning comment period.

Future Street Type designation of Local Street: (Page 148)

The proposed map amendment will provide residents primary access from local streets and is 2 blocks from the Williams St collector. Race St., 36thAve., and 37thAve. are local streets and can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses. The Williams St. residential collector is primarily residential uses as well, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback that varies by neighborhood context.

Mobility: Redevelopment proposes including parking garages to alleviate street parking for residents. Walking: 36th Avenue is an active pedestrian street for accessibility to the Wyatt Edison School, River North Arts District and light rail station to the west. There are Multi-modal transit options available within one mile and include walking, biking, local bus and regional light rail service.

III. Comprehensive Plan 2040:

Comprehensive Plan 2040 lays out the City's overarching planning vision for the next 20 years. This Vision contains elements, goals, and strategies that support the proposed Official Map Amendment. The Plan's guidance encourages an expansion and mix of housing opportunities by leveraging the City's investments in infrastructure to encourage growth in areas of the City where current and proposed infrastructure can successfully accommodate it. The proposed Official Map Amendment is supported by Comprehensive Plan 2040 because it assists the City in meeting the Plan's vision elements, goals, and strategies.

I. Vision Elements: Equitable, Affordable, and Inclusive

Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.

Goal 1 (Page 28): Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

The proposed map amendment will provide the residents with close proximity to schools, parks and transportation. This improves the quality of life and access to all the amenities the great city of Denver has to offer. The proposed map amendment is walking distance to River North Arts District, that includes shopping, restaurants, grocery and entertainment amenities that support the neighborhood and greater community.

Goal 2 Support housing as a continuum to serve residents across a range of incomes, ages and needs.

The proposed map amendment supports this by allowing for the construction of row homes consistent as residential use of the property. Providing housing for larger families, families with children, elderly, multi-generational, or extended living that distributes housing costs and serves to keep them in the community. The availability of housing for diverse incomes, ages and needs would be supported through this rezone. It will provide more equitable housing opportunities that will contribute to keep families together, with cost-effective housing options. The proposed map amendment will better serve residents across a range of incomes, ages and needs supporting the housing continuum. The current zoning provides no growth for additional units, and therefore limits the current owner's ability to serve extended family living arrangements that are most needed when housing costs raise faster than incomes.

Goal 2 Build housing as a continuum to serve residents across a range of incomes, ages and needs and specifically create a greater mix of housing options in every neighborhood for all individuals and families.

The proposed map amendment meets the goal by providing modest homes within a neighborhood where housing costs have steeply risen. This will allow for a mix of housing types within the neighborhood and provide an opportunity for a reasonable modern home to a larger range of individuals and incomes. Our project is to build modern, modest sized homes available to the underserved segment of the community demographics by introducing mixed housing options within the community.

Goal 3 Develop housing that is affordable to residents of all income levels. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

Approval of the proposed map amendment will enable the owners' private development of row homes. This is to address the missing middle and mixed-income housing where the land use enables and encourages thoughtful development. The rezone will provide the ability for the owners to increase density, adding 2 homes, leading to a total of six modest homes that would be more affordable to residents of all income levels. The current zone provides for no increase in homes and therefore would constrict the redevelopment away from targeting "affordability to all residents of all income levels," because the owners would need to target a more affluent segment of residents to justify the cost of ownership and continued ability to provide housing. Goal 3 is served by rezoning and is especially close to transit where this is most appropriate. The proposed map amendment has especially easy access to transit one mile from the 38th and Blake light rail station and one-third mile from the new 39th Avenue Greenway open space and bike paths. Centrally located in Cole neighborhood on 36th avenue, between Russel Square Park and Wyatt Edison School, the Cole neighborhood stimulates mobility via multimodal transit options within a mile for the residents.

Goal 4 The objective to "Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community."

The proposed Official Map Amendment furthers this strategy because the request will stabilize the current owners and help them continue to provide housing in their community. The proposed map amendment seeks to stabilize the residents to stay by improving the subject property, adding modern amenities, and by providing homes that facilitate families more cost effectively. This helps stabilize housing in the neighborhood and community where displacement is occurring. Conversely, if not rezoned the owners will have few options under current zoning, to stabilize their housing business. They will likely not be able to stay in the community operating rentals or continue to serve the same residential housing needs they do today in an equitable manner. This will risk their displacement and the residents they serve. The current zoning restricts redevelopment to like for like at four units or provides returning the lots to 3 single lots for single family residences. Rebuilding four units means they would be more expensive to build and provide homes as rentals, so they would target the affluent and displace the current demographics. Rebuilding with detached single-family homes would significantly increase the costs to build, and it would negatively reduce available and affordable

homes for the residents most at risk of being displaced. This approach would also reduce available low to moderate-income rentals in the community and displace the current owners from their long-standing rental business permanently from the Cole community.

IV. Housing an Inclusive Denver:

Regulatory Priorities (Page 8) Recommendation 2: Expand and strengthen land-use regulations for affordable and mixed-income housing. The City should support land-use regulations that incentivize affordable and mixed-use housing.

The proposed Official Map Amendment assists the City's achievement of this by allowing a zoning amendment to develop the subject property with affordable and mixed-income, family-centric housing. The proposed map amendment will incentivize the redevelopment use of the subject property. The City should support usage of under-utilized, but appropriately positioned properties that fortify this type of conscientious development within the fabric of Denver neighborhoods. The owner is willing to make significant reinvestment as an individual business in Denver, the incentive to provide affordable housing has to be effective and equitable for the owners and residents alike. Current zoning will not provide the economic incentive needed for redevelopment to target the low to moderate-income families. If unable to rezone, any redevelopment under current zoning limitations on density will further undermine affordability and reduce these housing options.

V. CRITERIA 3 – Uniformity of District Regulations -Consistency with Neighborhood context Description, Zone District Purpose and Intent Statements:

Section 5.1.1 Urban Neighborhood Context General Character provides Multi-unit building forms that typically include the Row House building form embedded with other residential form types. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets.

The proposed official map amendment is consistent with the uniformity of zone district regulations and restrictions because property improvements would be constructed according to the zone district's building form under U-RH-2.5. There are many row homes forms already in the existing zone that are "grandfathered" indicating they are now and have been appropriate within the single-unit zone, which was changed in 2010. The future uses will be regulated and restricted through the proposed zone districts permitted, limited, and unpermitted uses. The proposed Official Map Amendment will therefore result in the uniform application of the zone district because the building and design standards, forms and uses will be consistently applied to similar zone lots within the City, including the subject property.

VI. PUBLIC HEALTH, SAFETY AND GENERAL WELFARE:

The proposed map amendment request would further the public health, safety and general welfare of the city by promoting safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm. This zone district is intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential

neighborhoods. The proposed map amendment zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character. It improves the transition of new development within the existing residential neighborhoods. This in turn promotes the public health, safety, and general welfare of the City and its residents.

VII. JUSTIFYING CIRCUMSTANCES:

Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include a changed or changing conditions in a particular area, or in the city generally; or City adopted plan.

Blueprint Denver (Page 40) states:

“A diverse range of housing options—including different prices, sizes, types and a mix of rental and for-sale—is key to encouraging complete neighborhoods where families and households of all types and incomes can choose to live. It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.”

Blueprint Denver (Page 40) states:

“A recent boom in the construction of studio and one-bedroom apartments and rapid increases in housing prices mean that many families, especially lower-income and moderate-income households, are not able to live in Denver. To build a diverse community of all ages and to compete with housing options in neighborhoods outside of Denver, we need to build communities supportive of families—including seniors who want to age in place and families of different religions and cultures. This includes higher-density areas, which can be family-friendly if the appropriate housing types and amenities are provided.”

The proposed map amendment facilitates the changing needs of the area with three-bedroom row homes that are intended to serve the larger inclusive families that are integral parts of our community. It would serve in the public interest to implement the development of family-friendly housing in this particular area of Cole. The proposed development would represent a small increase in housing density in an area that is entirely appropriate for this key goal of Blueprint Denver. It would further promote and enhance the Cole community in a thoughtful and responsible approach. It would incentivize the owners to remain in and invest in the community and provide a housing option targeting the low and moderate-income households supporting families with diverse needs.

Changing conditions in the area: The neighborhood and city in general has seen a significant rise in property value and cost of ownership. This has made the demand

even greater in this neighborhood for affordable homes to the low and moderate-income citizens of Denver. Residents are seeking moderate housing options to help them distribute their cost of living within the household. Reducing rental options in the city have further undermined residents' ability to stay in the neighborhood and the city in general. This rezone is in response to the changing conditions that will afford residents the ability remain in the city, by placing modest rental homes that provides for larger families, families with children and multi-generational living opportunities in a cost-effective approach. The recent growth in Denver has capitalized on removing the low and middle-income households. This rezone would allow modest growth and repositioning of the ownership to directly address this need. If unable to rezone this property will become highly capitalized and therefor unaffordable for the current owners to continue to operate as low or moderate rentals in the current economic environment. This of course would then contribute to further displacement, by increasing rents while reducing available low moderate-housing options.

According to Denver's Office of Economic Development and Opportunity 2016 study "Gentrification: Mitigating Involuntary Displacement, Denver's economy and population are booming. Investing aggressively in affordable housing is critical, but housing-based strategies must also be paired with strategies to build existing residents' economic capacity."

"Denver's thriving economy, strong job growth, and desirability mean that for many people, this is a beautiful and enriching place to live and work. But there are still too many of Denver's lower-income residents who are not in a position to enjoy today's economic opportunities. As Denver continues to boom and prosper, its neighborhoods are changing, and for some residents, it is a change that can exclude them. Facing higher rents and housing costs, residents can be priced out of neighborhoods they have lived in, some for many years."

The conditions in the area have changed and if unable to rezone, this location will only further the disparity of affordability for renters in Cole. Current zoning restricts the options for the owners to continue business serving housing to low and moderate-income families in the future. This rezoning is in the public interest of the Cole neighborhood and city of Denver.

Blueprint Denver (Page 98) recommends:

"Desired Outcomes: The strategies in this section set a path for better outcomes. Where appropriate, residential infill will be more context sensitive and will better engage the public realm. These strategies retain flexibility, promote creativity of design and avoid the prescription of a particular architectural style. Specifically, corners or select sites may be appropriate as locations to introduce additional residential growth, and where reinvestment would serve the public interest to do so."

The proposed map amendment will enable the current owner to redevelop an under-utilized property and continue to serve housing needs in the neighborhood for years to come. Rezoning to the row house form accomplishes adding two units to make the redevelopment cost-effective, it repositions the housing to be context sensitive aligning building frontage to the streets and will better engage with the public realm. The current zoning has more restrictive set-backs and prescribes the building forms with architectural styles most relative to single-family housing. In this location utilizing the row house form is better suited to provide added and modest homes that integrate with surrounding homes, some of which are row homes today. (see appendix)

This rezoning would allow growth and align a building form to the actual use and function it serves. It provides for example that front doors face the street with side-by-side connected homes which allow for flexible alignment on the lot with the ability to provide garages with alley access for the public realm. The current zone limits the lot usage due to the single family zone set-backs, and discourages reinvestment, all counter to Denver's housing strategies, which the owners are attempting to support through this development.

Inconsistent Zone Designation:

Since the City adopted the Denver Zoning Code, the existing zone U-SU-A1, is not consistent with the current multi-unit building use on the property. This use is grandfathered in the single unit (SU) zone designation. However, the form is prescribed only to the single-family styles and is inflexible. The proposed map amendment would align the building form with the established use within the zone district of the adopted Denver Zoning Code. Requiring redevelopment of multi-unit buildings to follow single-family design standards is inflexible. It discourages creativity for smaller lots with multi-units to evolve to address current and future housing needs in the community. The current zoning is not applied in consideration of both the form and use. This undermines the context sensitive nature of growth; it prescribes that building form is independent of use for those seeking to reinvest in creative ways to address reasonably priced housing efforts. In practice being inflexible to growth for multi-unit lots has driven up housing costs and has further contributed to the inequity in housing and gentrification of many neighborhoods in Denver. If the owners are unable to rezone, this may be another example contributing to further inequality in the housing spectrum.

Consistent with the Neighborhood Context Description and Zone District Purpose and Intent Statement:

1. The proposed official map amendment is consistent with the General Character of The Urban Neighborhood Context. The existing neighborhood has a mixture of residential uses. The neighborhood context, urban is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Multi-unit building forms typically include the Row House building form embedded with other residential

form types. Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets.

The neighborhood context for the proposed Official Map Amendment is consistent with description of the Urban Neighborhood Context and would not change. It includes multi-unit, and row house building forms within existing neighborhoods, and they co-exist within Cole today. (see appendix)

2. The proposed Official Map Amendment is consistent with the General Purpose statement of the Residential Districts.
 - A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
 - B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form.
 - C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.
 - D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

Proposed development will maintain the overall image and character of the neighborhood context. We want new development to match the existing fabric of our neighborhoods while understanding Denver's important role in meeting our City's housing needs. Our request for this Official Map Amendment maintains the Residential context with row house residential forms being leveraged to address modern housing needs of Denverites. Reviews of the proposed redevelopment with the Cole Neighborhood Association (CAN) have established their input on the building forms and use of the proposed zone district. Through this designs have been refined to ensure they maintain the overall image and characteristics of the neighborhood, which have been supported by the CNA and residents alike.

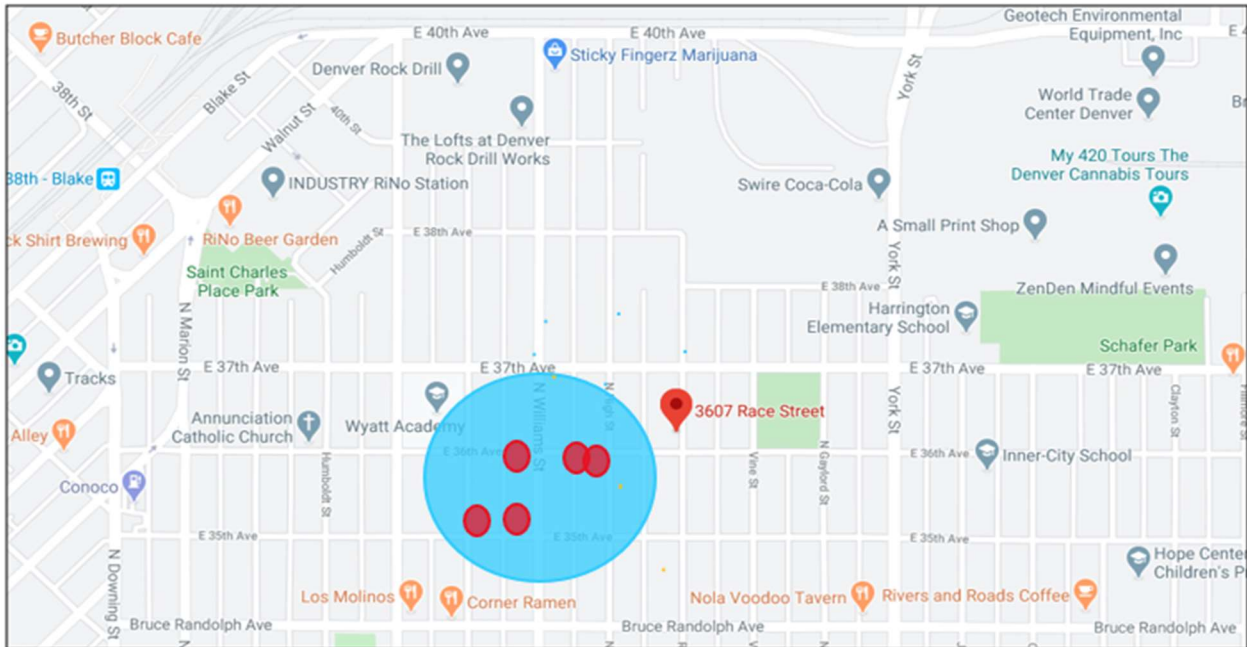
General Comments:

The proposed map amendment will allow the long-time owners to redevelop the subject property utilizing the row-house building form, U-RH-2.5 most suited for the location. It is in the public interest, that this proposed map amendment should be made to enable a much-needed improvement to a central corner location in Cole. It would enhance the general area location, provide modest growth, enable cost-effective family-friendly housing, improve parking and mobility, and yet remain consistent in the residential setting for years to come.

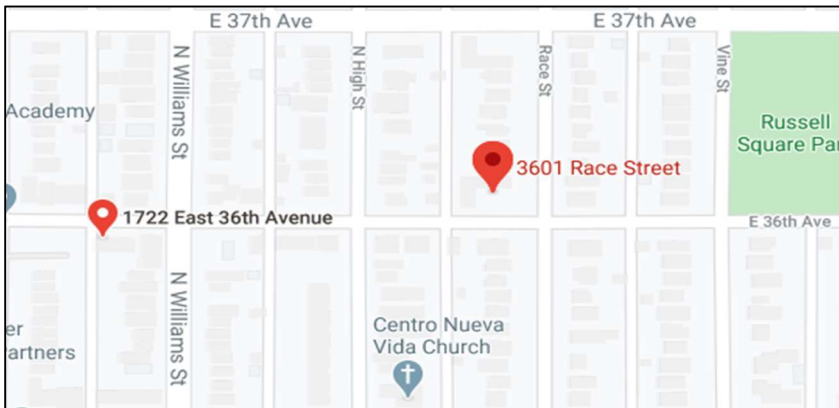
We have communicated with all the Registered Neighborhood Organizations (RNO's) concerned with the site. We reached out via email to Inter-Neighborhood Cooperation, (INC). We have met and socialized with the Cole Neighborhood Association (CNA), twice to review the proposed zone designation and redevelopment. We have refined basic conceptual designs after soliciting feedback and neighborhood input from the Cole community. We are seeking your support for this map amendment.

Appendix-

Row House Buildings in Cole



● - Locations of existing Row Homes within ~1000 feet of 3601 Race St.

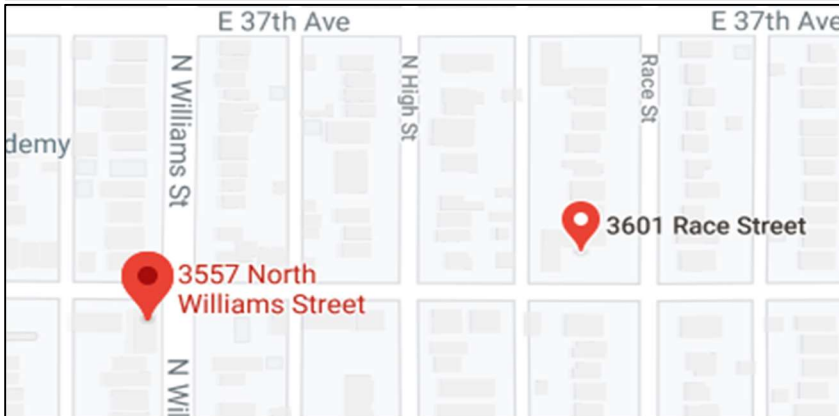


Property Address:
1720-1730 E 36th Ave

Property Type: Residential
 Row House

Zoning: U-SU-A1

Description: Six Row Homes,
 ~800 sqft, 2BD 1BA
 w/off street parking

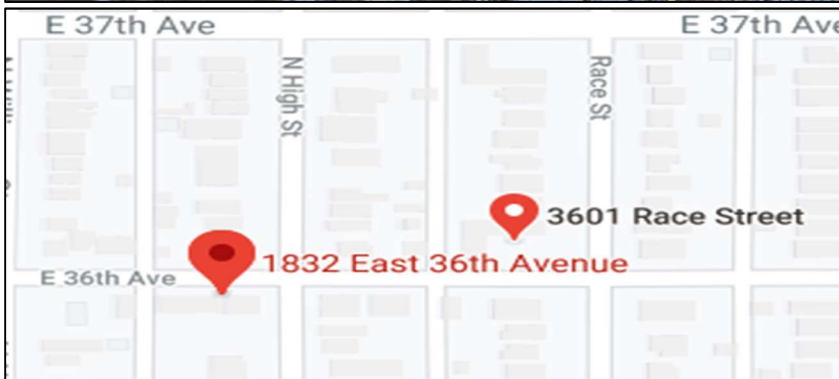


Property Address:
3549-3559 N. Williams St.

Property Type: Residential Row House

Zoning: U-SU-A1

Description: Six Row Homes, ~800 sqft, 2BD 1BA w/off street parking

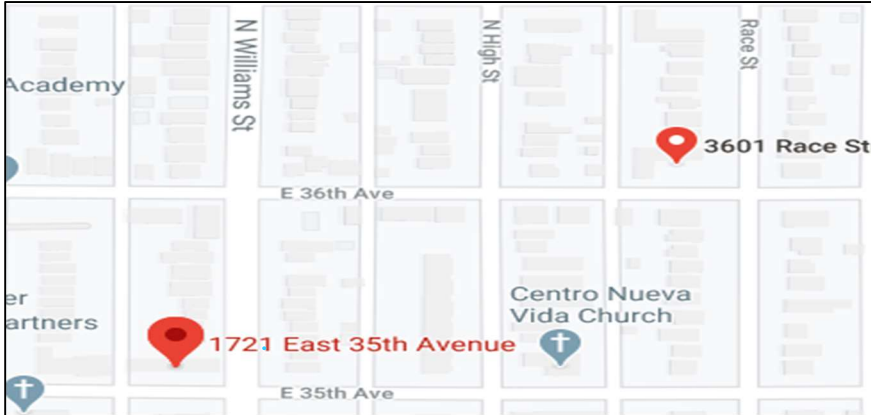


Property Address:
1820- 1836 N. Williams St.

Property Type: Residential Condominium

Zoning: U-SU-A1

Description: Five side-by-side Homes, ~1400 sqft, 3BD 2BA, w/ off-street parking

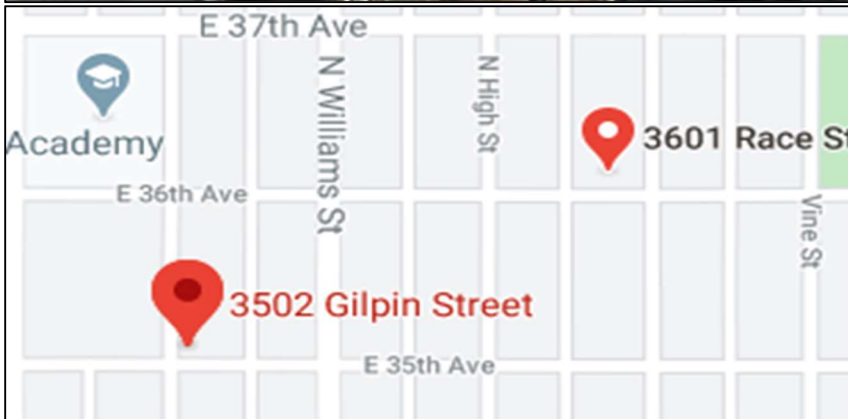


Property Address:
1721- 1739 E 35th Ave.

Property Type: Residential
Condominium

Zoning: U-SU-A1

Description: 10 side-by-side
Homes, ~800 sqft, 2BD 1BA,
w/no off-street parking



Property Address:
3501- 3510 N Gilpin St.

Property Type: Residential
Row House

Zoning: U-MX-2X

Description: 5 side-by-side
Homes, ~870 sqft, 2BD 2BA,
w/ off-street parking