



# Hotel Conversions

Denver City Council  
Land Use, Transportation and Infrastructure Committee  
January 9, 2024

# Agenda

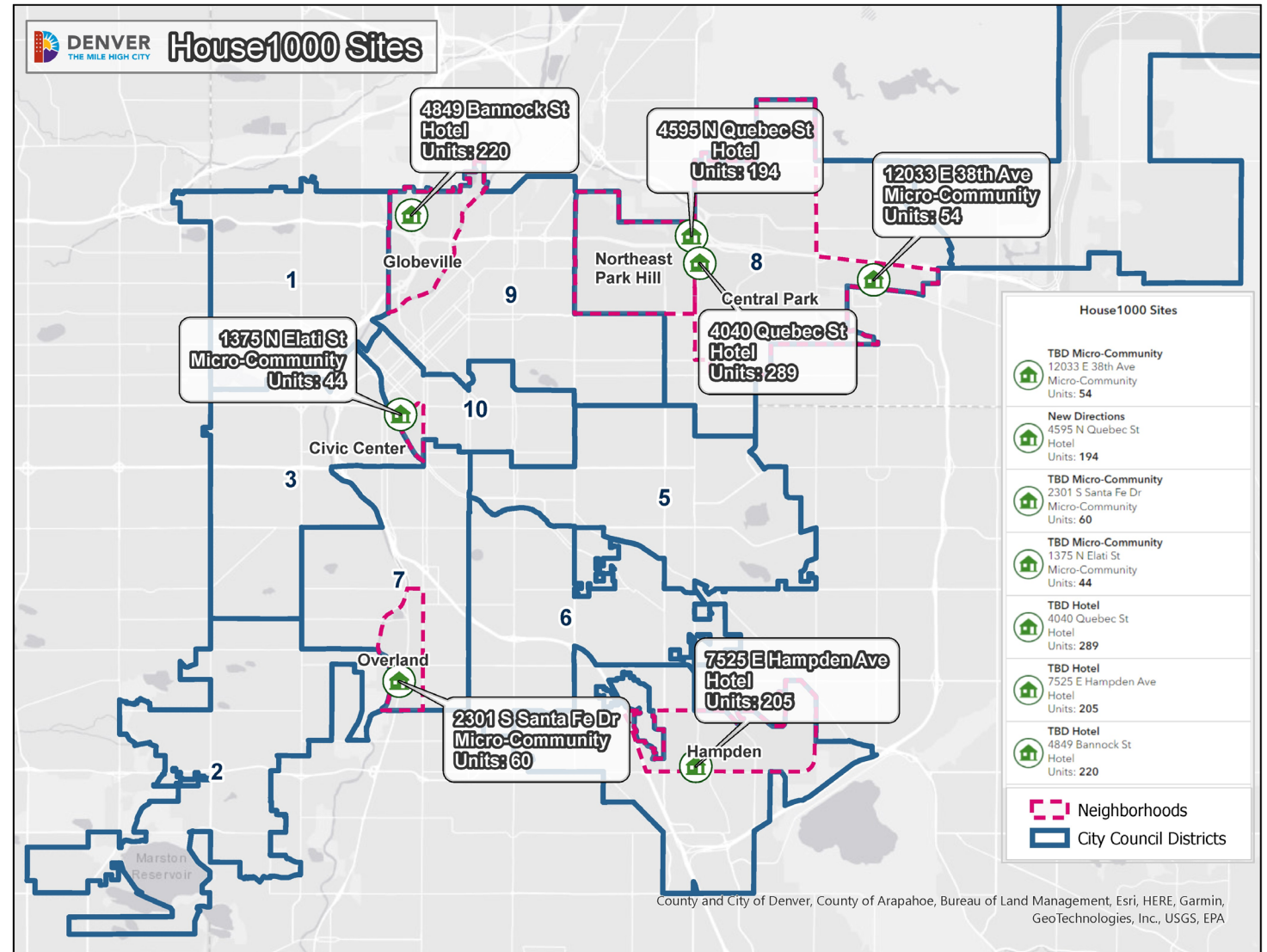
- Background on housing initiatives
- Zoning overview for hotel conversions
- Hotel details
- Discussion

# Housing Initiatives

# House1000 Initiative

- Bring 1,000 unsheltered residents inside by the end of 2023
- Permanently close encampments
- Initiated with support from emergency declaration
- Expand existing/new housing options
- Expansion of shelter alternatives, like micro communities and non-congregate shelter

# House1000 Sites Initiated in 2023



# 2023 House1000 Progress



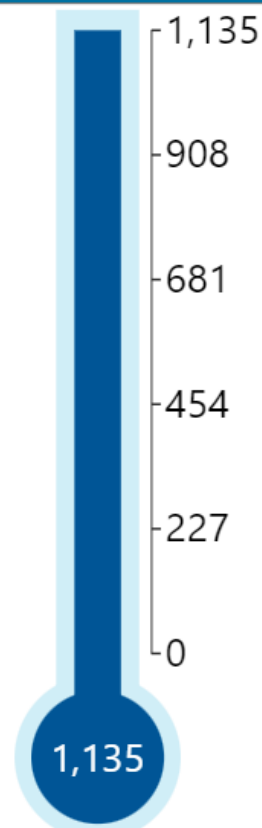
**DENVER**  
THE MILE HIGH CITY

## House1000 Outcomes

Data Last Updated

01/02/2024

### Total People Moved Indoors



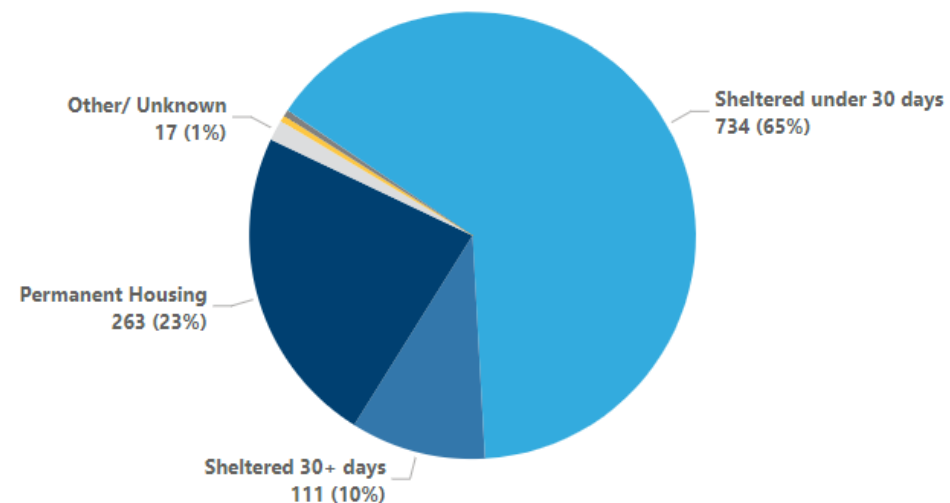
Where are  
people now?



**Total Still Indoors**  
Non-group shelter +  
permanent housing

**1,113**  
**98%**

### Current Location



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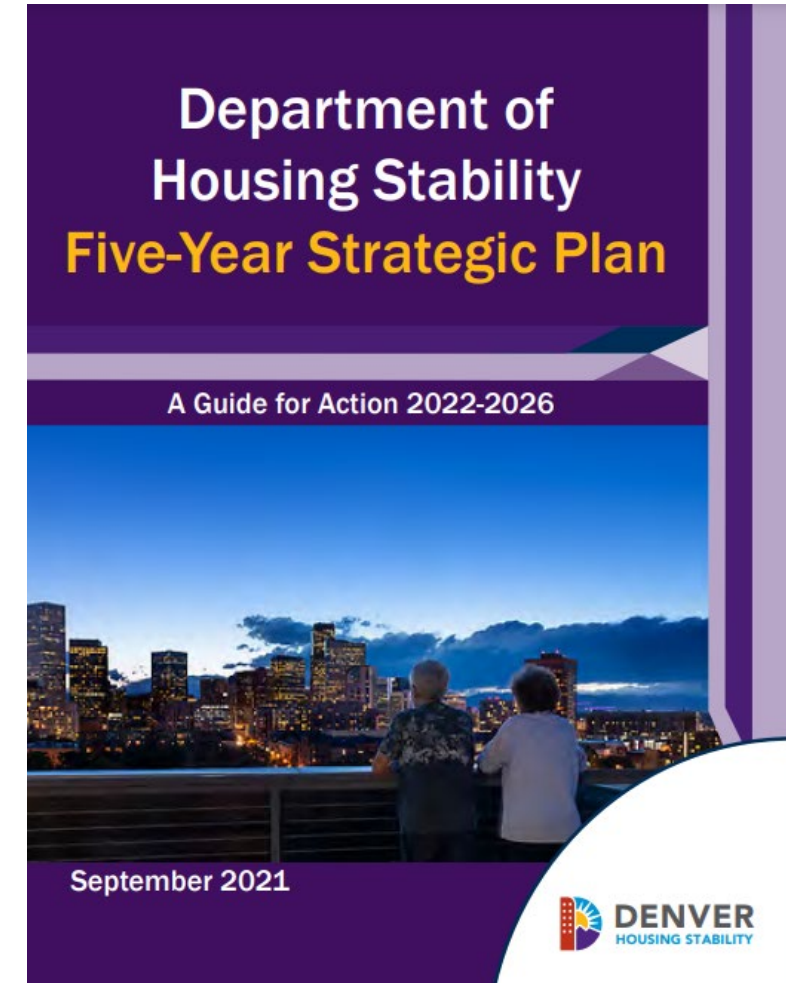
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# Migrant Response

- 7 hotels, 2 congregate shelters, and 1 temporary transitional housing site are the housing influx of migrants
- Hotels are being used by the city through purchasing nightly rentals
- Non-hotel sites are being approved for emergency shelter under city's zoning and building codes

# HOST Five-Year Strategic Plan

- To advance a healthy, housed, and connected Denver, this plan establishes 14 important, measurable goals.
- Approved by City Council in 2021 (view at [denvergov.org/housing](https://denvergov.org/housing))
- Includes the **strategic acquisition of hotels** for conversion into affordable and supportive housing
- Includes **expansion of shelter alternatives** like micro-communities and Non-Congregate Shelter

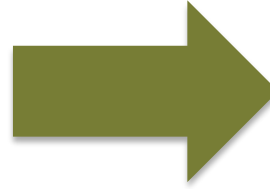


# How can hotels help meet our housing needs?

## Short-Term



To meet immediate housing needs, hotel properties are being used for non-congregate and cold-weather shelters and/or sites for temporary managed communities. Comprehensive care and services program on site for guests. Provides a housing first model that is an evidence-based solution to end chronic homelessness.



## Long-Term



Some hotels are proposed to convert into permanent supportive housing, which is apartment-style, independent living with supportive services available on-site for residents, as needed.

# Permanent Supportive Housing

## – Recent Openings



Valor on the Fox (Photo: Denver Post)



Rhonda's Place (Photo: Denverite)

Other PSH projects opened in 2023: Charity's House, Atlantis Apartments III, Legacy Lofts

# House1000

## Hotel Conversions – Zoning

# Permitting vs. Rezoning

## “Permitting” process:

- Can start when the proposed new use is specifically allowed in the property’s zone district
  - For example: change from hotel to shelter use
- CPD staff reviews the new use for compliance with zoning standards and follows all required procedures – including a Community Information Meeting.
- The zoning permitting process can be completed relatively quickly.

# Permitting vs. Rezoning

## “Rezoning” process:

- Required when the proposed new use is prohibited in the property’s current zone district.
- One option is to change the zone district to one that allows the new use – i.e., rezone the property.
- A “rezoning” requires City Council approval after a public hearing.
- The rezoning process can take from 3-6 months.
- The “permitting” process follows a required “rezoning” process.

# House1000 Hotel Sites – Summary of Standards by Use

<u>Description of Use / Specific Zoning Use</u>	<u>I-A and I-B Zone Districts</u> <b>Stay Inn, Best Western, Comfort Inn and Radisson Hotel Sites</b>	<u>Mixed Use Zone Districts</u> <b>Double Tree (I-MX) and Embassy Suites (S-MX) Hotel Sites</b>
<b>SHELTER:</b> Residential Care, Type 4 (101+ guests)	Allowed with Limitations (Community Information Meeting Required) <ul style="list-style-type: none"><li>• Minimum density limit – no more than 3 other Type 3 or Type 4 Residential Care uses within 1 mile</li></ul>	Allowed with Limitations (Community Information Meeting Required) <ul style="list-style-type: none"><li>• Minimum density limit – no more than 3 other Type 3 or Type 4 Residential Care uses within 1 mile</li><li>• Except for I-MX, minimum spacing limit – must be located at least 600 feet from other Type 3 or Type 4 Residential Care uses</li></ul>
<b>PERMANENT SUPPORTIVE HOUSING:</b> Multi-Unit Dwelling	<b>Not an Allowed Use</b>	Allowed Use – No Limitations
<b>MICRO-UNIT COMMUNITIES:</b> Temporary Managed Community	Allowed with Limitations (Community Information Meeting Required)	Allowed with Limitations (Community Information Meeting Required)

# Emergency Suspension of Zoning Rules

## – DZC Sections 11.2.12.2 and 11.11.17.1

- Denver Zoning Code allows a suspension of rules and procedural steps in cases of a qualifying “emergency”
  - Local emergency declared by the Mayor or DDPHE
  - Shortage of shelter capacity during weather extremes
  - Other situations that “clearly threaten public health or life”
- Applies **only** to the establishment or expansion, in an emergency, of **shelters** or **temporary managed communities**
- Following rules/procedures may be suspended:
  - Minimum density/spacing limits on new shelters/residential care uses
  - The requirement for a zoning permit, or specific process steps, if use will be in a building or on property owned by a non-profit organization, governmental entity, or quasi-governmental entity
- Suspension can last as long as the emergency does

# What Rules Have Been Suspended for House1000 Projects?

## Suspension of Use Limitations on New Shelters:

- Minimum density limits suspended until May/June 2024
- Must request permanent zoning relief after emergency suspension ends – Zoning Administrator final decision (appealable to BOA)
  - Doubletree, Comfort Inn, and Best Western Hotels

## Suspension of Procedural Steps:

- Changes to the timing of hosting a required community information meeting (all CIMs were held, but some were scheduled or conducted later than required)
  - Doubletree, Comfort Inn, and Best Western Hotels
- Reduction in the 21-day public notice period for a community information meeting (reduced by 1 or 2 days only)
  - Elati and Bannock TMC sites

# Rezoning

The City Council or an individual City Council member may, but is not required to, follow the public notice or procedures in this Section 12.4.10.4. However, the City Council or any individual City Council member shall comply with the public notice and process provisions required by the Charter for an official map amendment (rezoning).

*Denver Zoning Code Section 12.4.10.4.A.2.a.i*

## Denver Zoning Code Rezoning Process

1. Pre-Application
2. Application
3. Review & Referral
4. Planning Board public hearing
5. Ordinance Request
6. LUTI
7. Mayor Council
8. Bill Filing
9. First Reading
10. City Council public hearing

## Charter Rezoning Process *Must be initiated by a City Council Member*

1. Ordinance Request *(if desired by Council member)*
2. LUTI *(if desired by Council member)*
3. Mayor Council *(if desired by Council member)*
4. Bill Filing
5. First Reading
6. City Council public hearing

# Colorado Coalition for the Homeless: Renewal Village\*

- 200 W Warner Place (District 9)
- Owner: Colorado Coalition for the Homeless
- Zoning: I-MX-3 (formerly I-A)
- Short-term: Residential Care Type 4
- Long-term: Permanent supportive housing
- Status:
  - Zoning use permit and building permits issued for shelter
  - Shelter use opened in 2023
  - Rezoning approved October 2023 to allow long-term use



*\*Renewal Village is not part of House1000, but it is included in this presentation since it was recently rezoned*

# Hotels

## House1000 Initiative

# New Directions – formerly Best Western

- 4595 N Quebec Street (District 8)
- Owner: DHA
- Zoning: I-B UO-2
- Short-term: Residential Care Type 4
- Long-term: Permanent supportive housing (rezoning required)
- Status:
  - Zoning use permit issued for shelter
  - Building and fire permits issued for shelter
  - Shelter use is operating
  - Rezoning to be initiated in mid-January



# Stay Inn

- 12033 E 38th Ave (District 8)
- Owner: CCD
- Zoning: I-B UO-2
- Short-term: Temporary Managed Community
- Long-term: Permanent supportive housing (rezoning required)
- Status:
  - Zoning use permit and building permits issued for TMC
  - TMC opening 12/31/23
  - Rezoning to be initiated in mid-January



# Denver Navigation Campus - Double Tree Hotel

- 4040 N Quebec Street (District 8)
- Owner: Rocky Mountain Communities
- Zoning: I-MX-5
- Short-term: Residential Care Type 4
- Long-term: Permanent supportive housing (no rezoning required)
- Status:
  - Zoning use permit issued for shelter
  - Building and fire permits issued for shelter
  - Shelter use opened 12/5



# The Tamarac - Embassy Suites

- 7525 E Hampden (District 4)
- Owner: CCD Under Contract
- Zoning: S-MX-5
- Short-term: Residential Care Type 4
- Long-term: Permanent supportive housing (no rezoning required)
- Status:
  - Zoning use permit issued for shelter
  - Building permits issued for shelter
  - Shelter opened 12/30



# Radisson Hotel

- 4849 Bannock St (District 9)
- Owner: Central Lodging LLC – City is leasing
- Zoning: I-A
- Short-term: Residential Care Type 4 through end of 2024
- Long-term: Continued use as a hotel
- Status:
  - Zoning use permit issued for shelter
  - Building and Fire permits issued for shelter
  - Shelter opened 12/20



# Comfort Inn

- 4685 Quebec Street (District 8)
- Owner: Private – City is leasing
- Zoning: I-B
- Short-term: Residential Care Type 4
- Long-term: Continued use as a hotel
- Status:
  - Previously used as temporary emergency family shelter since Jan. 2023
  - Zoning use permit issued for shelter
  - Building permits issued for shelter
  - Opened with new operator and service contract 12/31 (serving individuals and couples only)



# Questions

# Appendix

# Zoning Procedures by Use

## Shelter (Residential Care Type 4) Permit Process

- Zoning Permit
  - Administrative process
  - No City Council action
- Community Information Meeting (CIM) Required
  - 21-day public notice (post cards and signs) prior to CIM date
  - Scheduling required before permit application

## Temporary Managed Communities Permit Process

- Zoning Permit
  - Administrative process
  - No City Council action
- Pre-Application/Concept Plan Meeting Required
- Community Information Meeting (CIM) Required
  - 21-day public notice (post cards and signs) prior to CIM date
  - Scheduling required before permit application

## PSH - Multi-Unit Dwelling Rezoning Process

- City Council vote required
- Public hearing(s)
  - Noticing and hearings vary depending on whether the DZC or Charter process is followed
- Site Development Plan and permitting follows rezoning
  - Temporary uses and change of use in existing buildings typically do not require SDPs

# Rezoning Review Criteria

## 1. 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 the adoption of the City’s 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