



589 & 595 S. Lincoln Street and 35 E. Center Avenue

Request: U-TU-B2, UO-3 to U-RH-3A

Date: 05.12.2025

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: from U-TU-B2 UO-3 to U-RH-3A



- Property:
 - Two lots: 9,380 S.F.
 - Two Single Family Homes
- Requesting rezoning intent is to build a fully affordable Low Income Housing Tax Credit project.
- AHRT Accepted

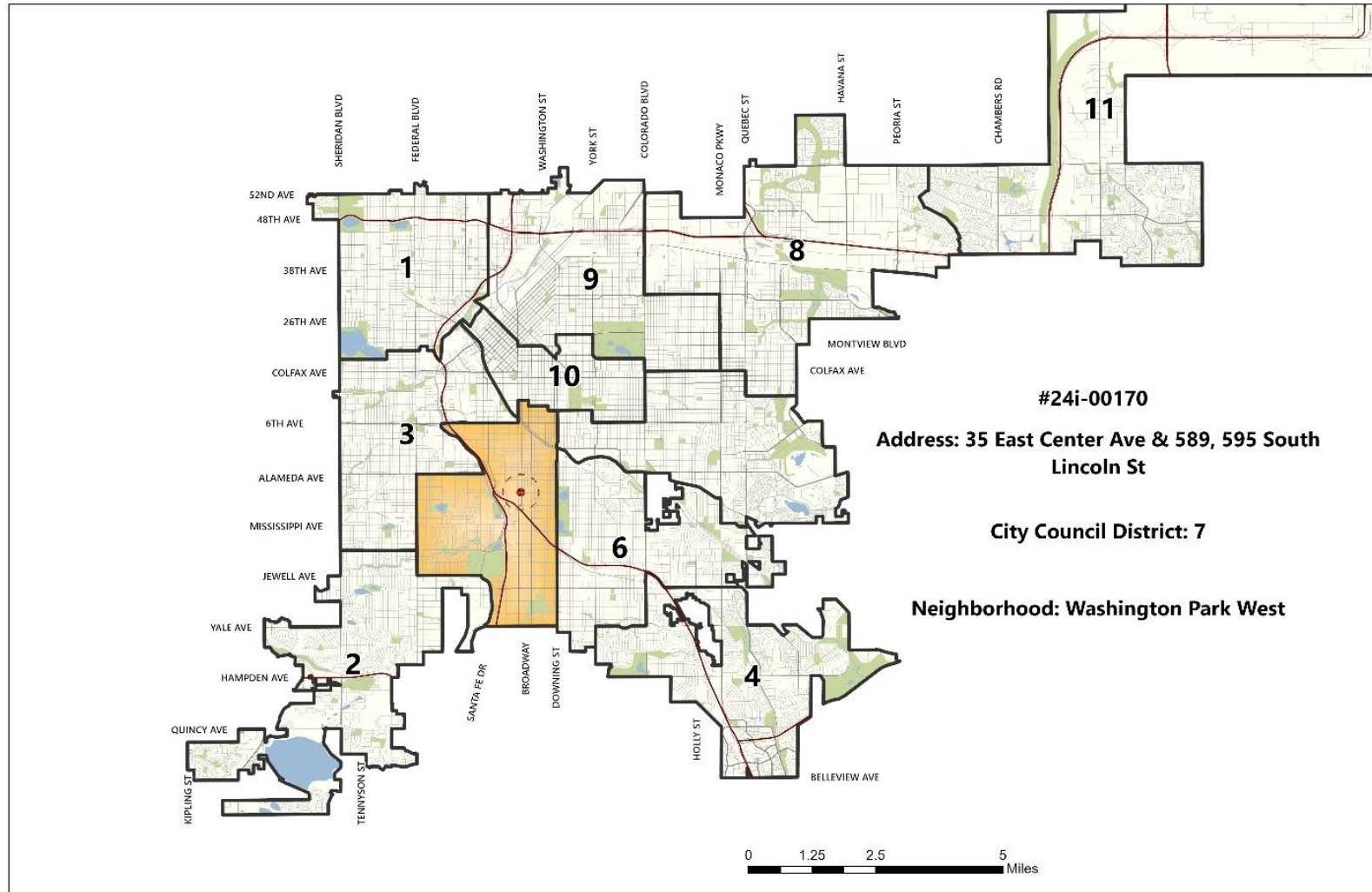
Reminder: Approval of a rezoning is not approval of a proposed specific development project

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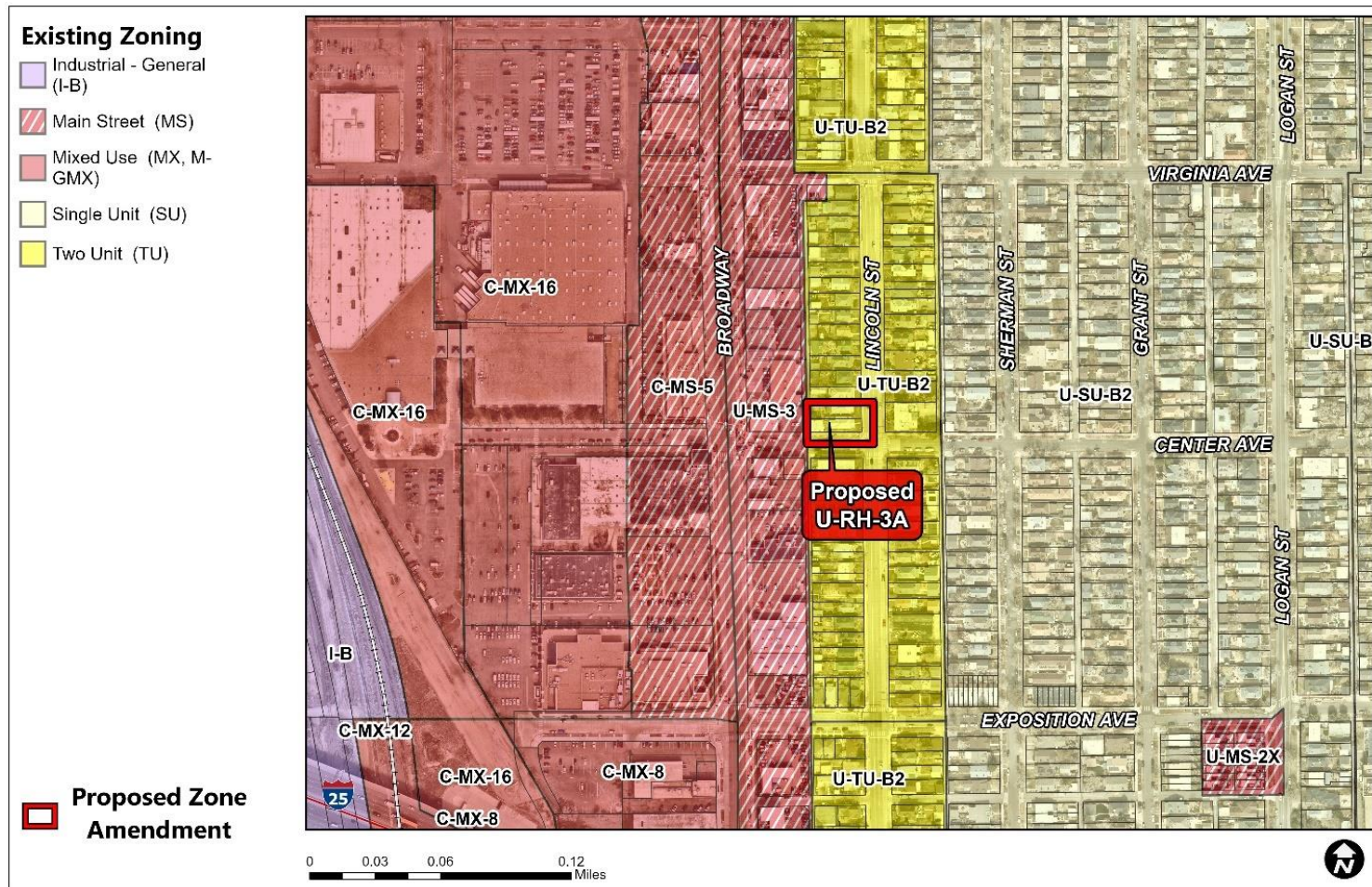
Council District 7 – Councilmember Alvidrez



Statistical Neighborhood – Washington Park West



Existing Zoning – U-TU-B2 UO-3



- U-TU-B2 UO-3

Proximity to:

- U-TU-B2 UO-3
- U-SU-B2 UO-3
- U-MS-3
- C-MS-5

Proposed Zoning – U-RH-3A

Urban (U-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot*		1	1	1	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-A1, B1, C1, E1, H1		■		●								
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B, -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■			□				

*See Section 1.2.3.5 for exceptions

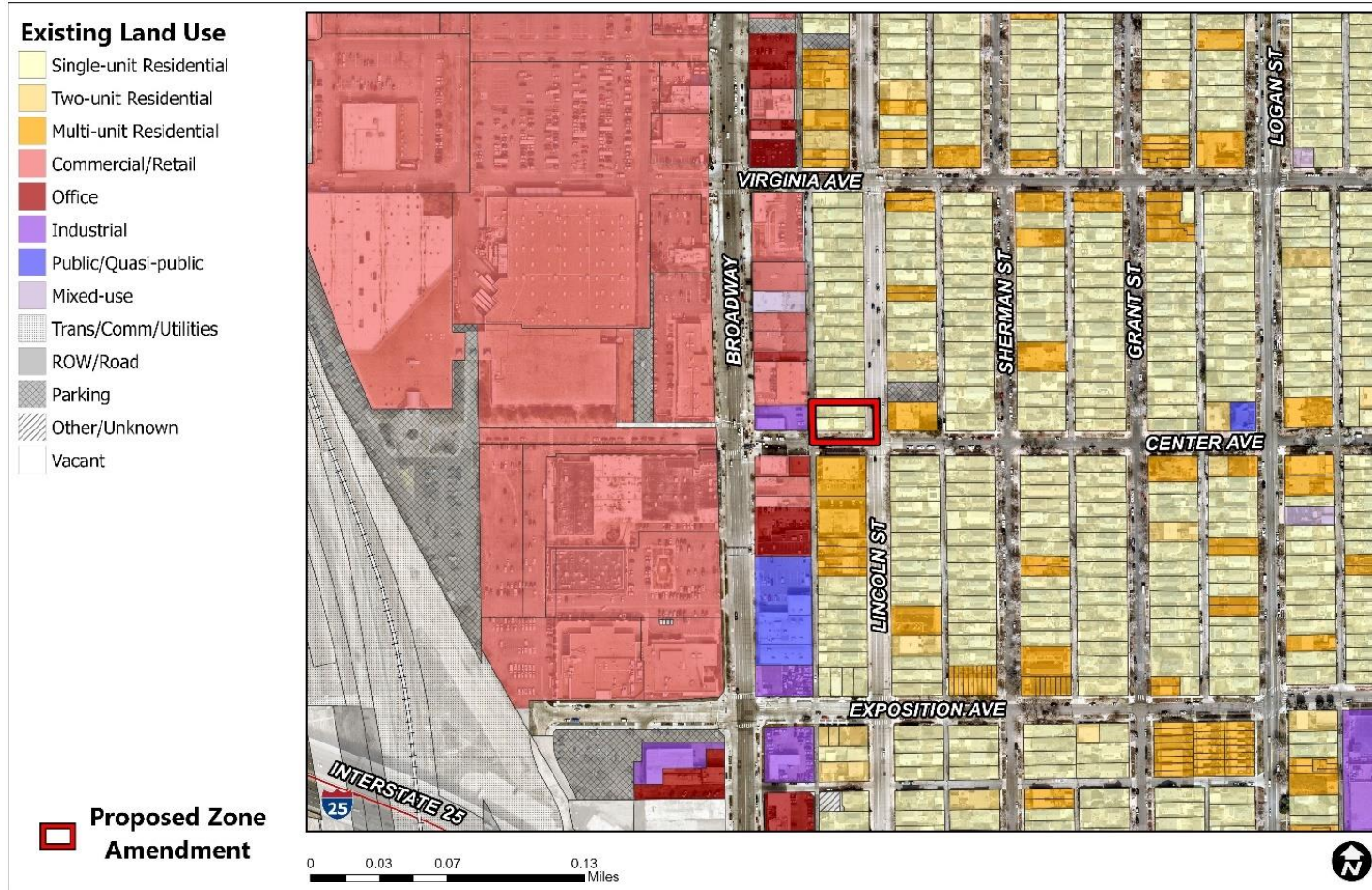
■ = Allowed

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

□ = Allowed subject to geographic limitations found in the applicable building form table.

- U-TU-B2
 - Row House allowed on Corner Lots
 - Maximum Height of 35 feet
- U-RH-3A
 - Apartment allowed on Corner Lots
 - Maximum Height of 38 feet

Existing Context – Land Use

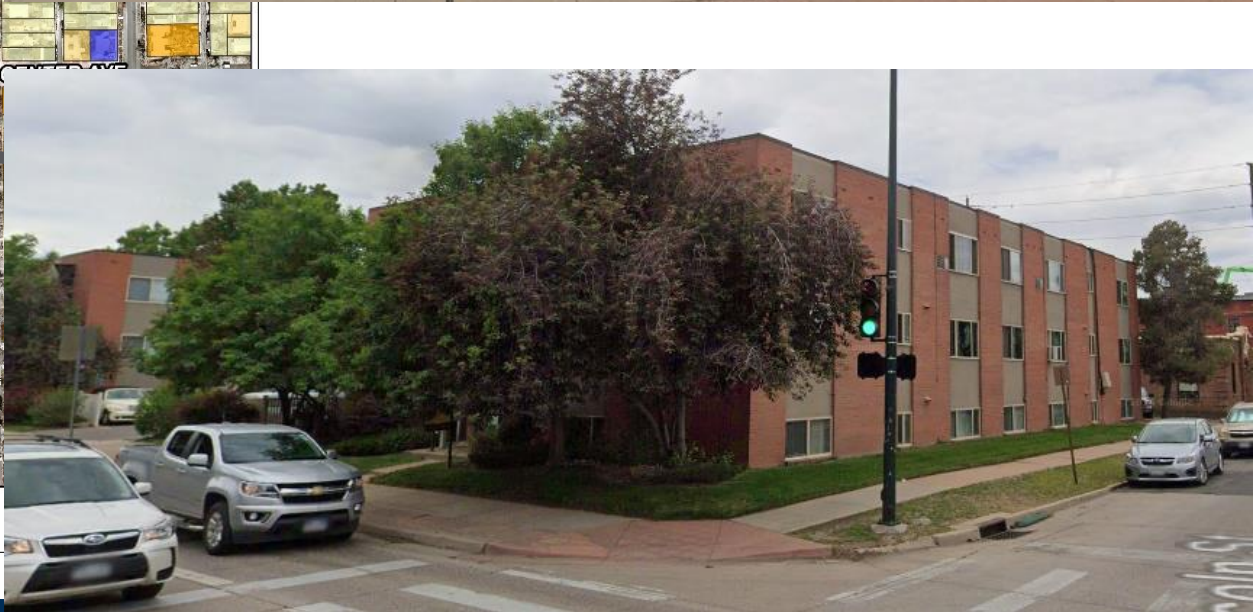
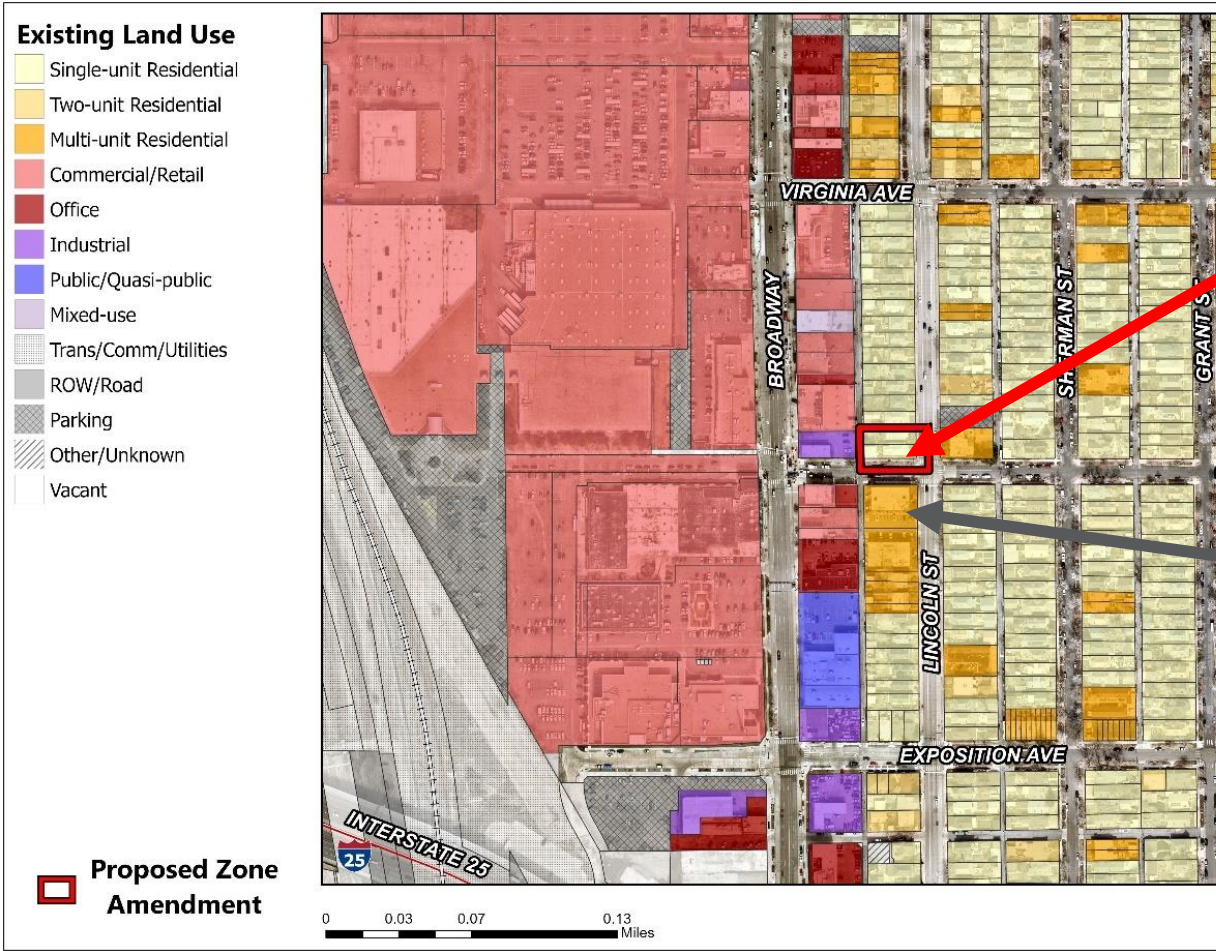


Single Unit Residential

Adjacent to:

- Industrial
- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Commercial/Retail

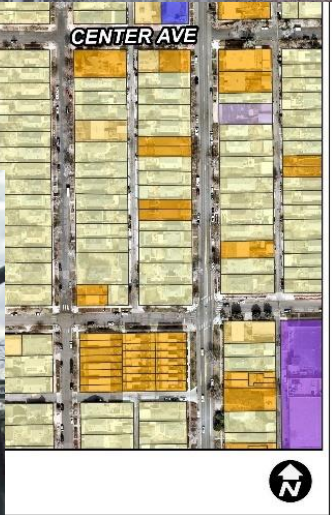
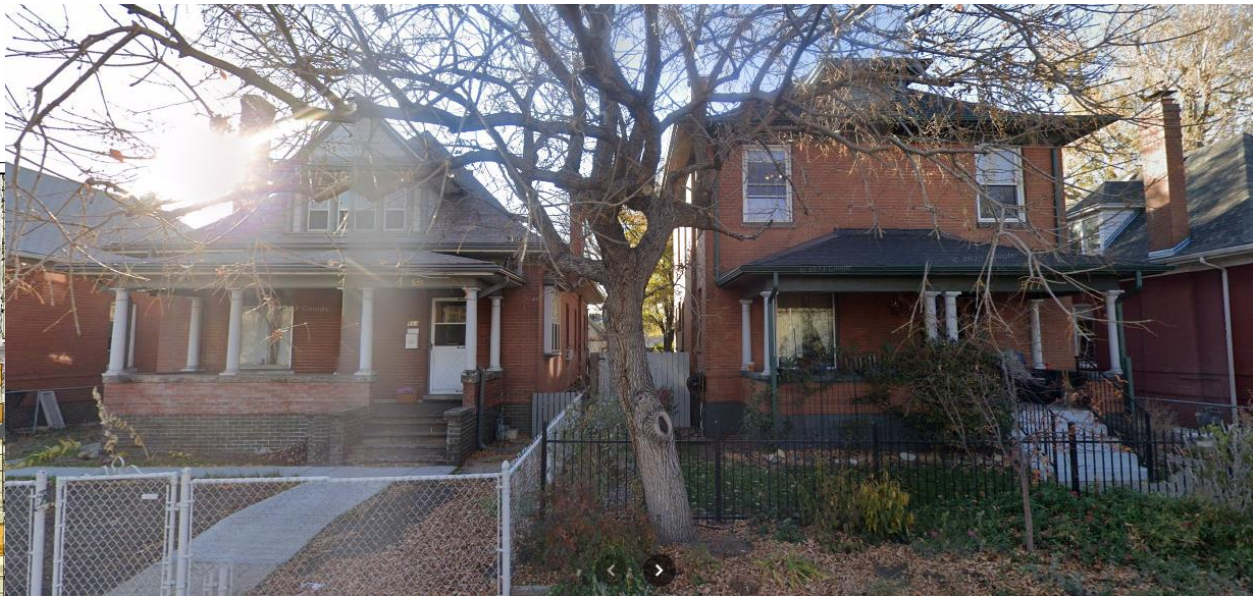
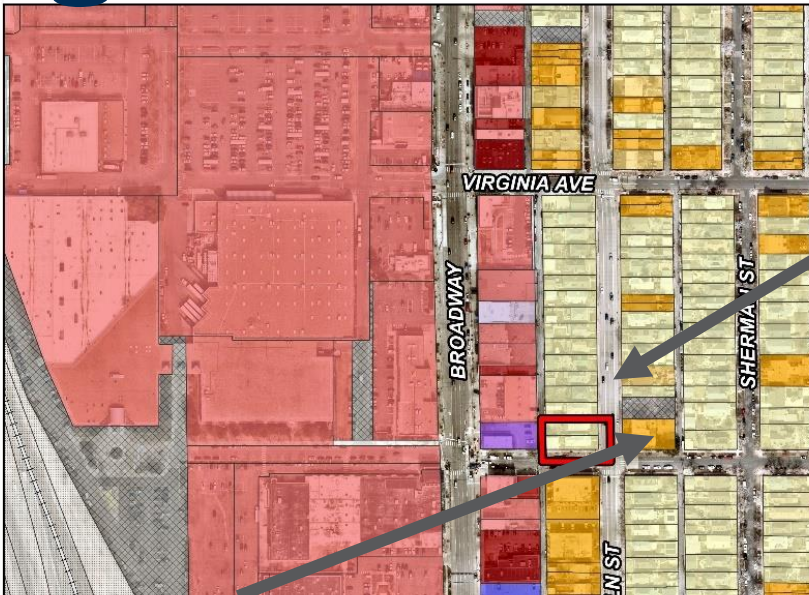
Existing Context



Existing Context

Existing Land Use

- Single-unit Residential
- Two-unit Residential
- Multi-unit Residential
- Commercial/Retail
- Office
- Industrial
- Public/Quasi-public
- Mixed-use
- Trans/Comm/Utilities
- ROW/Road
- Parking
- Other/Unknown
- Vacant



Concurrent Affordable Housing Agreement

- A fully affordable Low Income Housing Tax Credit project.
- 99-year covenant.
- *Under the negotiated alternative, if the project is not realized the AHP requires a minimum of 20% of total dwelling units at 70% AMI.*

**Map amendment application is for the requested U-RH-3A district and not an approval of a site-specific development plan.*

Agenda

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Process

- Informational Notice: 12/2/2024
- Planning Board Notice: 3/4/25
- Planning Board Public Hearing: 3/19/25
- LUTI Committee: 4/1/25
- City Council Public Hearing: 5/12/25

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Public Comments

- RNOs
 - Inter-Neighborhood Cooperation (INC), West Washington Park Neighborhood Association, Baker Historic Neighborhood Association, Lincoln Broadway Corridor Registered Neighborhood Organization
- One public comment asking a general inquiry on the proposed project.

Public Comments

- 1 letter in joint conditional support from the Lincoln Broadway Corridor Registered Neighborhood Organization, West Washington Park Neighborhood Association and the Baker Historic Neighborhood Association.
- On May 7th, these RNO submitted a reached agreement. Revised letter to letter of support.
 - Affordable housing commitments, architectural designs, and communication details.

Planning Board

- Planning Board held a hearing on this item on 3/19/2024
- The board voted unanimously to recommend approval
- Key points raised in board deliberation included:
 - *Concerns with a CBA*
 - *Outdated Neighborhood Plan*
 - *Design Outcomes*

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- West Washington Park Neighborhood Plan (1991)

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *Equitable, Affordable and Inclusive Goal 2 Strategy A:
Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*
- *Equitable, Affordable and Inclusive – Goal 3, Strategy B:
Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).*



Comprehensive Plan 2040

Climate goals:

- *Environmentally Resilient Goal 8, Strategy A: Promote infill development where infrastructure and services are already in place (p. 54).*



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2. Public Interest

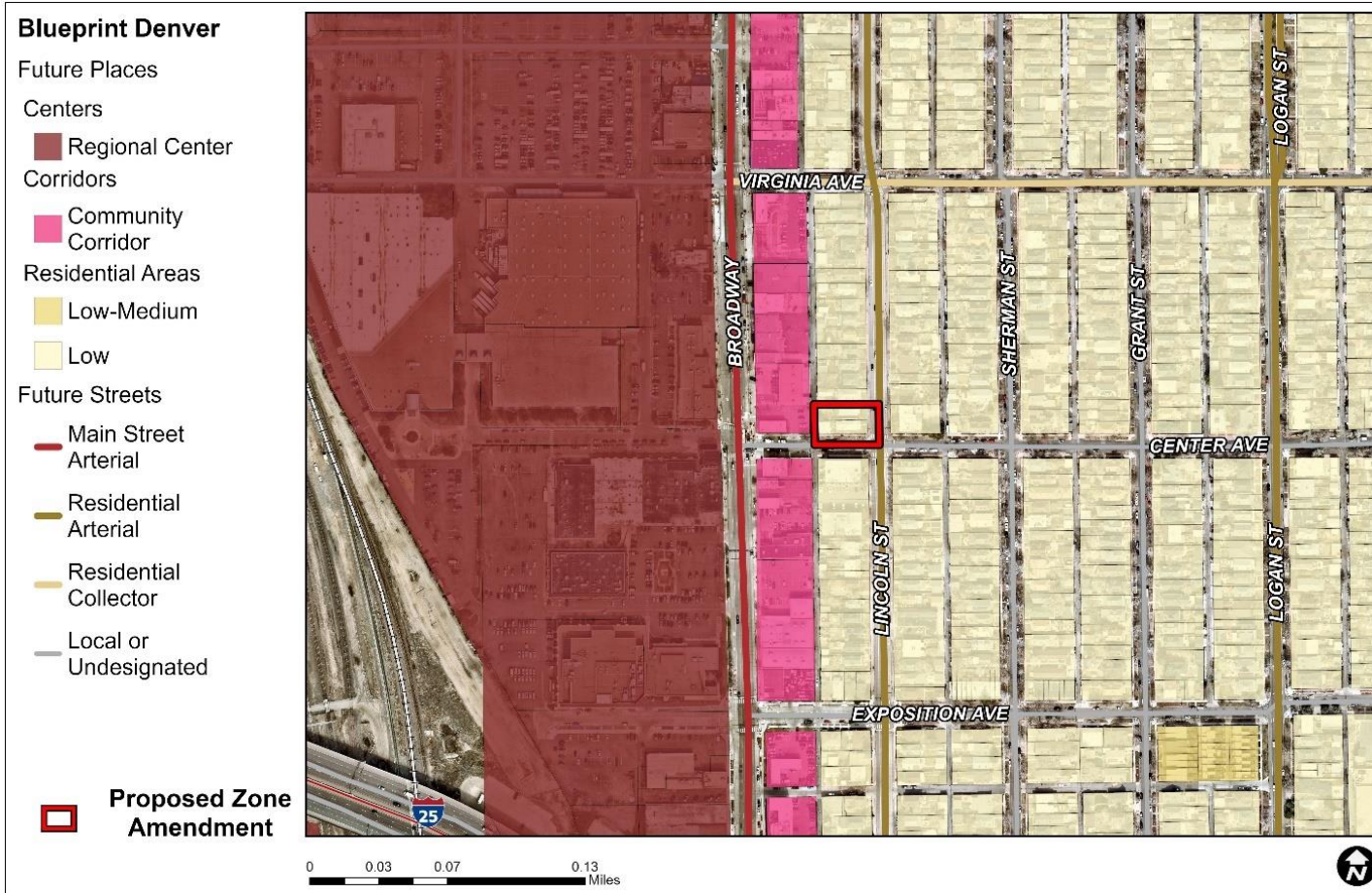
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Urban – Neighborhood Context
 - Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Blueprint Denver 2019



- **Place Type:** Low Residential
 - Predominately single and two-unit uses on smaller lots
 - Building heights are generally up to 2.5 stories in height
- **Street Type:**
 - Lincoln Street is a Residential Arterial

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

- Height Guidance:
 - Guidance from Small Area Plan
 - Surrounding Context
 - U-MS-3 directly to the west
 - Small Apartment Complex directly to the South and East
 - Existing and Planned Height
 - Current Zoning allows Row Houses up to 35 feet in height
 - Proposed Zoning (Apartment Building Form) allows up to 38 feet
 - Achieving Plan Goals for community benefits
 - Affordable Housing Plan

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019

Equity goals and concepts:

Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings.

Small-scale rezoning can implement following goals:

- **Land Use & Built Form – General Goal 2: Allow increased density in exchange for desired outcomes, such as affordable housing (p. 72).**
- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- Land Use & Built Form – Housing Goal 2: Integrate missing middle housing into low and low-medium residential areas, especially those that score low in housing diversity. This allowance should advance goals for affordability, such as including a requirement to provide affordability in exchange for increased density (p. 82).
- *Land Use & Built Form: Housing Policy 06: “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities” (p.67).*

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Enable Housing Near Transit*
 - *Multi-unit buildings are more energy efficient than low density residential development types*

West Washington Park Neighborhood Plan (1991)

The plan is, “intended to promote patterns of land use, urban design, circulation and services that contribute to the economic, social, and physical health, safety and welfare of the people who live and work in the neighborhood” (p. 4)

- Section V, “Housing: “to plan for a mix of people (individuals, families, ages, renters and homeowners, and lifestyles); to permit a mix of housing types; to encourage new housing that is compatible with the existing housing stock in character, design, and scale” (p. 54).

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Consistency with Neighborhood Context, Purpose and Intent

DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION



- General Purpose:

D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

- Intent Statement:

M. U-RH-3A is a multi unit district allowing urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height and detached accessory dwelling units. Apartments are allowed up to three stories, on certain corner lots.

CPD Recommendation

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

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent