



Southwest Legislative Rezoning

Denver City Council

Date: 07.13.2026

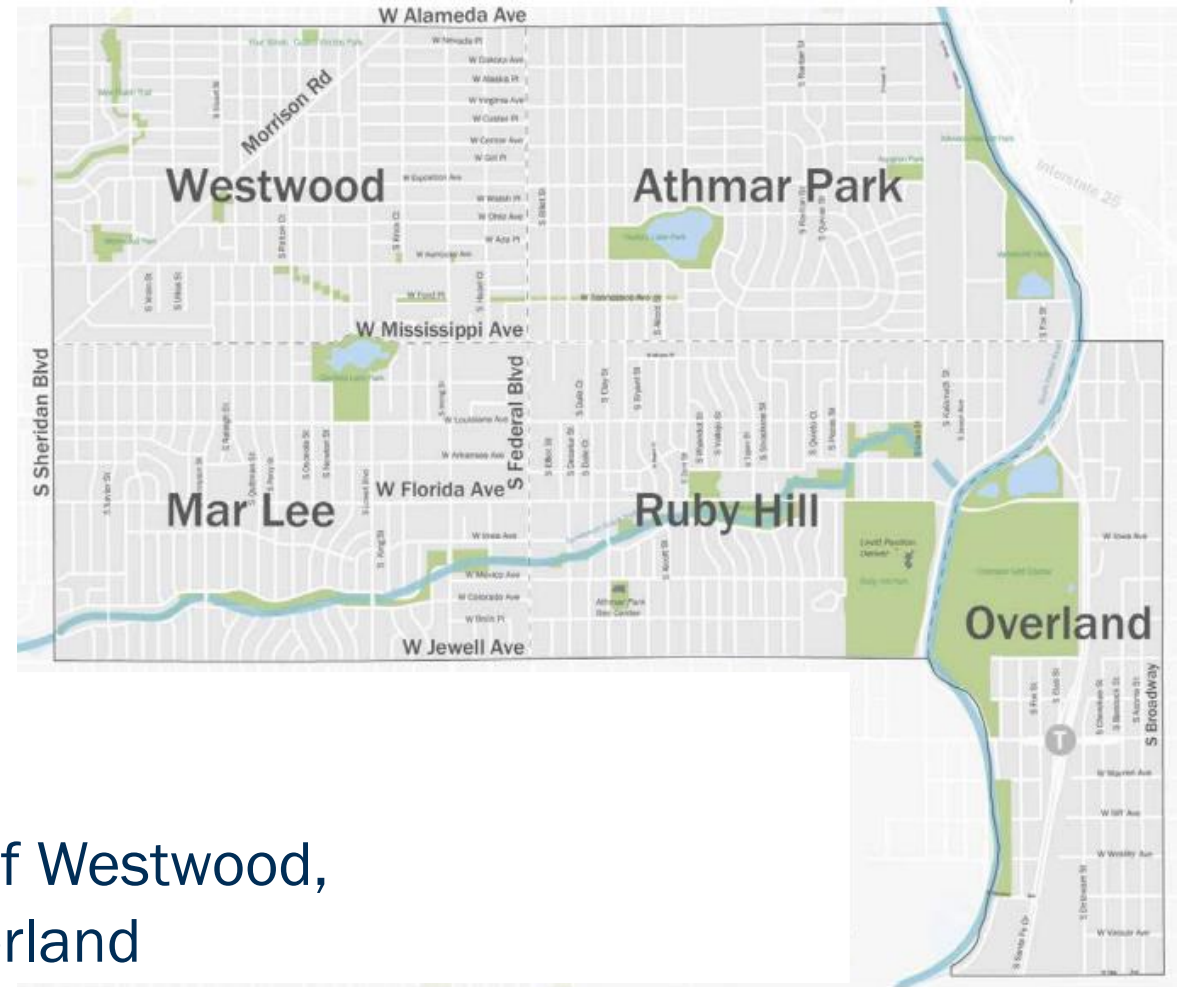
Presenter: Libbie Glick

Presentation Agenda

- Southwest Area Plan Background
- Proposal
- Process
- Review Criteria



Southwest Area Plan Background



Plan Overview

- Adopted by City Council in March 2026
- Outlines a vision for the neighborhoods of Westwood, Athmar Park, Mar Lee, Ruby Hill, and Overland

Southwest Plan Background

Community Priorities

By 2045, the Southwest Area will...

- Vibrant cultural hub that honors its history and celebrates diversity of its people, businesses, and neighborhoods
- Offer a variety of safe, comfortable, and welcoming public spaces
- Offer a range of affordable, high quality housing options that meet the needs of families from diverse backgrounds.
- Remain a key center for industry and manufacturing in Denver
- Have well-designed infrastructure such as roads, trails, sidewalks and landscaping t
- Protect and celebrate its natural resources like water, open spaces, and the South Platte



DIVERSE CULTURAL HUBS



SAFE COMMUNAL SPACES



HOUSING STABILITY AND OPTIONS



INTEGRATED INDUSTRY

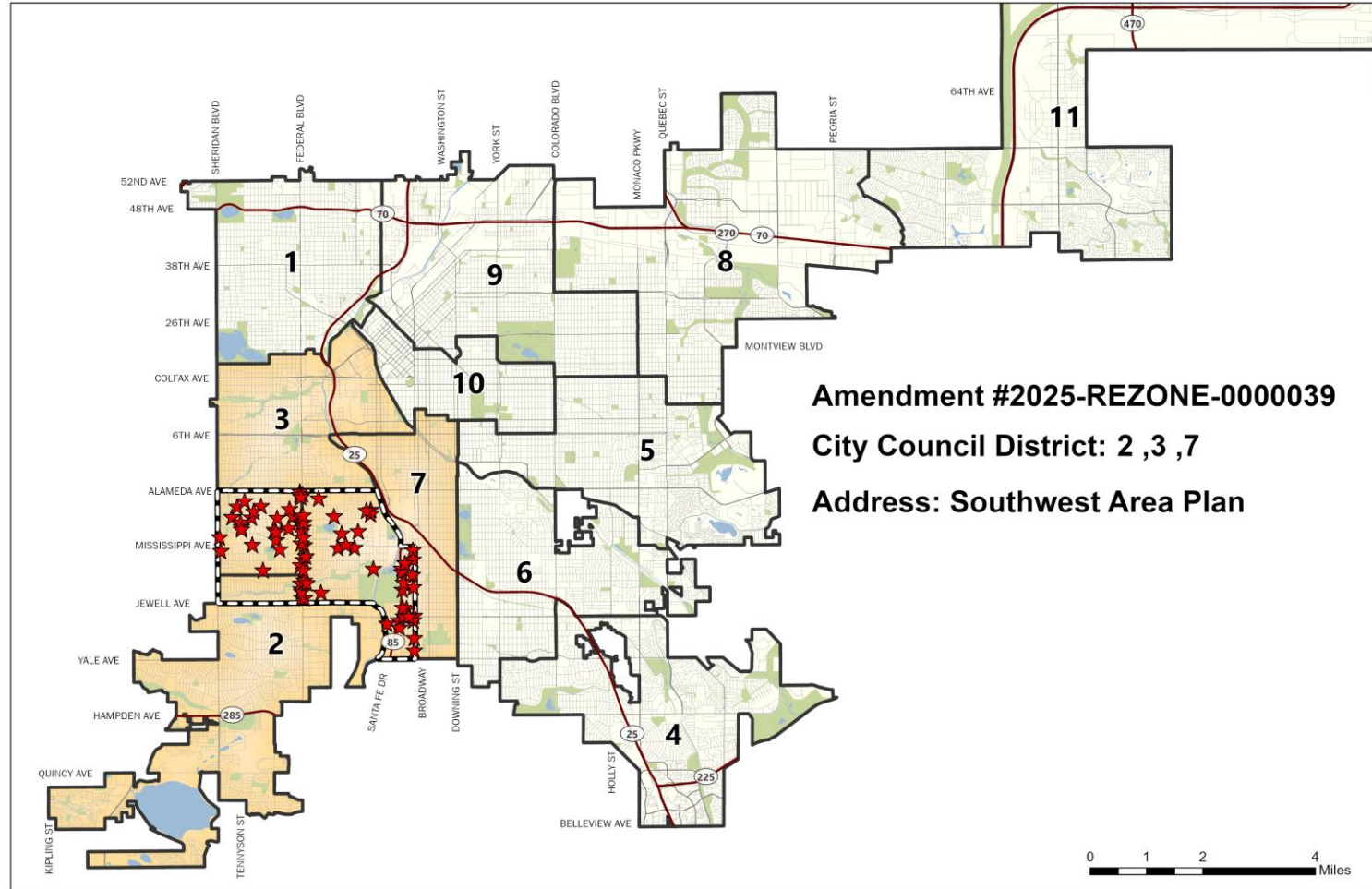


IMPROVED INFRASTRUCTURE



NATURAL RESOURCES

Council Districts 2, 3, and 7



Presentation Agenda

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Proposal

Implement key plan guidance:

1. Design **vibrant commercial Centers and Corridors** that preserve and reflect the neighborhood's cultural character and create spaces that are pedestrian-friendly, comfortable, and welcoming for all (L10)
2. **Industrial areas** should support new and existing industrial businesses and ensure they are part of a healthy community (RC-L2)
3. Southwest residents should have **affordable and secure housing options** that accommodate a wide range of needs (L1)
4. Ensure **zoning is consistent with the vision** for the Southwest neighborhoods

Proposal

1. Centers and Corridors

- Federal Boulevard
- Mississippi Avenue
- Broadway
- Morrison Road
- Evans Station Area

2. Riverside Communities

- Lipan Street Corridor
- Santa Fe Drive Corridor

3. Housing Opportunities

- Habitat for Humanity properties
- Denver Housing Authority properties

4. Institutional Properties: The Westwood Library and a Denver Health property will also be rezoned out of Former Chapter 59

Proposal – Centers and Corridors

- **All corridors**
 - Remove UO-2 and retain UO-1 where it currently exists
- **Federal Boulevard**
 - Rezone from E-MX-3 and FC59 to **E-MX** (mixed use) and **E-MS** districts
 - Apply the **DO-8** (Active Centers and Corridors Overlay) near BRT stops
 - Align **allowed heights** with plan guidance
- **Mississippi Avenue**
 - Rezone from E-MX-3A to **E-MX-3A, DO-8**
- **Broadway**
 - Rezone from I-A, C-MX and U-MX to **C-MS** and **U-MS** (main street) districts
- **Morrison Road**
 - Rezone FC59 to **E-MX** (mixed use) districts
- **Evans Station Area**
 - Rezone I-MX-3 and I-A to **C-MX** districts
 - Align **allowed heights** with plan guidance

Proposal – Riverside Communities

- **Lipan Street Corridor**

- Rezone some areas from I-MX-3 (industrial mixed-use) to **E-RH-2.5** (row house) districts
- Rezone some areas from I-MX-3 to **E-MS-3** (main street) districts

- **Santa Fe Drive Corridor**

- Rezone some areas from I-A and I-B to **I-MX-5**
- Align **allowed heights** with plan guidance

Proposal – Housing Opportunities

- **Habitat and Denver Housing Authority (DHA) properties**
 - Rezone from E-SU-D, E-SU-Dx, and E-SU-B (Single unit) to **E-TU-B** and **E-TU-C** (two unit)
- **DHA multi-unit properties**
 - Rezone from single-unit and two-unit to E-MX-3 (mixed use) and **G-MU-3** and **S-MU-3** (multi-unit)

Proposal – Institutional Properties

- **Denver Health Westwood Family Health Center**
 - Rezone from FC59 Hospital to **CMP-H2** (Campus Healthcare)
- **Westwood Library and Community Center**
 - Rezone from FC59 multi-unit to **G-MU-3** (multi-unit)

Presentation Agenda

- Overview
- Proposal
- Process
- Review Criteria



Process

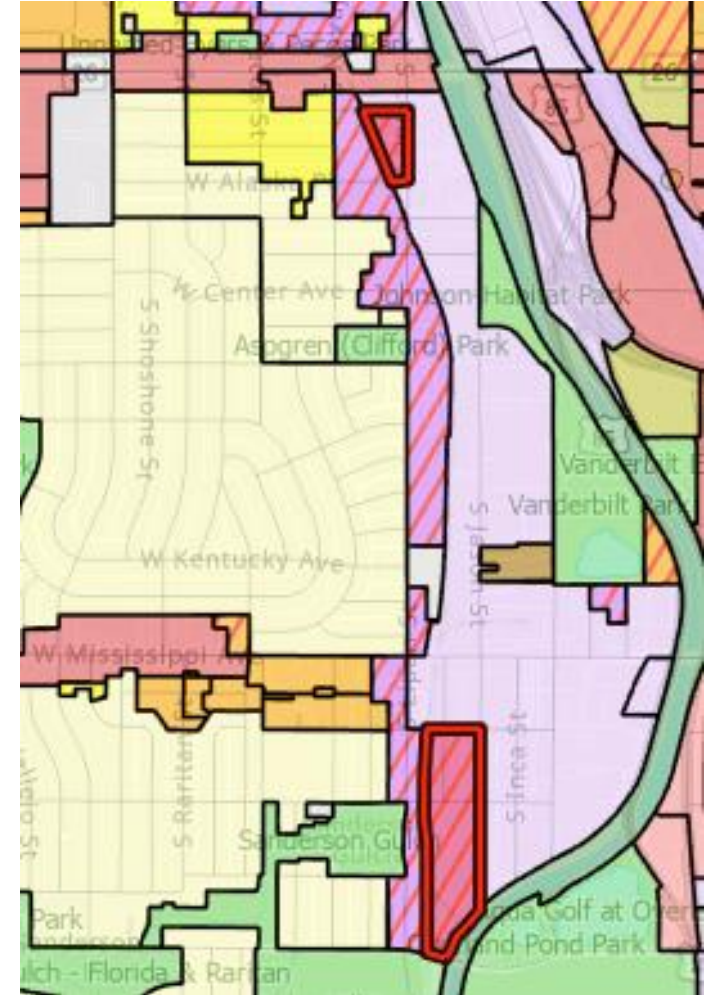
- Informational Notice: 3/2/2026
- Planning Board Notice: 4/21/2026
- Planning Board Public Hearing: 5/6/2026
- LUTI Committee: 6/2/2026
- City Council Public Hearing: 7/13/2026

Planning Board

- Planning Board held a hearing on this item on May 6
- The board voted unanimously to recommend approval
- Key points raised in board deliberation included
 - How rezoning will impact existing uses
 - Federal about Parkway setback and lot depths

First Reading

- Amendment to rezoning was made to remove properties east of Lipan that were proposed to be rezoned to I-A



Public Comments

- Westwood Community Action Team commented that they are supportive of rezoning with protections to support residents and businesses already in the community
- 11 members of the public commented
 - Four were questions about what properties were included
 - Six commented in opposition
 - One resident near Evans Station concerned about 8 stories
 - Two property owners along Lipan concerned about rezoning to MS
 - One resident in Athmar Park concerned about industrial uses
 - Another resident of Athmar Park concerned with additional housing
 - One resident of Mar Lee would like to see a fenced off dog park
 - One resident of Athmar Park in support of rezoning I-MX properties to residential

Public Engagement

- Conducted concurrently with the Southwest planning process
- Staff attended workshops, focus groups, reached out to key property owners, presented to advisory committee
- Compared evolving plan recommendations with existing zoning to prioritize scope of the rezoning to ensure plan guidance informed the rezoning
- Postcards and signs were mailed/posted twice

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



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)
- Southwest Area Plan

2. Public Interest

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

Denver Zoning Code Review Criteria

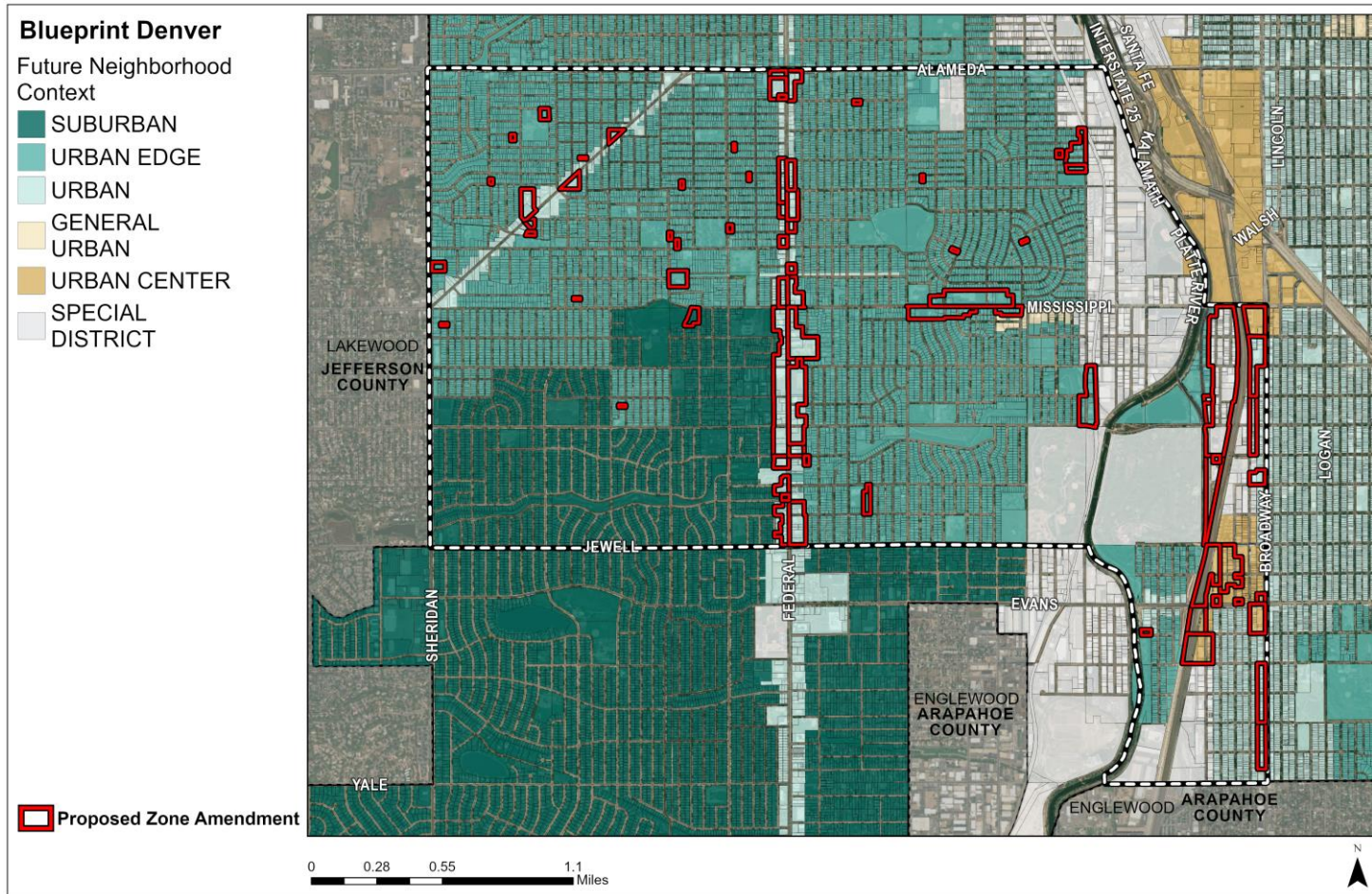
1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019) – Maps updated with Southwest Area Plan
- Far Southwest Area Plan

2. Public Interest

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

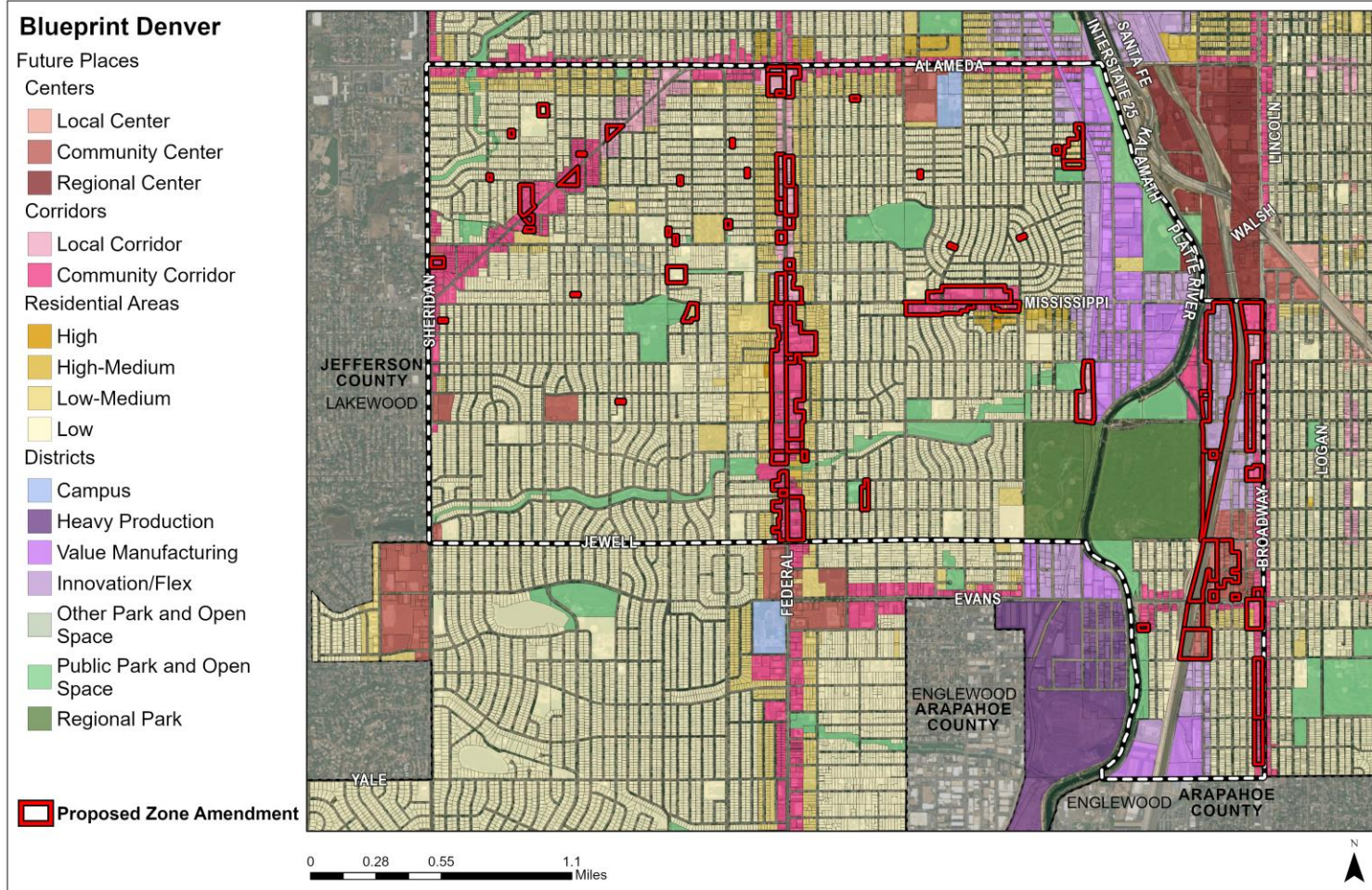
Blueprint Denver 2019



Future Contexts

- Suburban (residential)
- Urban Edge (Mississippi, residential)
- Urban (Federal, Morrison, and Broadway)
 - Proposing E, in the Urban Edge context but consistent with Urban
- Urban Center (Broadway and Evans Station)
- Districts (Industrial and campuses)

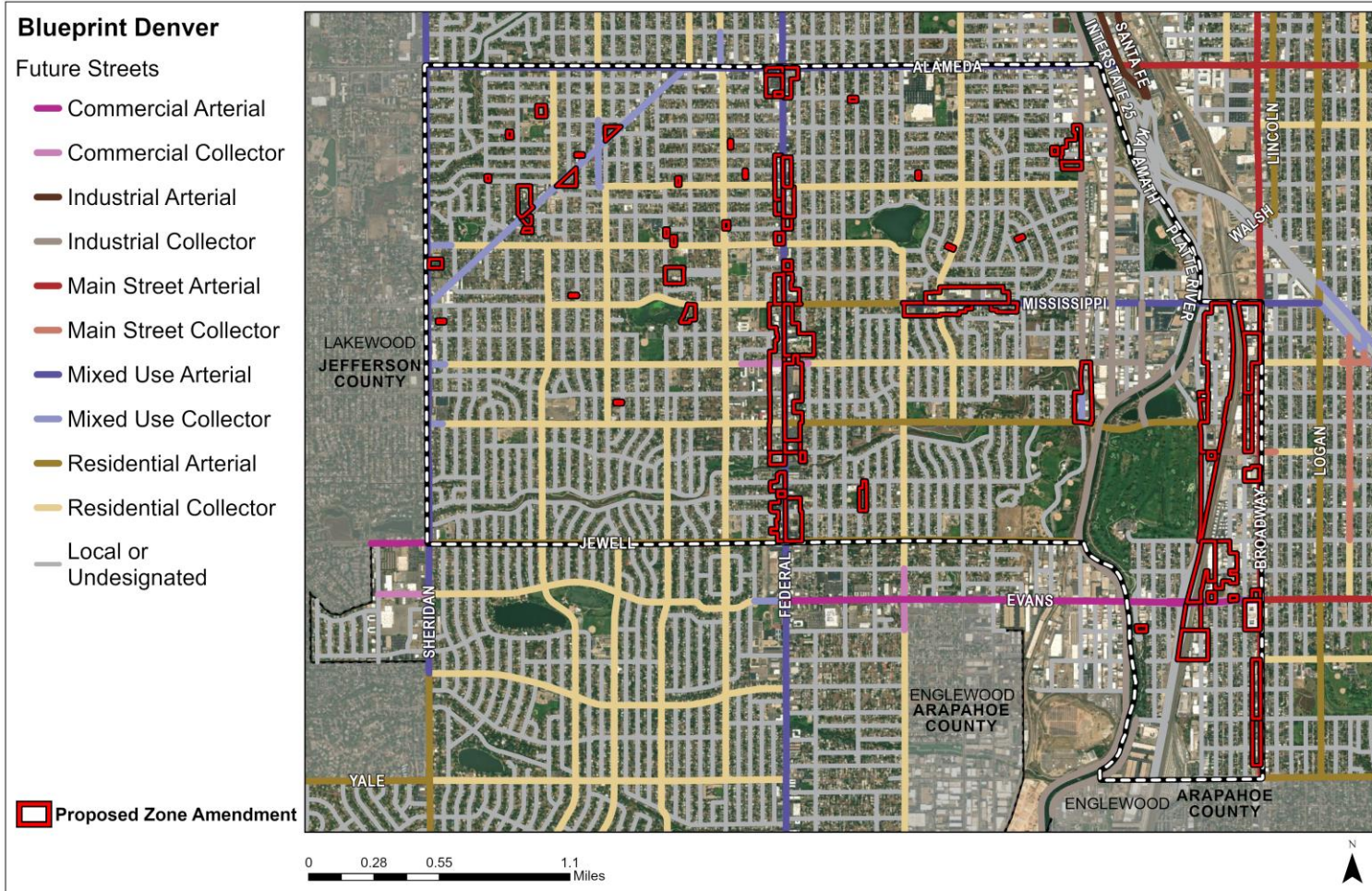
Blueprint Denver 2019



Future Places

- Centers and Corridors
 - Local/ Community Corridor
 - Community Center
- Riverside Communities
 - Value Manufacturing
 - Innovation Flex
 - Local Corridor
 - Low Medium Residential
- Housing Opportunities
 - Low Residential
 - Low Medium Residential
- Institutional Properties
 - Low Residential
 - Low Medium Residential

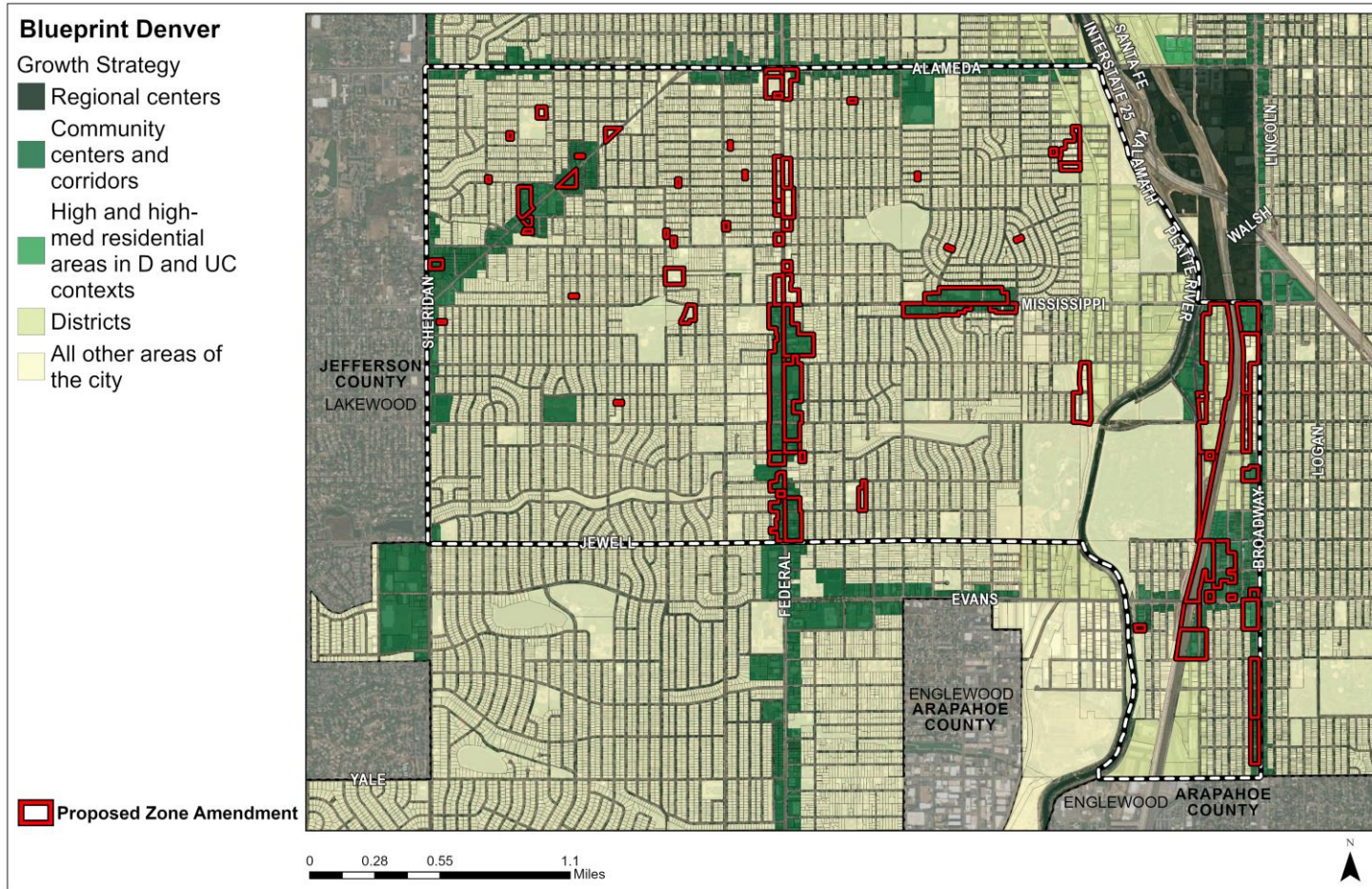
Blueprint Denver 2019



Future Streets

- Mixed Use (Federal, Morrison, Mississippi, Lipan)
- Main Street (Broadway)
- Commercial (Evans)
- Industrial
- Residential
- Local

Blueprint Denver 2019



Growth Areas Strategy

- Community Centers and Corridors
- Districts
- All other areas of the city

Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

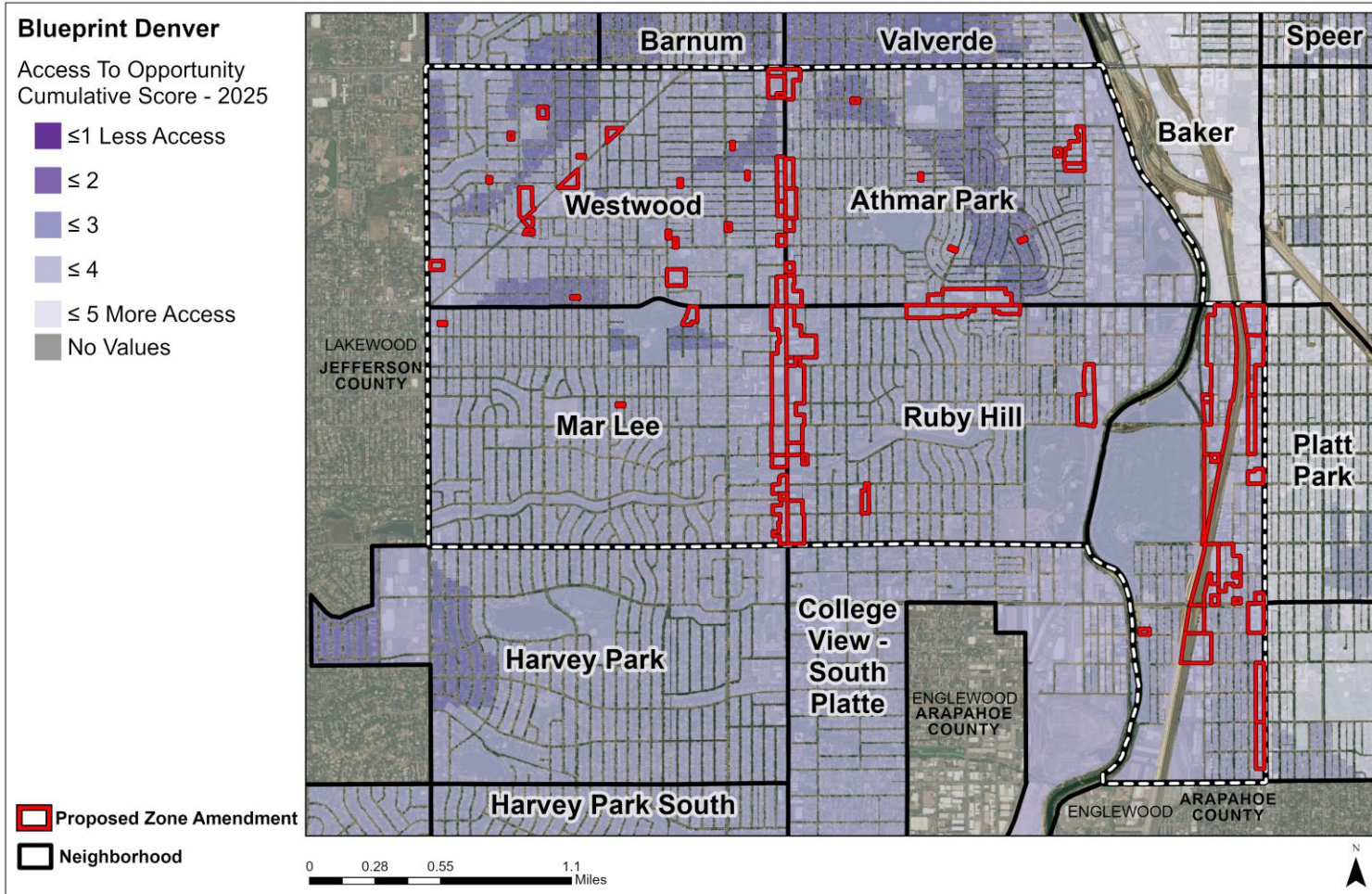
Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



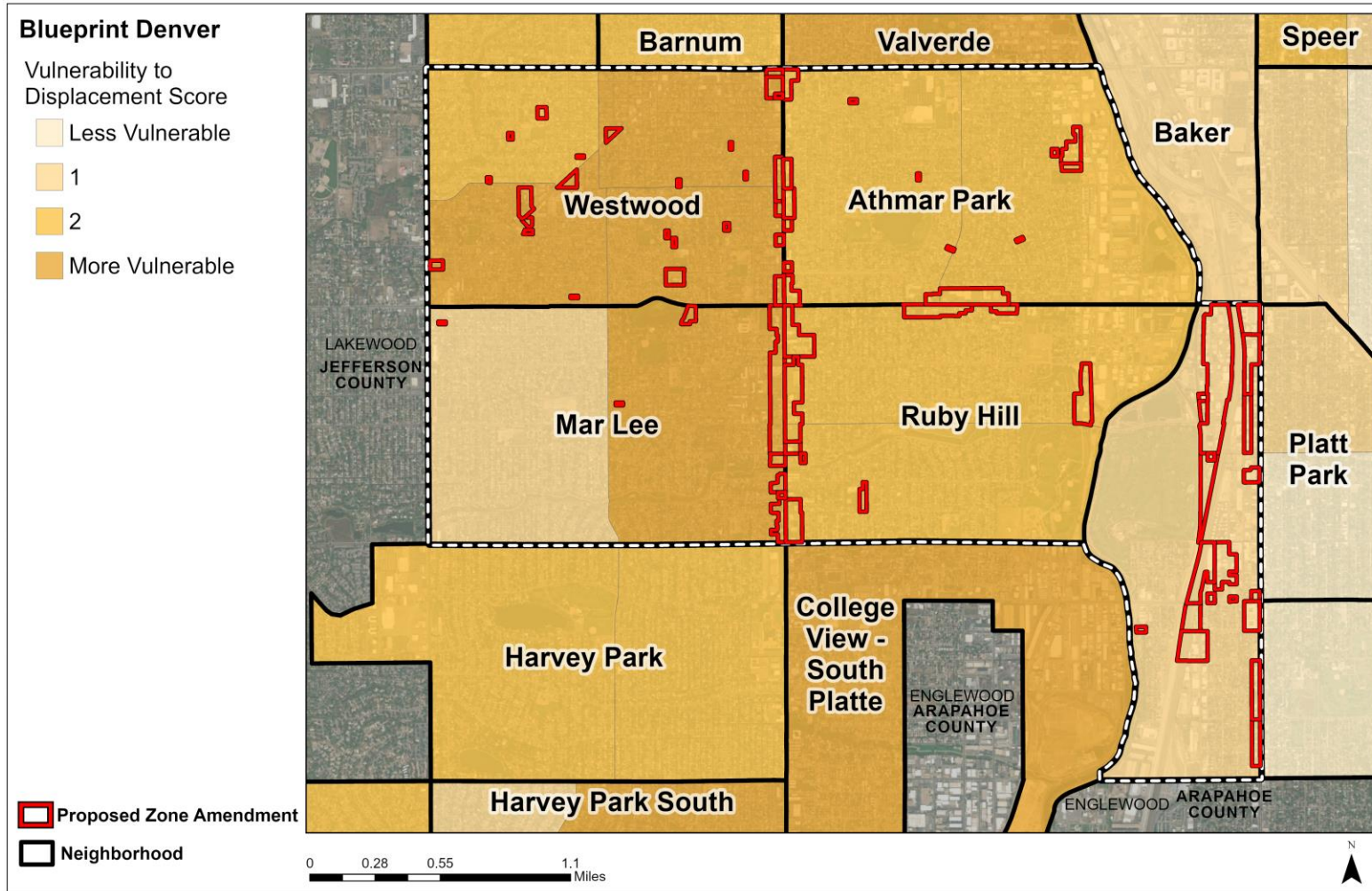
Blueprint Denver – Equity Analysis



Access to Opportunity

- Scores range from 2 to 4 out of 5
- Lowest scores in Access to Transit (western portion), mortality, child obesity, and access to healthcare
- Highest scores in Access to Centers and Corridors and social determinants of health

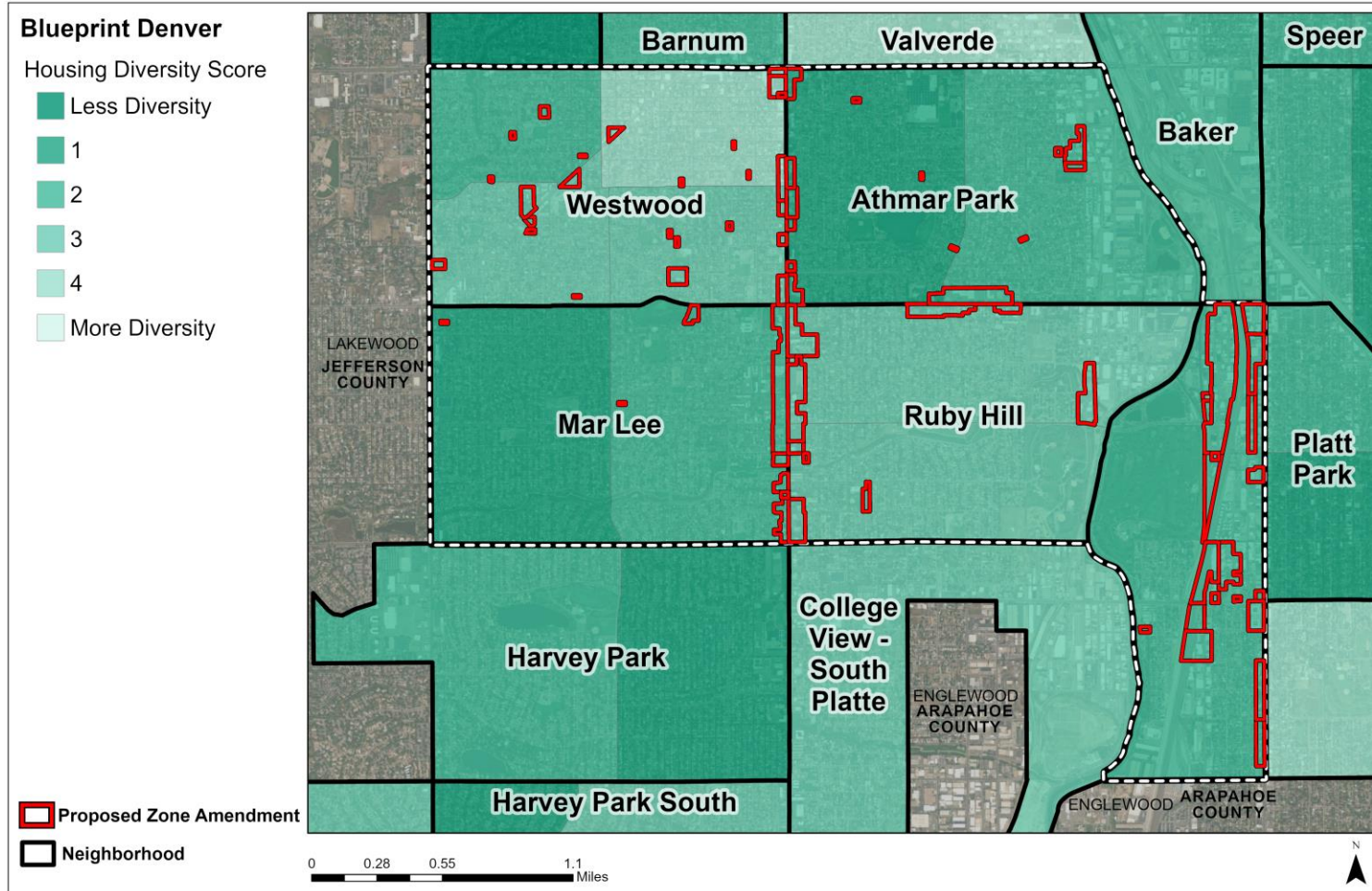
Blueprint Denver – Equity Analysis



Vulnerability to Involuntary Displacement

- Westwood and eastern portion of Mar Lee are the most vulnerable

Blueprint Denver – Equity Analysis



Expanding Housing Diversity

- Scores range from 1 to 4 out of 5
- Westwood is most diverse
- Portions of Athmar Park and Mar Lee are the least diverse

Blueprint Denver 2019

Strategies:

- Land Use & Built Form, General Policy 3, Strategy A: **Rezone properties from the Former Chapter 59** zoning code so that the entire city is covered by the DZC, including to incentivize owners to come out of the old code.
- Land Use & Built Form, General Policy 11: Implement plan recommendations through **city-led legislative rezoning** and text amendments.
- Land Use & Built Form, Design Quality and Preservation Policy 4: Ensure an **active and pedestrian friendly environment** that provides a true mixed-use character in centers and corridors.

Blueprint Denver 2019

Climate guidance

This application addresses climate by creating more walkable places in centers and corridors by rezoning to districts that have stronger design standards than what exist.

Denver Zoning Code Review Criteria

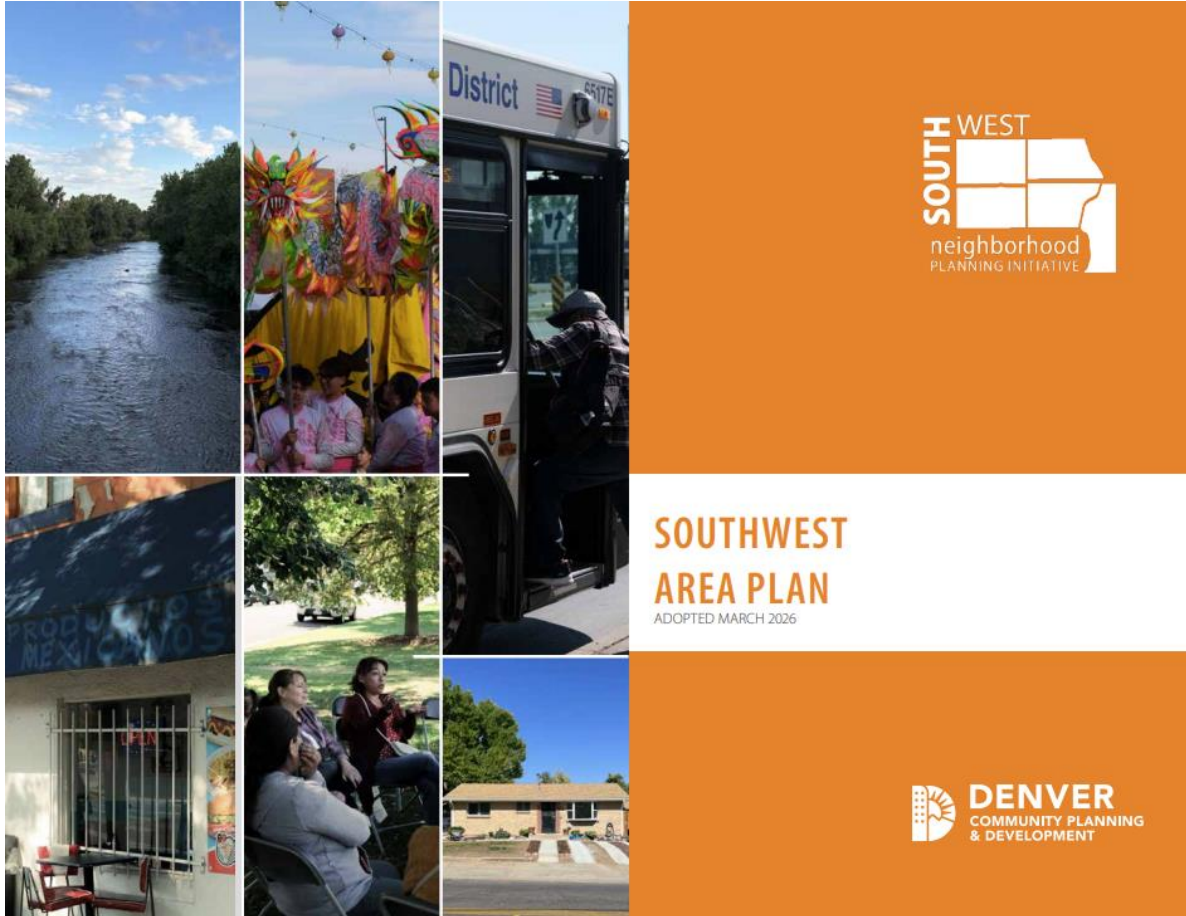
1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- Southwest Area Plan

2. Public Interest

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

Southwest Area Plan



DIVERSE CULTURAL HUBS



SAFE COMMUNAL SPACES



HOUSING STABILITY AND OPTIONS



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IMPROVED INFRASTRUCTURE



NATURAL RESOURCES

Southwest Area Plan

- LU 11: Zoning regulations should evolve to improve design outcomes, equity, and responsiveness
 - Larger-scale, legislative rezonings should be prioritized over site-by-site rezonings to implement plan recommendations
 - Billboard overlay districts (UO-2) should be removed through the rezoning process. Billboards are not appropriate and are inconsistent with this plan.



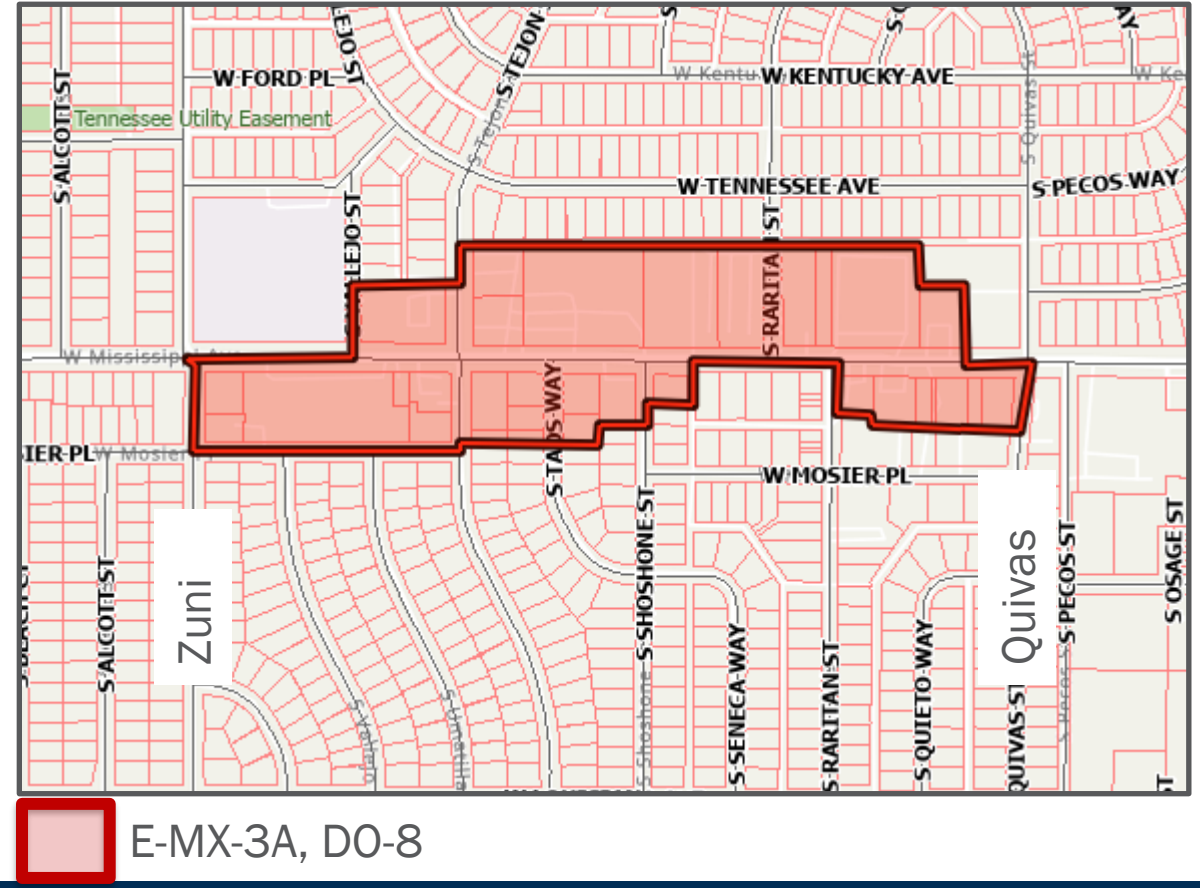
Centers and Corridors

Southwest Area Plan

Centers and Corridors – Mississippi Avenue

Proposal

- Rezone from E-MX-3A to E-MX-3A, DO-8
- Goal: require ground floor active uses and promote a pedestrian-friendly environment



Note: Maps are simplified for presentation purposes. Refer to the staff report for detailed neighborhood maps.

Southwest Area Plan

Centers and Corridors – Mississippi Avenue

Current Rules



Example of General Building Form

The current rules produce development that is auto-oriented and uninviting to pedestrians.

Proposed Rules



Example of Shopfront Building Form

The new rules would create development that is more welcoming by requiring nonresidential active uses, buildings to be closer to the street, drive-thrus to be located behind buildings, and more windows.

Southwest Area Plan

Centers and Corridors – Mississippi Avenue

Mississippi Shopping Center L1

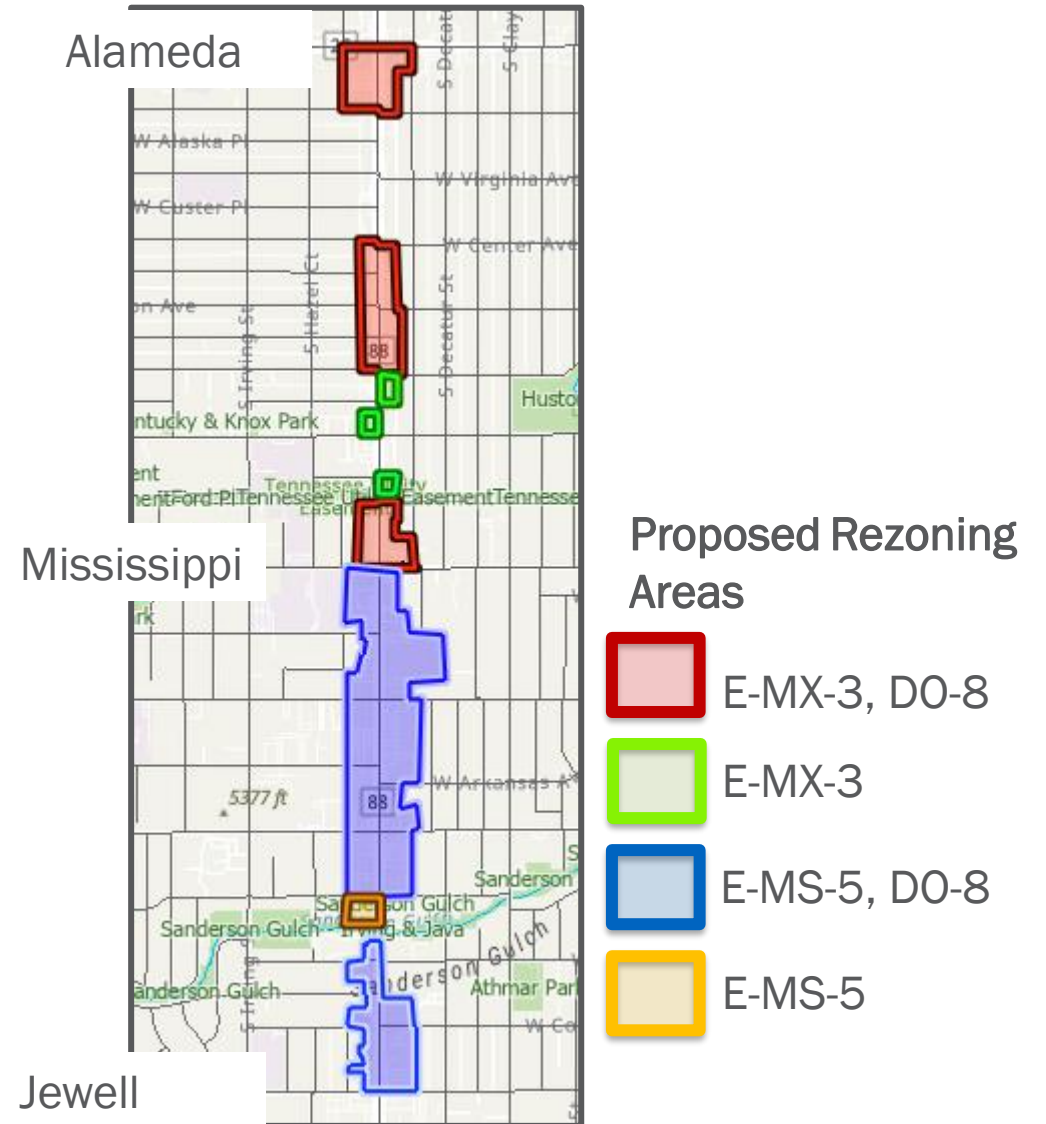
- Strategy B: Evolve shopping area into [mixed-use destination](#) that builds on the Latino/a/x culture
 - Update rules, regulations, or zoning to reflect [a more pedestrian-friendly built environment](#)
 - [Promote active ground floor uses](#) along Mississippi

Southwest Area Plan

Centers and Corridors – Federal Boulevard

Proposal

1. Rezone FC59 Properties
 2. Rezone to include DO-8 within 1 block of BRT stations
 3. Rezone properties south of Mississippi to allow up to 5 stories
- Goal: Promote a mixed use corridor with active ground floor uses and match height with plan guidance



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Southwest Area Plan

Centers and Corridors – Federal Boulevard

Federal Boulevard L1: Strengthen the cultural identity and sense of place of Little Saigon through creative placemaking and design.

- Strategy D: Honor the heritage of the area and promote economic growth, safety, vibrancy, and inclusivity by creating a Cultural District for Little Saigon. The area should retain its Asian flavor, preserving places where people can buy traditional foods and products and recognizing it as a cultural space where people feel comfortable. Build upon the Far East Center's historic designation. Identify and preserve other cultural, architectural, and historic sites.

Southwest Area Plan

Centers and Corridors – Federal Boulevard

Federal Boulevard L5

- Strategy A: Zoning should allow for a diverse mix of residential and commercial uses, at transit supportive densities
 - Within Little Saigon, building heights should be up to 3 stories and heights up to 5 stories south of Mississippi
 - Buildings should front streets with parking located behind
 - Bring properties in FC59 into Denver Zoning Code
- Strategy B: Limit drive-thrus within ¼ miles of BRT stations
- Strategy D: Encourage transit-supportive development
 - Stations should feature a vibrant and diverse mix of land uses
 - Promote walking, transit ridership, opportunities for public interactions
 - Stations should have ground floor active uses

Southwest Area Plan

Centers and Corridors – Federal Boulevard

Parkway Setback

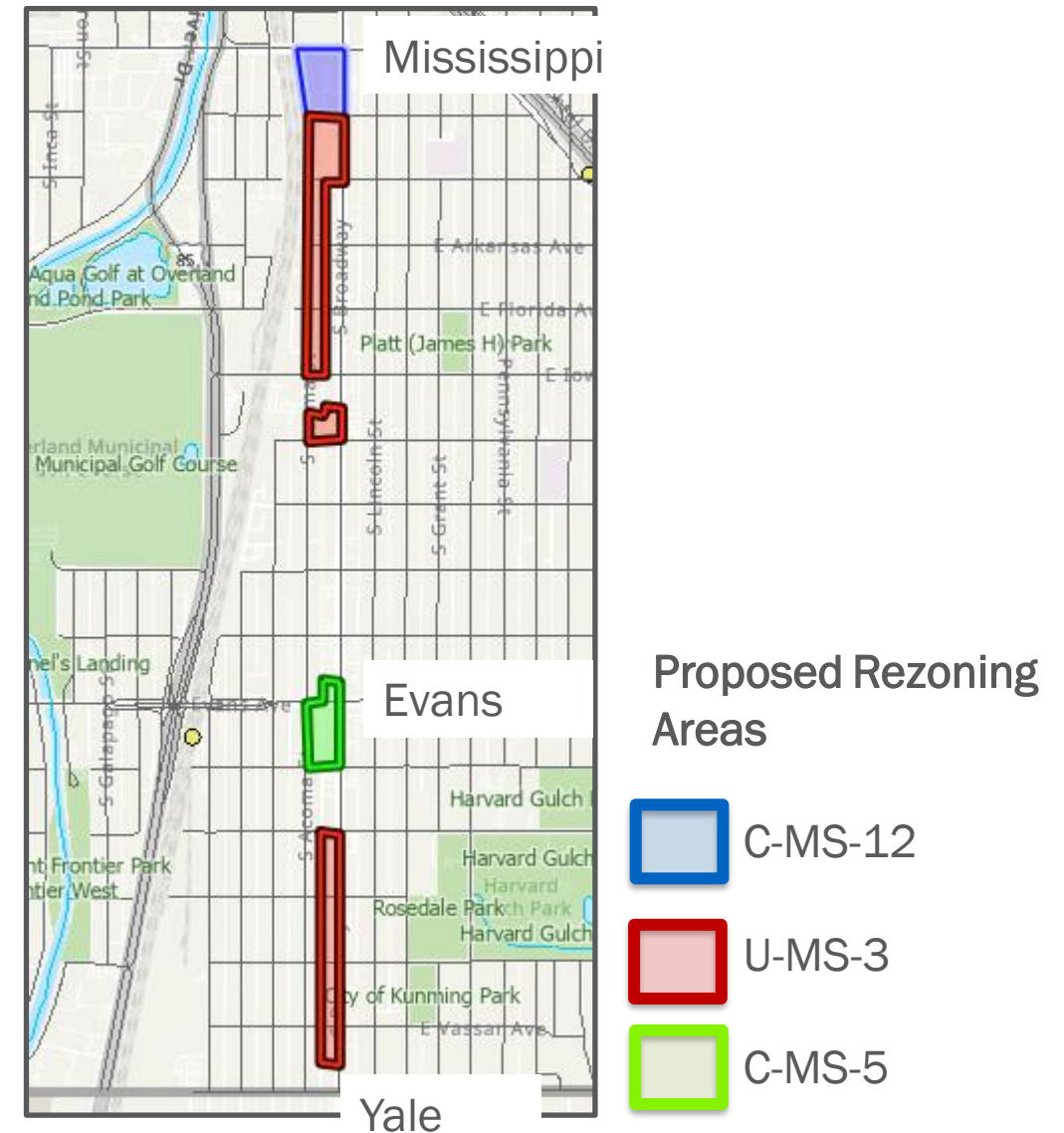
- Previous versions of the staff report noted a 20-foot parkway setback requirement for Federal
- There was an amendment to the Parkways Building Line Restrictions Policy that reduced the setback to 0 for this part of Federal
 - Applies from W. 20th Ave. to the south city limits

Southwest Area Plan

Centers and Corridors – Broadway

Proposal

- Rezone existing MX, FC59, and I-A properties to MS
- Heights to match existing entitlement and plan guidance
- Goal: promote a more pedestrian-friendly environment and better maintain main street character



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Southwest Area Plan

Centers and Corridors – Broadway

Overland Policy L2: Maintain ‘traditional main street’ character

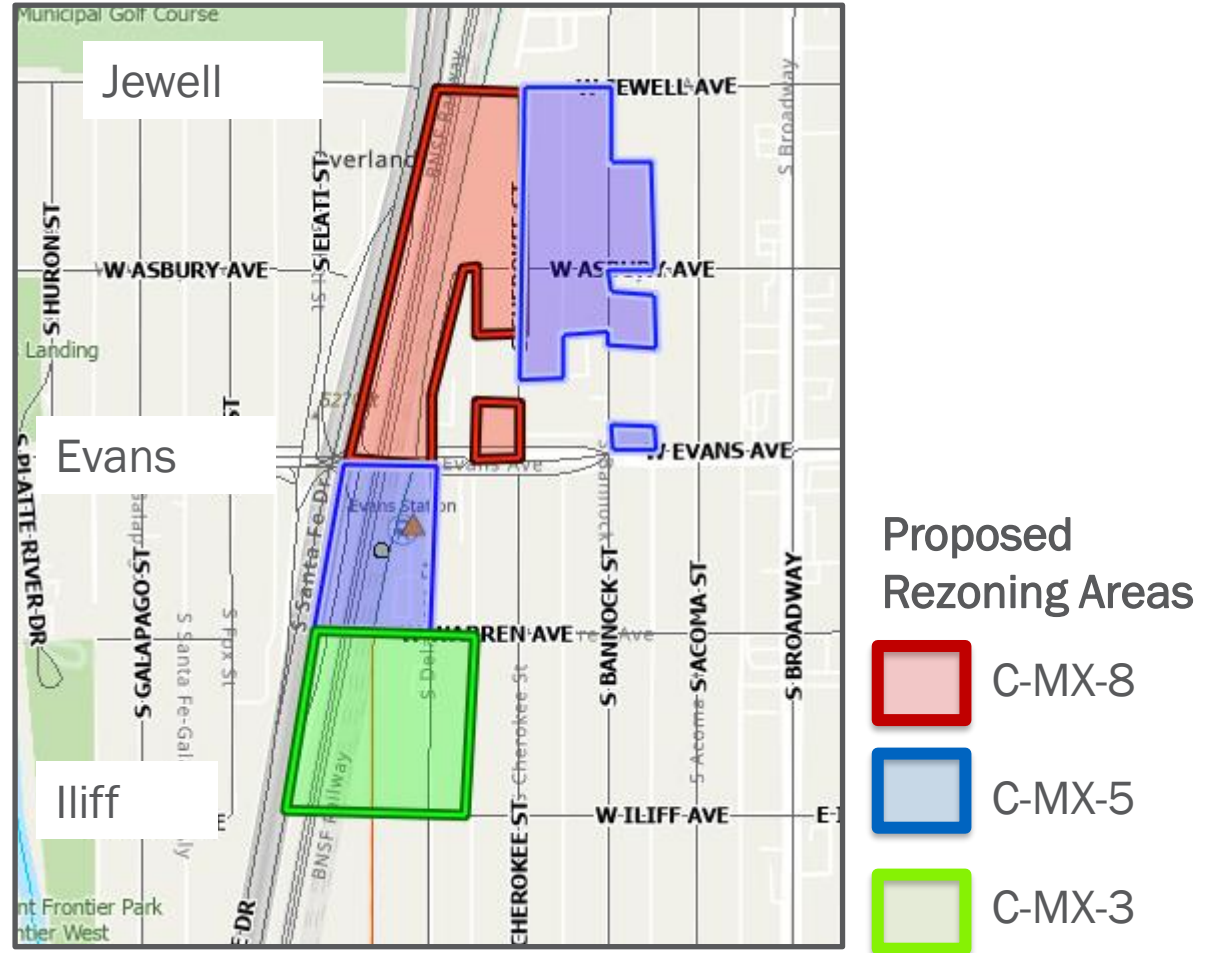
- Strategy J: Prioritize ground-floor commercial uses
- Strategy L: Incentivize transition away from car-oriented uses
- Strategy M: drive-thrus, gas stations, car dealerships should be limited

Southwest Area Plan

Centers and Corridors – Evans Station Area

Proposal

- Rezone from I-A and I-MX-3 to C-MX-3, C-MX-5, and C-MX-8
- Align heights with plan guidance
- Goal: promote transit supportive densities



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Southwest Area Plan

Centers and Corridors – Evans Station Area

Overland Policy L3: Support transit oriented uses

- Strategy B: Blocks facing W. Evans and surrounding station should allow for a mix of uses
- Strategy E: Heights near the Station should support TOD
 - Area near station between Evans and Colorado should be up to 5 stories
 - Buildings as tall as 8 stories adjacent to tracks

Southwest Area Plan

Centers and Corridors

Policy L6: Support local businesses

- Strategy L: Encourage semi-permanent or mobile food vendors such as food trucks or kiosks within Centers and Corridors.

Southwest Area Plan

Centers and Corridors – Morrison Road

Proposal

- Rezone FC59 properties to E-MX-3
- Align heights with plan guidance
- Goal: promote flexibility in development and match existing corridor



Proposed
Rezoning Areas



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Southwest Area Plan

Centers and Corridors – Morrison Road

Westwood Policy 3:

- Strategy I: continue serving as a neighborhood destination while allowing flexibility on challenging diagonal lots.
 - Retain maximum building heights of 3 stories
 - Maintain current flexibility build-to requirements
 - Maintain flexible setbacks and allowances for parking locations
 - Remove UO-2



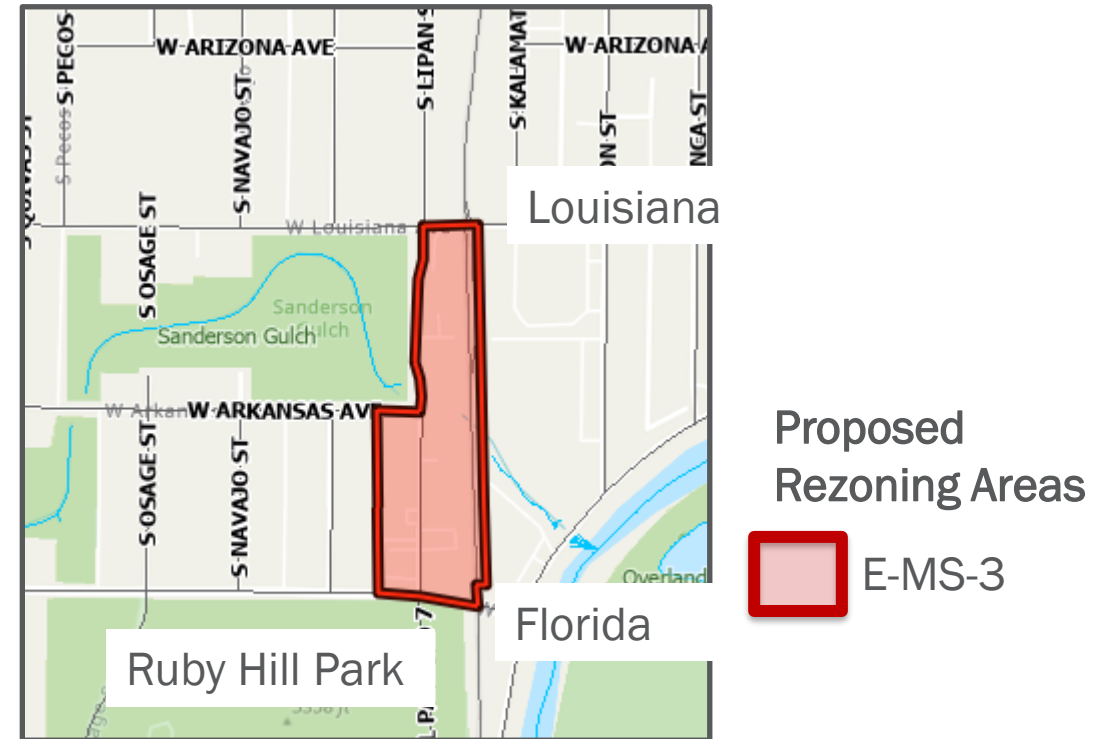
Riverside Communities

Southwest Area Plan

Riverside Communities – Lipan Street near Ruby Hill

Proposal

- Rezone I-MX-3 to E-MS-3
- Goal: facilitate a mixed-use corridor environment and act as a transition to more intense industrial area



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Southwest Area Plan

Riverside Communities – Lipan Street near Ruby Hill

River Corridor Policy L1:

- Strategy C: Lipan St. Local Corridor. From Louisiana to Florida should evolve into local commercial node that serves the community
 - Existing industrial uses should be allowed to remain. Area should evolve over time into a local, community-serving commercial corridor.

Southwest Area Plan

Riverside Communities – Lipan Street near Aspghren Park

Proposal

- Rezone E-SU-B and I-MX-3 to E-RH-2.5
- Goal: facilitate a residential area and act as a transition to more intense industrial area



Proposed
Rezoning Areas
E-RH-2.5

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Southwest Area Plan

Riverside Communities – Lipan Street near Aspgren Park

River Corridor Policy L2:

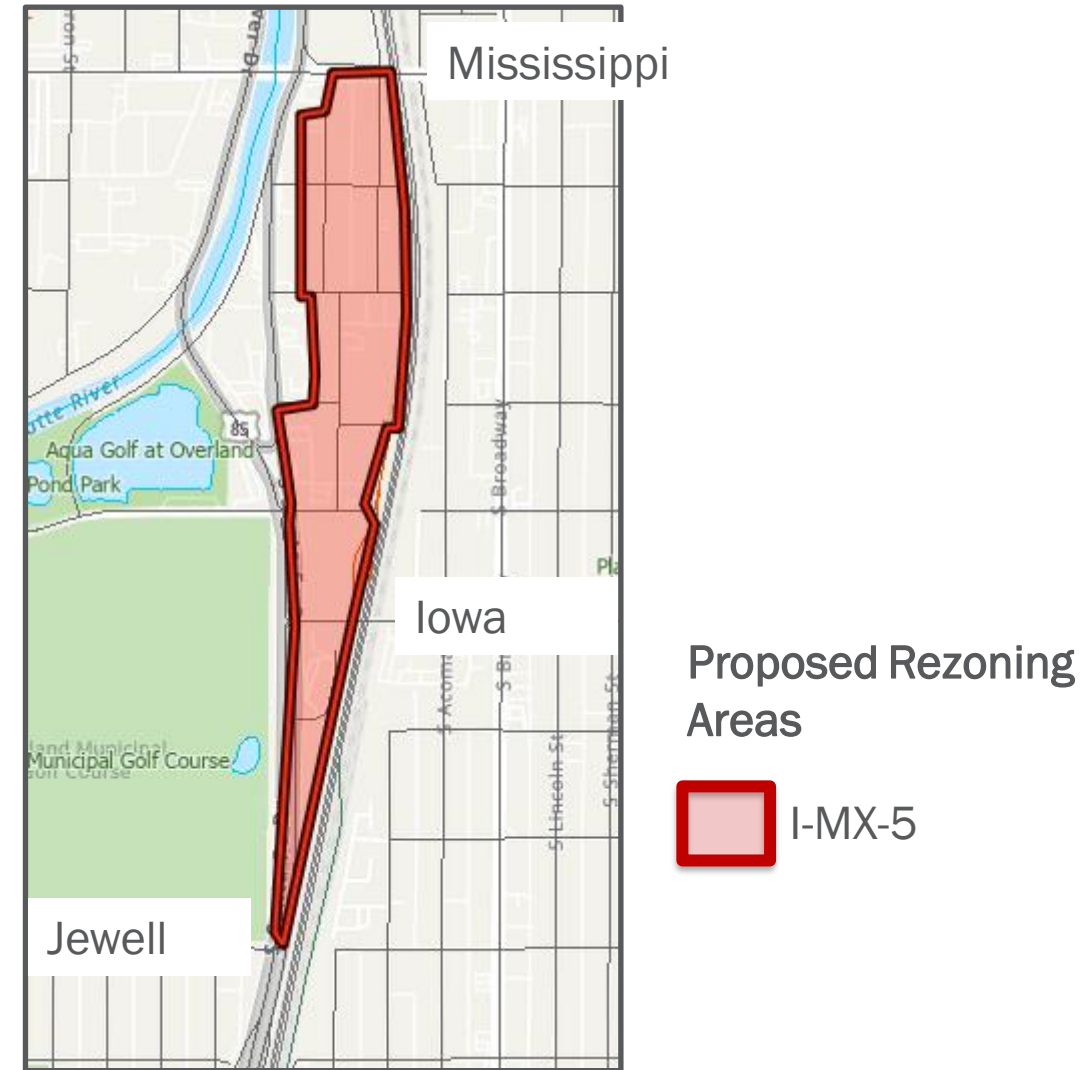
- Strategy E: Lipan Street – industrial uses between West Virginia Ave. and West Gill Pl should be allowed to remain. This corridor should evolve into residential blocks with a mix of low residential and Low-Medium residential.

Southwest Area Plan

Riverside Communities – Santa Fe Corridor

Proposal

- Rezone E-CC-3 and I-A and I-B to I-MX-5
- Goal: facilitate transition to more mixed-use areas and allow for residential development



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Southwest Area Plan

Riverside Communities – Santa Fe Corridor

River Corridor Policy L2:

- Strategy D: Santa Fe Corridor Area: innovation flex area should allow a mix of uses, including residential, to reflect changes along Santa Fe and around the Broadway and I-25 Station



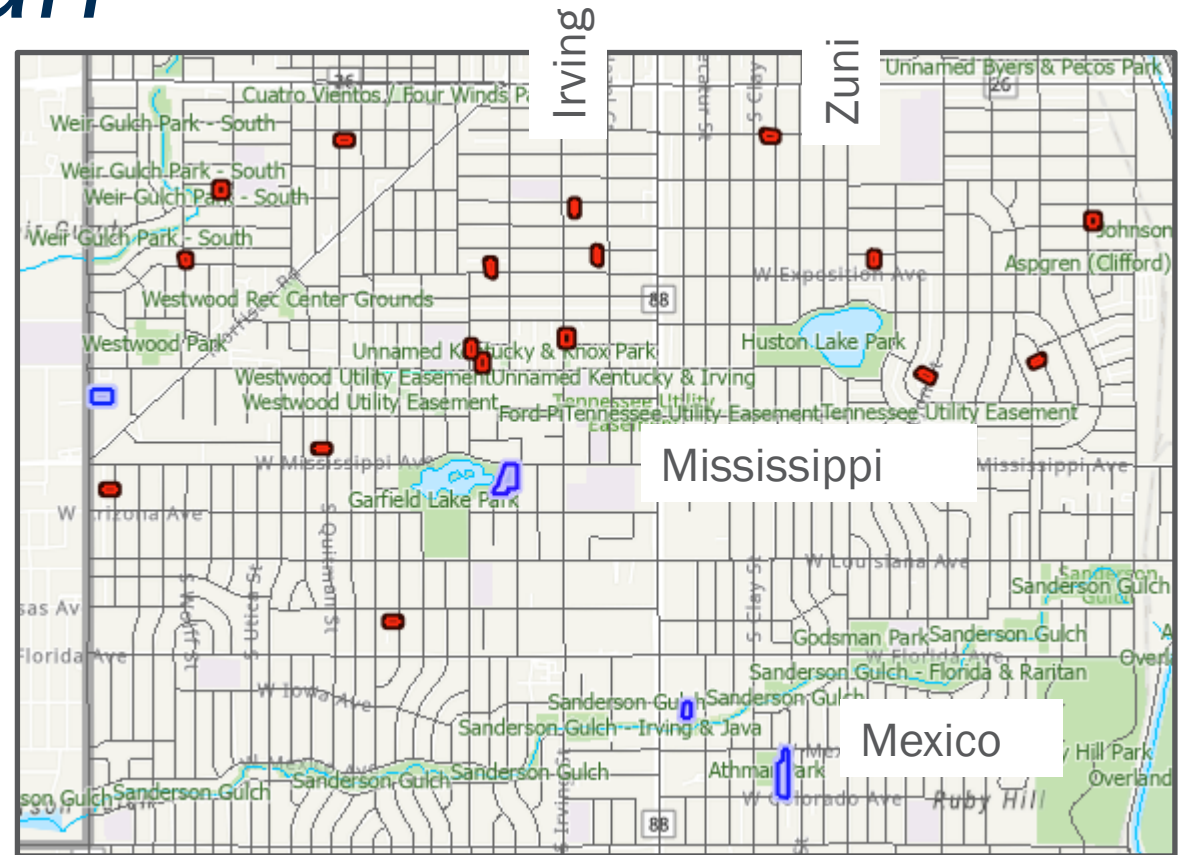
Housing Opportunities

Southwest Area Plan

Housing Opportunities

Proposal

- Rezone E-SU-D, E-SU-Dx, and E-SU-B to E-TU-C and E-TU-B
- Rezone E-TU-C, S-SU-D, R-1, and E-SU-Dx to E-MX-3, S-MU-3, and G-MU-3
- Goal: allow for more affordable units owned by DHA and Habitat for Humanity



Proposed Rezoning Areas



E-TU-B and E-TU-C



G-MU-3, S-MU-3,
and E-MX-3

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Southwest Area Plan

Housing Opportunities

LU 1:

- Strategy H: DHA properties should continue to offer affordable housing options
- Strategy I: Zoning established on DHA-owned dispersed sites should allow for redevelopment. Height should reflect the surrounding context up to 2-3 stories and allow for more density and bedroom units to support families.

LU 2: Provide adequate supply of high-quality, well-maintained housing that meets community needs

- Strategy A: More housing should be added in Southwest Denver through both new construction and renovation

Southwest Area Plan

Housing Opportunities

LU 3: Low Residential places should allow for additional housing growth

- Strategy A: Explore ways to allow more housing types across the city



Institutional Properties

Southwest Area Plan

Institutional Properties

Proposal

- Denver Health: rezone from H-2 w/waivers and conditions to CMP-H2
- Westwood Library: rezone from R-5 to G-MU-3
- Goal: Brings properties into DZC and allows for flexibility in the future



Proposed Rezoning Areas



CMP-H2



G-MU-3

Note: Maps are simplified for presentation purposes. Refer to the staff report for detailed neighborhood maps.

Southwest Area Plan

Institutional Properties

LU 8: Community institutions and other non-profit organizations should be well integrated into the community

- Strategy A: Existing campuses or non-profit campuses should have flexibility to expand their footprint while maintaining character

Westwood QOL1:

- Strategy F: Westwood Community Center should continue to provide services and explore ways to provide additional services like food access, affordable housing, parking, and open spaces

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implements policies in Comprehensive Plan 2040, Blueprint Denver, and Southwest
- Better design in centers and corridors
- Providing more opportunities for affordable housing
- Allow institutional uses to grow while also keep neighborhood character

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

Denver Zoning Code Review Criteria

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

Consistency with Neighborhood Context, Purpose and Intent

- The rezoning is consistent with the Suburban, Urban Edge, Urban, Urban Center, Industrial, and Campus contexts
- The rezoning is also consistent with the intent of the mixed use, main street, industrial mixed use, multi-unit, row house, two unit, and campus healthcare zone districts

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