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# East Colfax

Map Amendment #2020I-00158: from E-SU-Dx to E-SU-D1x

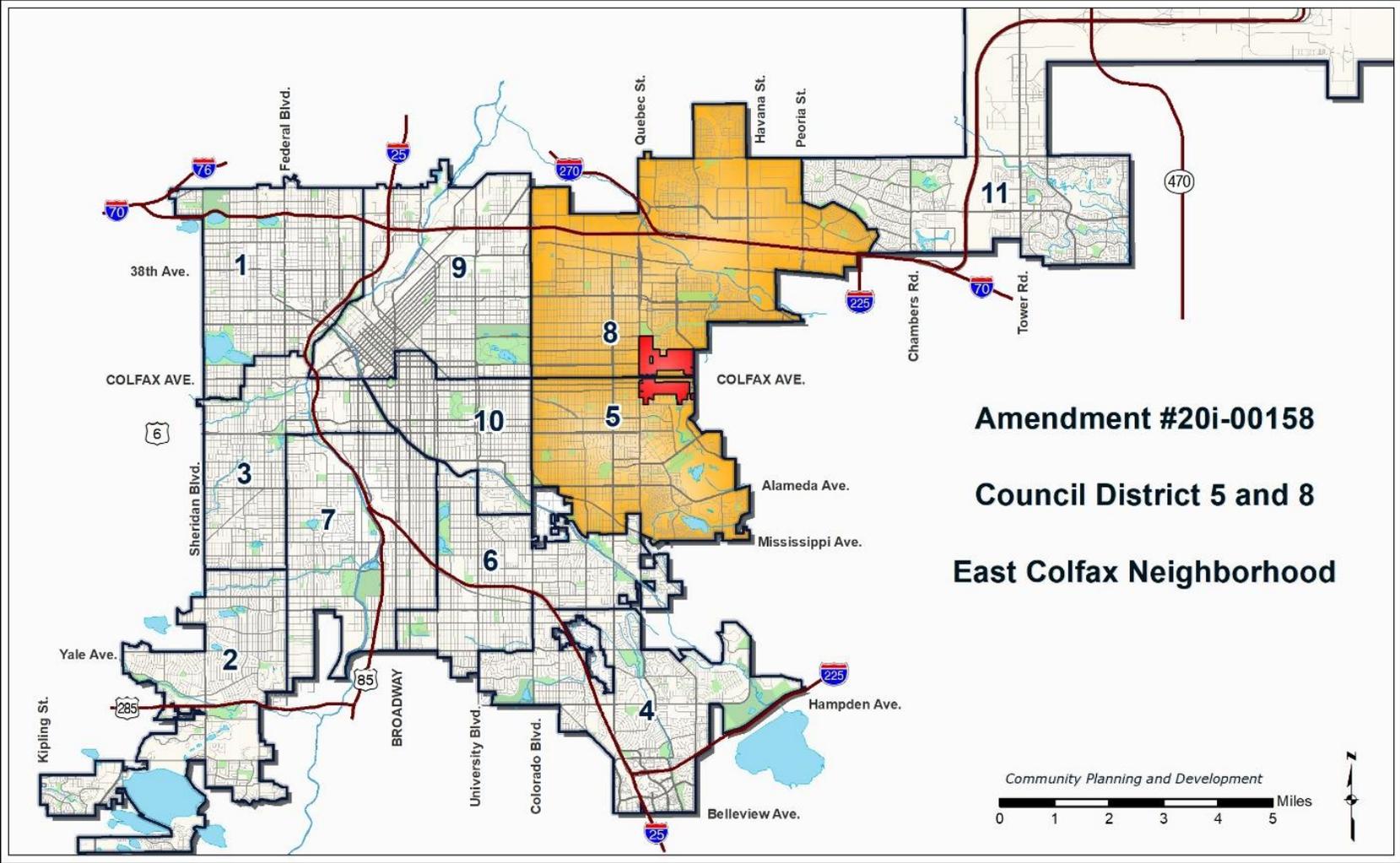
Denver City Council

Date: 12/20/2021

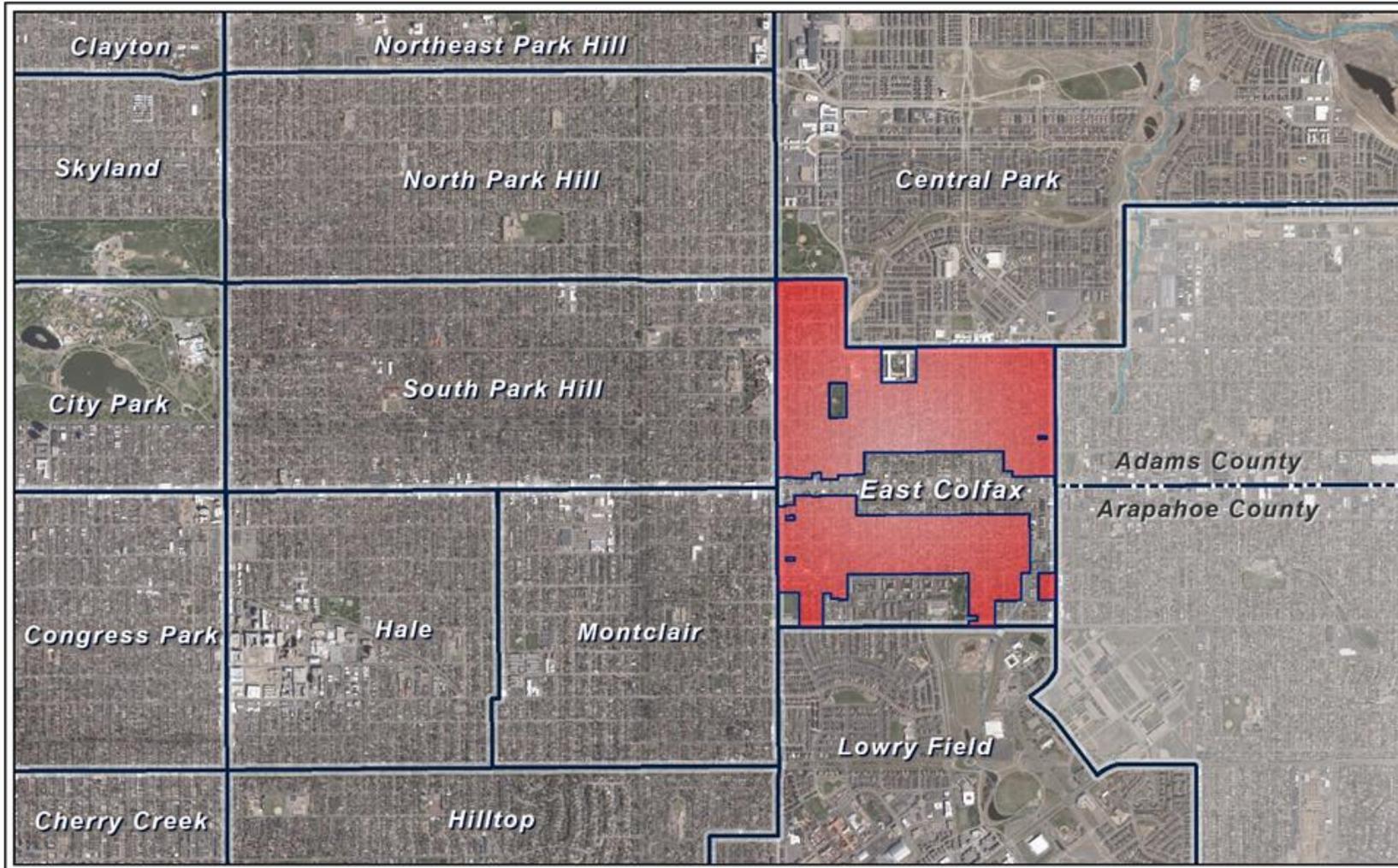
# Purpose of Map Amendment

- Sponsored by Council Members Amanda Sawyer and Christopher Herndon
- Map Amendment: Rezone all properties with single-unit residential zoning in East Colfax to allow ADUs

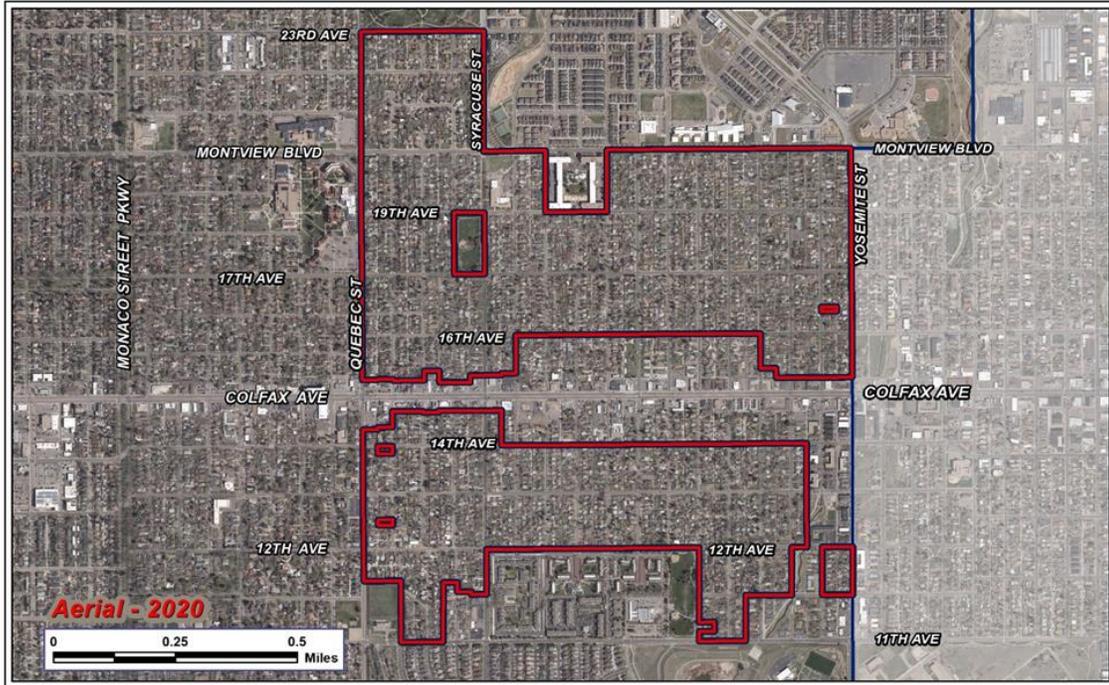
# Council Districts 5 & 8: Sawyer and Herndon



# East Colfax Neighborhood



# Request: U-SU-D1x



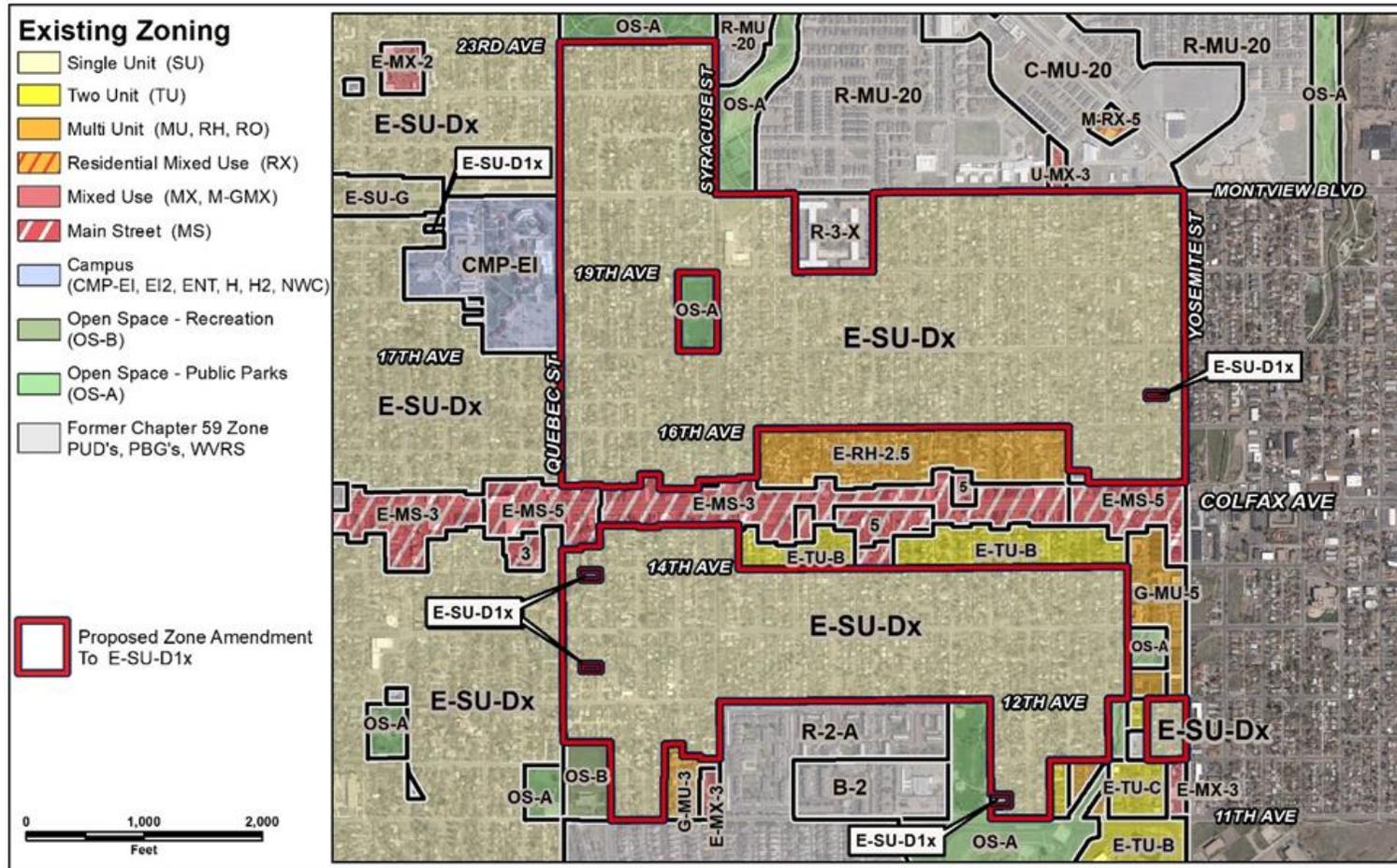
- Over 2,050 parcels
- Approximately 476 acres
- Urban Edge Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

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

# Existing Context Overview

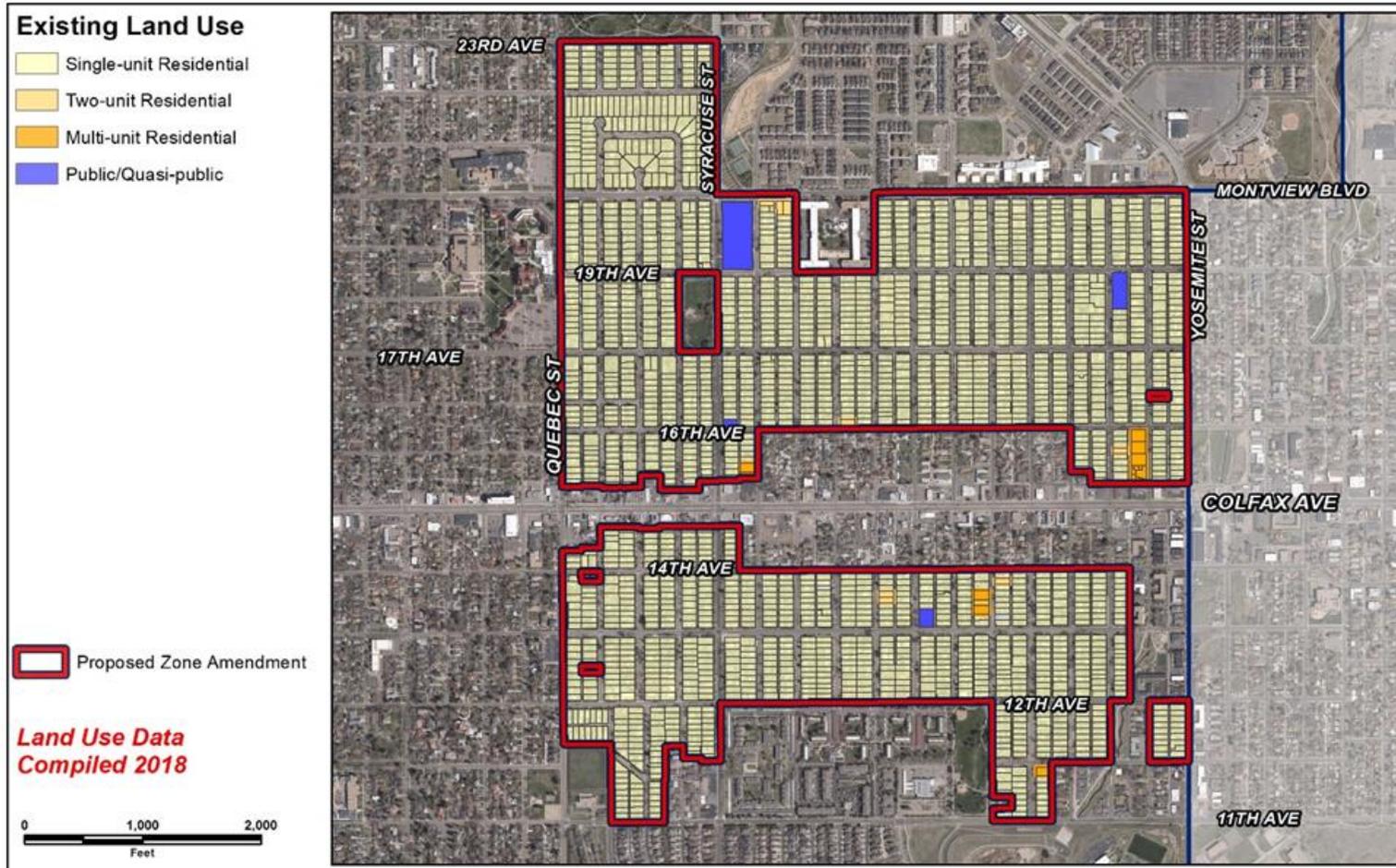
- Zoning
- Land Use
- Building Form/Scale

# Existing Zoning



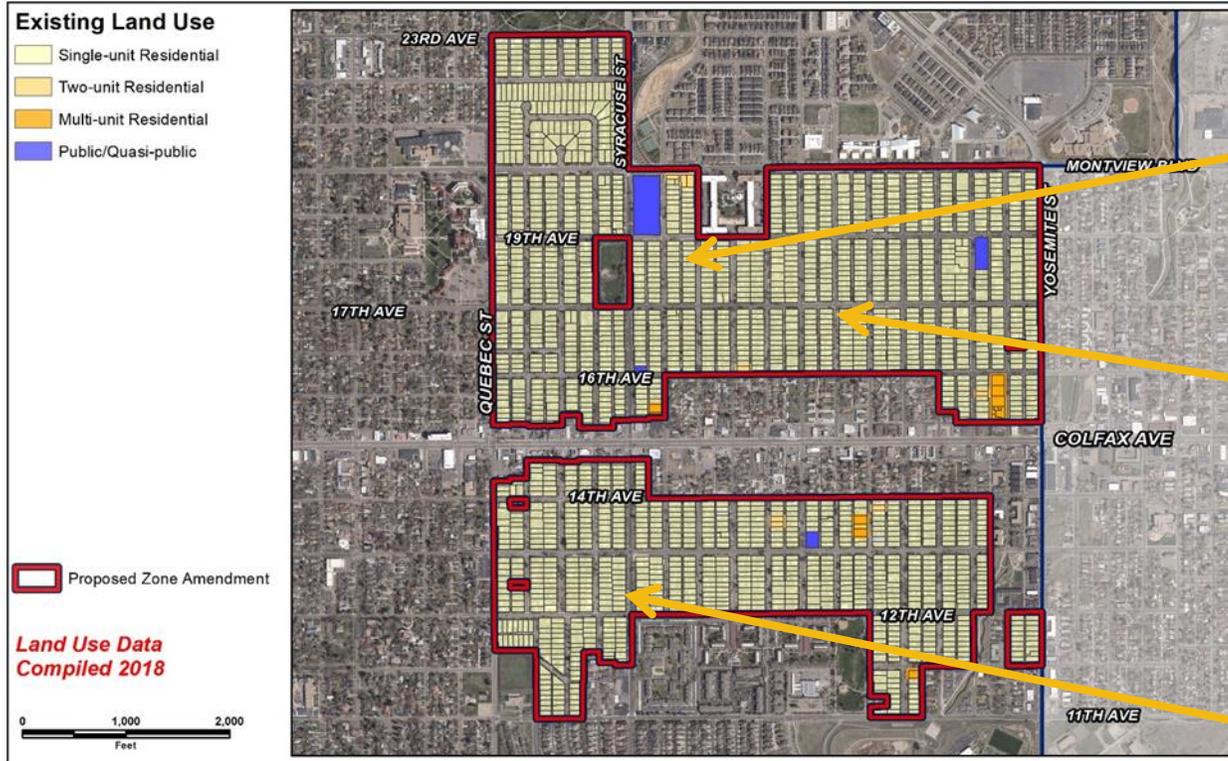
- Current zoning: U-SU-Dx
- Surrounding zoning: E-RH-2.5; E-MS-3 and -5; E-TU-B, Former Ch. 59 residential and mixed-use districts
- Contained within the rezoning area are four properties previously rezoned to E-SU-D1x to allow ADUs.

# Existing Land Use

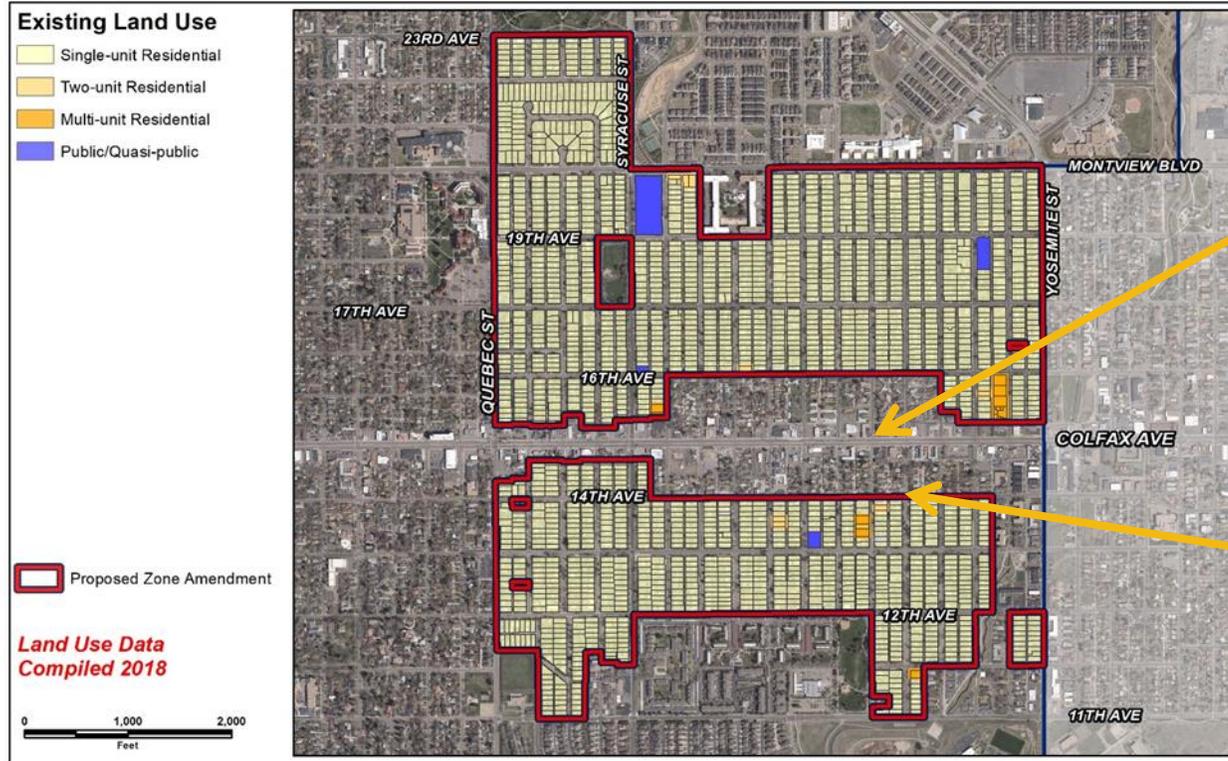


- Single-unit residential, public/quasi public, handful of two- and multi-unit residential uses
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, single-unit residential, two-unit residential, multi-unit residential

# Existing Context – Built Form/Scale



# Existing Context – Surrounding Built Form/Scale



# Public Outreach by Council offices

- Property owner mailers and flyers: January 2021
- Virtual Town halls: 1/20/21 and 1/27/21
- Online survey: 8/18/21 to 2/15/21

# Process

- Informational Notice: 8/19/2021
- Agency review: 8/19 - 9/3
- Planning Board Notice Posted: 10/19/2021
- Planning Board Public Hearing: 11/3/2021
  - Unanimous recommendation of approval
- LUTI Committee: 11/9/2021
  - Moved forward to City Council
- City Council Public Hearing (tentative): 12/20/2021

# Public Comment

- RNOs: no comments
- Members of the public
  - Detailed survey response comments, majority in support, included with application
  - Staff has received 5 letters from neighbors and one from a local nonprofit organization (the Fax Partnership) in support, 3 letters in opposition

# Related Text Amendment: to Correct Detached ADU Max. Footprint Error in E-SU- zone districts

- **Purpose:** Correct an error introduced in the 2021 Bundle of Denver Zoning Code Text Amendments that inadvertently reduced the maximum building footprint for detached accessory dwelling units on zone lots greater than 6,000 square feet in size in the following zone districts:
  - E-SU-B1
  - E-SU-D1
  - E-SU-D1x
  - E-SU-G1
- The proposed text amendment will be considered by City Council separately from this map amendment, It will ensure that East Colfax property owners are not impacted by the error.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# Review Criteria

## Denver Zoning Code Review Criteria

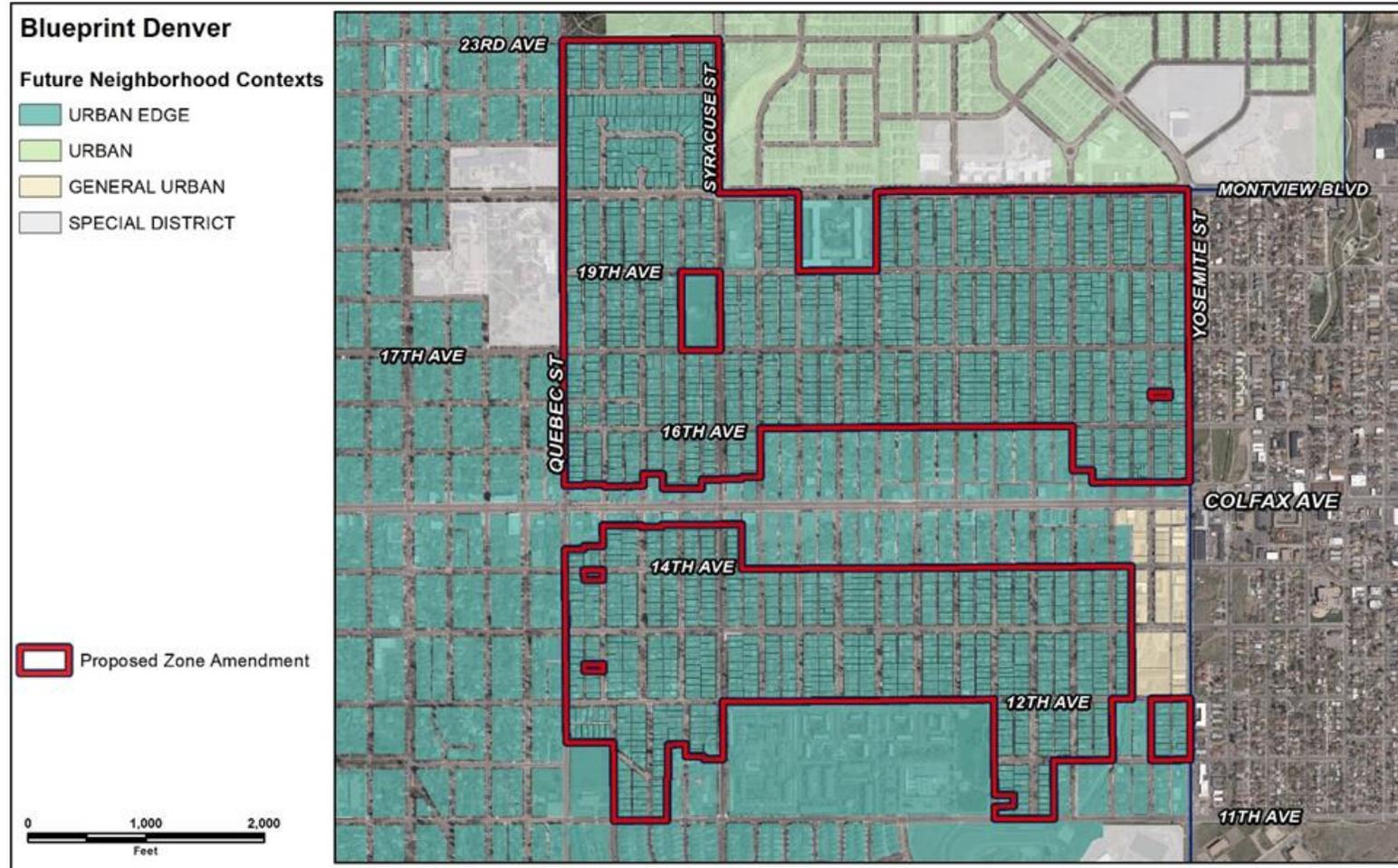
### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *Housing an Inclusive Denver*
- *East Area Plan (2020)*

### 2. Uniformity of District Regulations

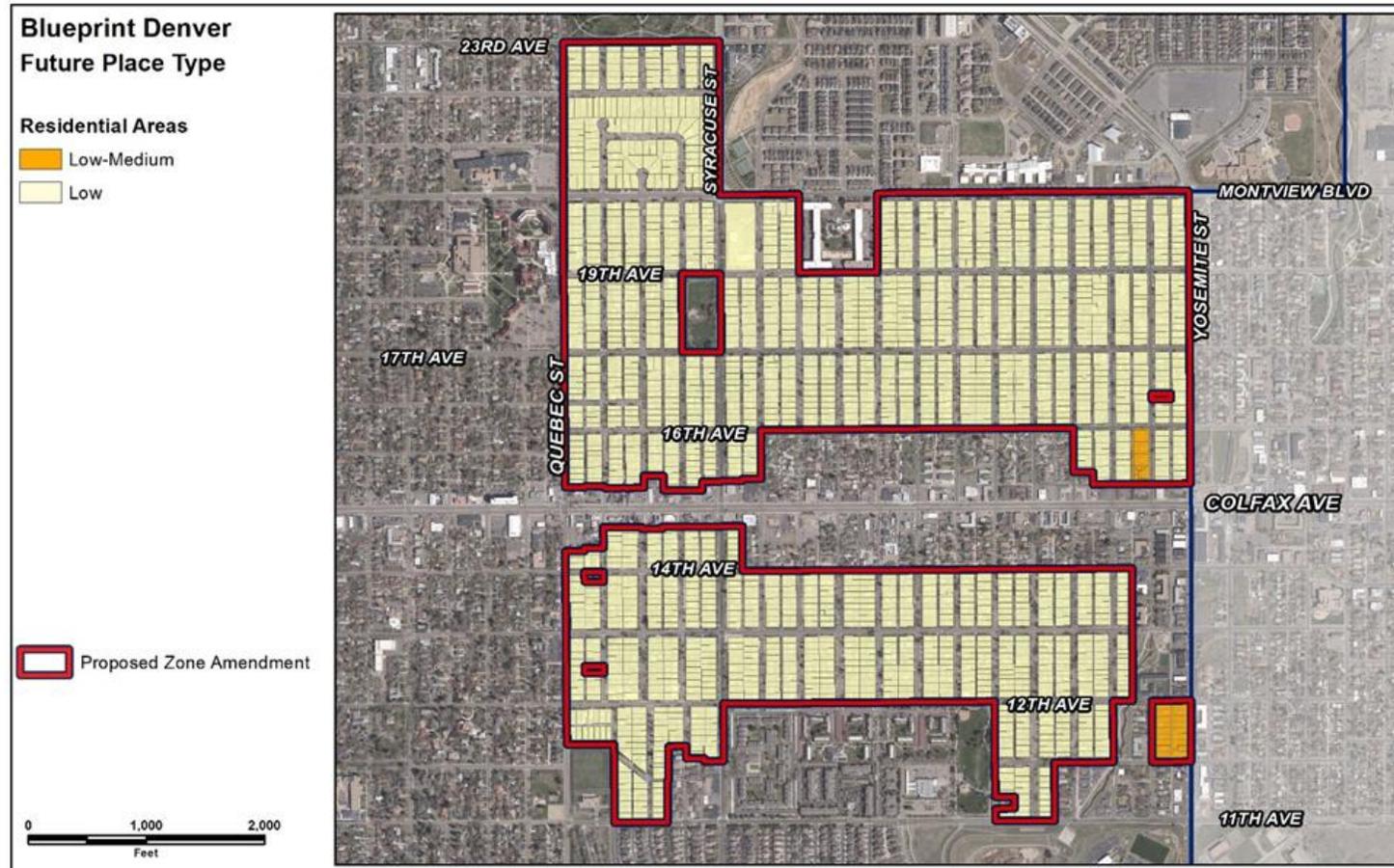
### 3. Further Public Health, Safety and Welfare

# Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge Context**
  - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout and commercial/mixed use development found along main corridors
  - mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present

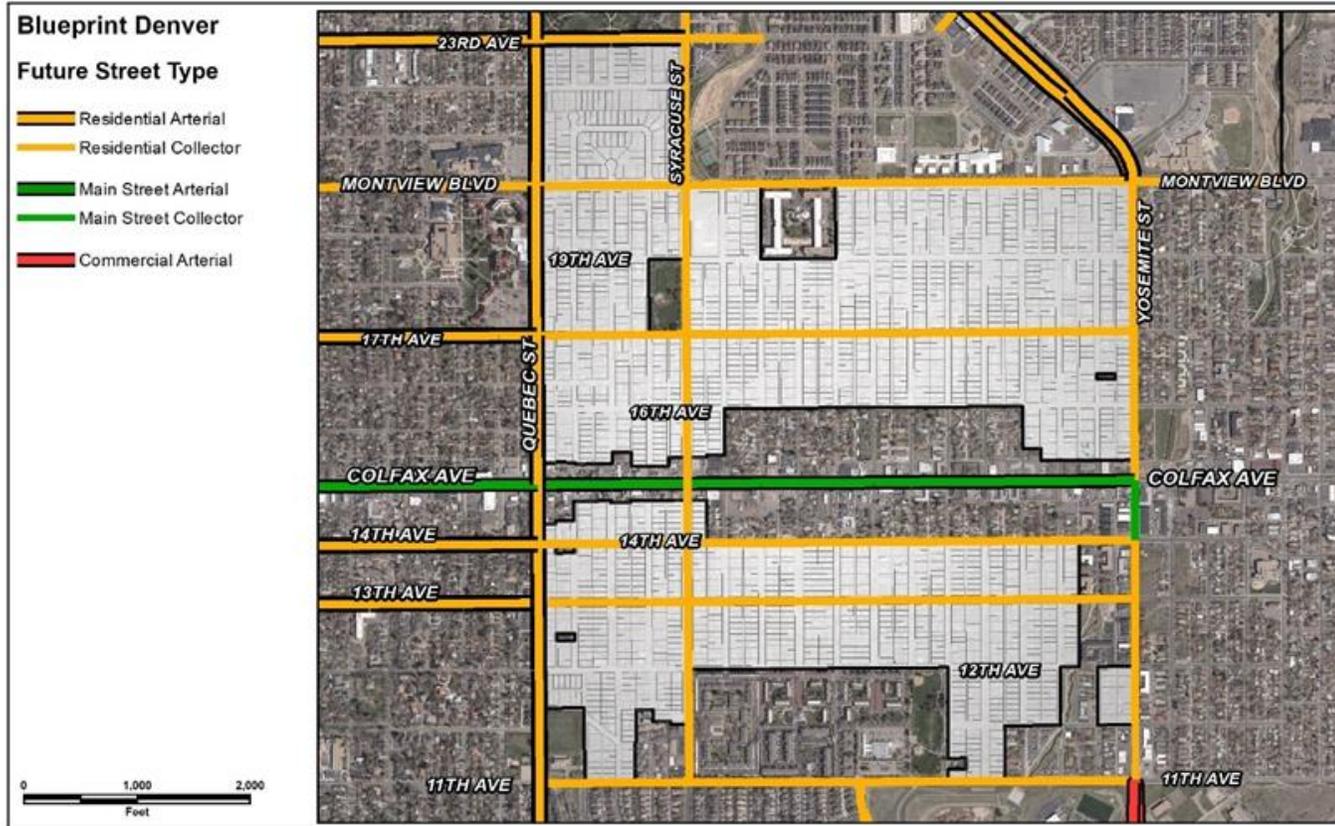
# Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
  - Predominantly single- and two-unit uses
  - Accessory dwelling units are appropriate

*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.*

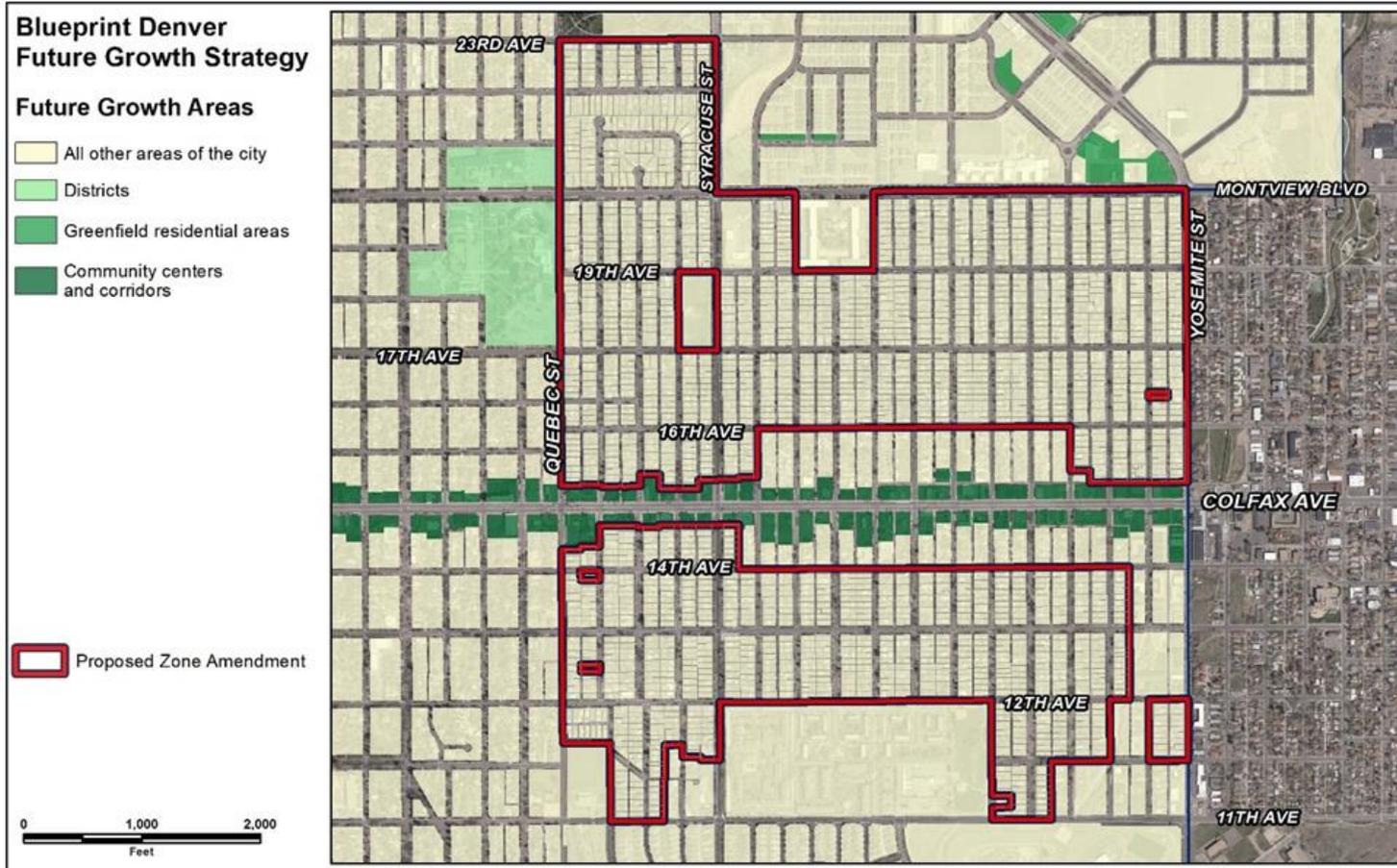
# Consistency with Adopted Plans: Blueprint Denver



- **Future Street Type**
  - Colfax Ave: Main Street Arterial
  - 11<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 17<sup>th</sup>, Montview and 23<sup>rd</sup> Aves; Quebec, Syracuse and Yosemite Streets: Residential Arterial
  - Yosemite identified as Commercial Arterial and Main Street Collector for short nearby segments

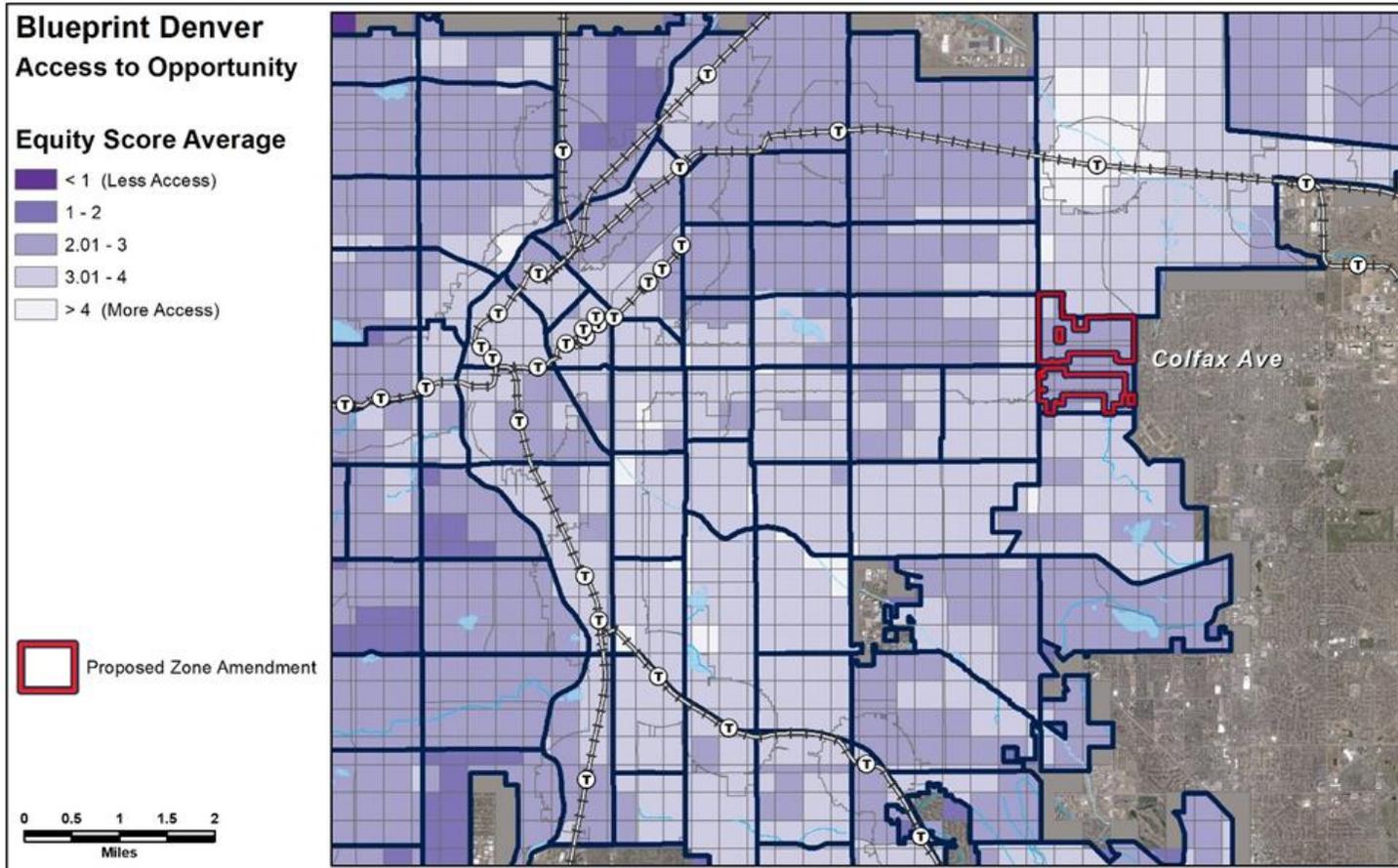
*Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.*

# Consistency with Plans: Blueprint Denver 2019



- **Growth Areas Strategy:**  
All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

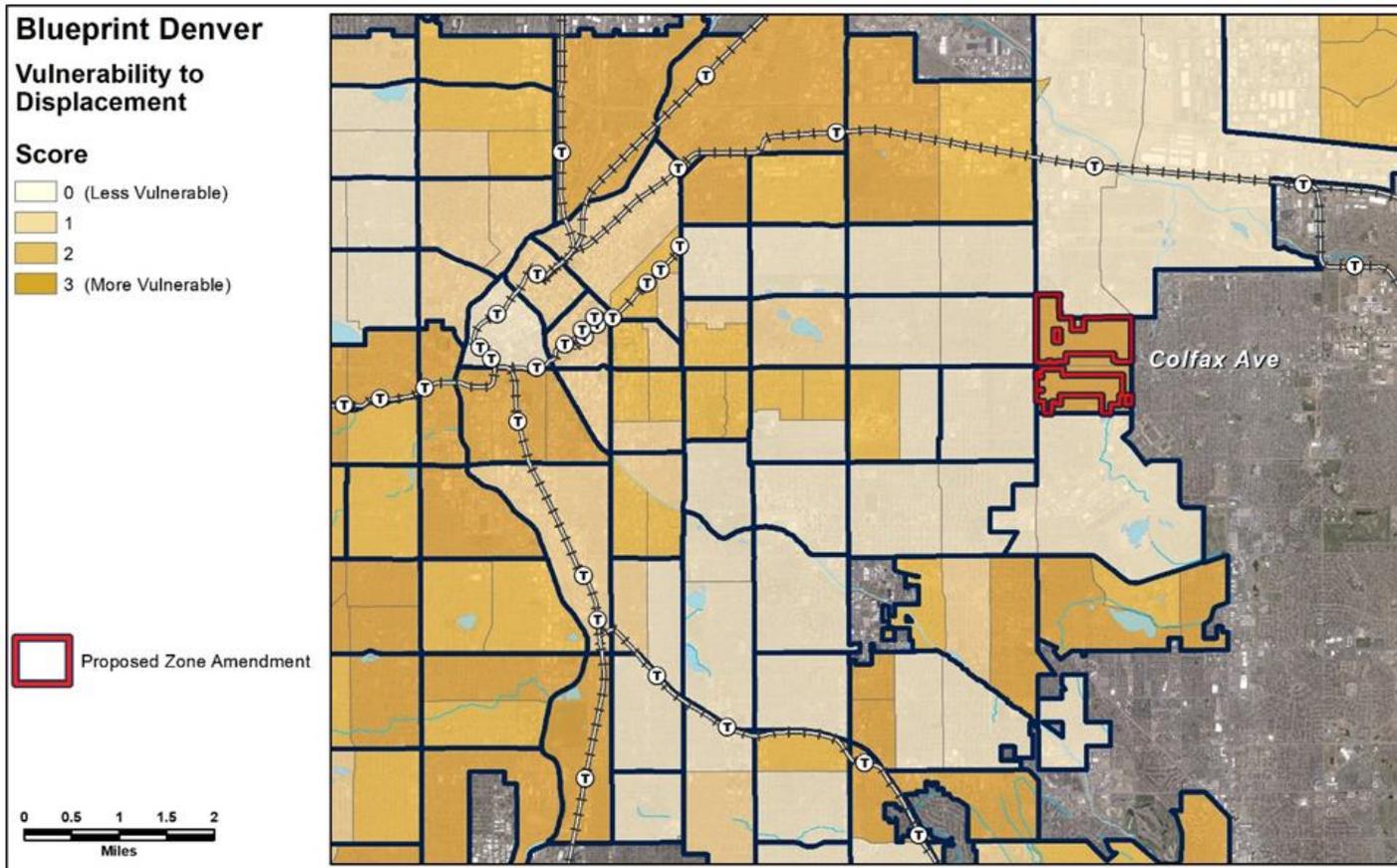
# Consistency with Adopted Plans: Blueprint Denver



## Access to Opportunity

- Average Access
  - Low access to healthcare, shorter life expectancy
  - High access to transit and Centers and Corridors
- Proposed rezoning will increase housing in area with access to jobs and services

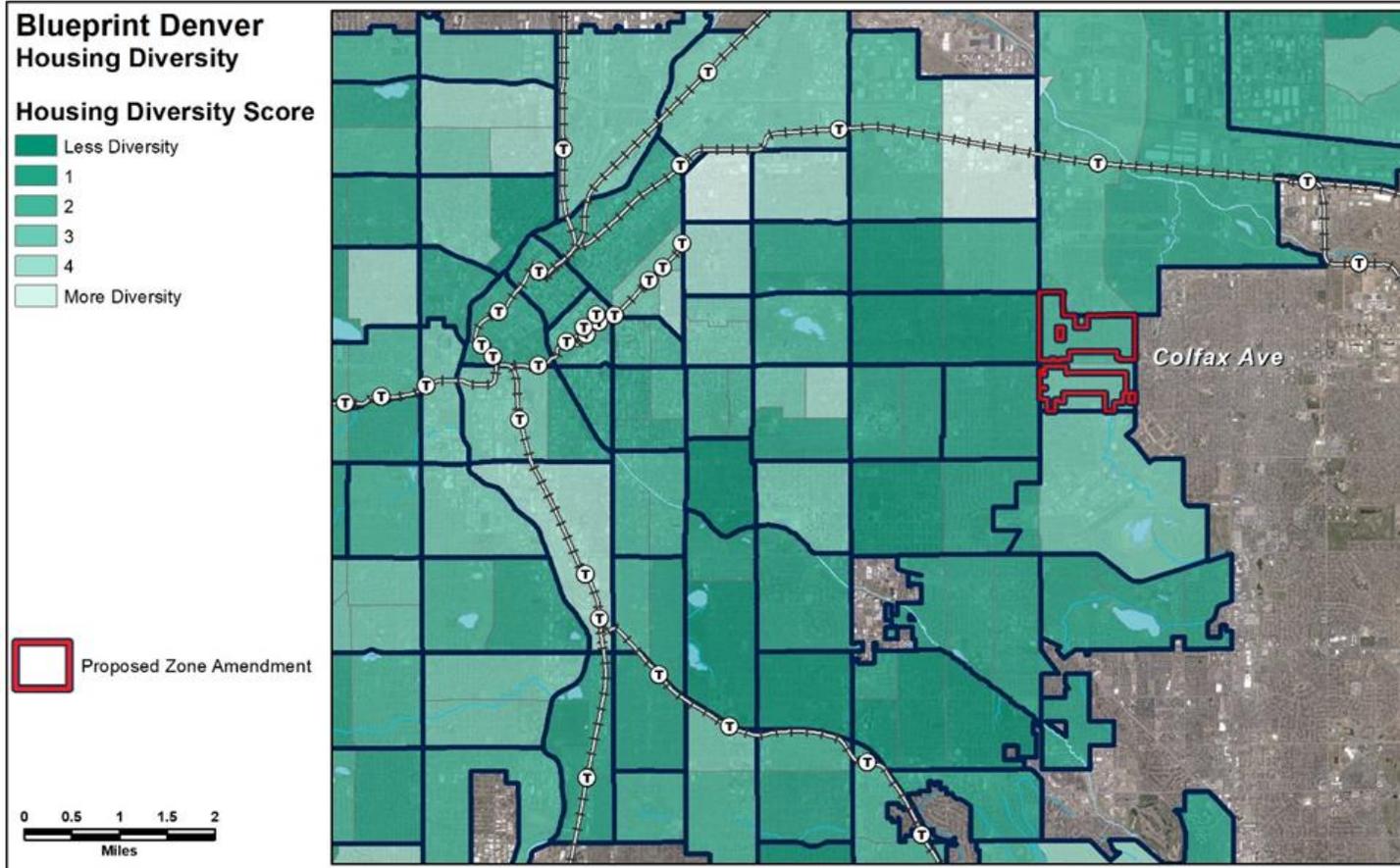
# Consistency with Adopted Plans: Blueprint Denver



## Vulnerability to Involuntary Displacement

- More Vulnerable, based on all three metrics:
  - Median household income
  - Percent of renters
  - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

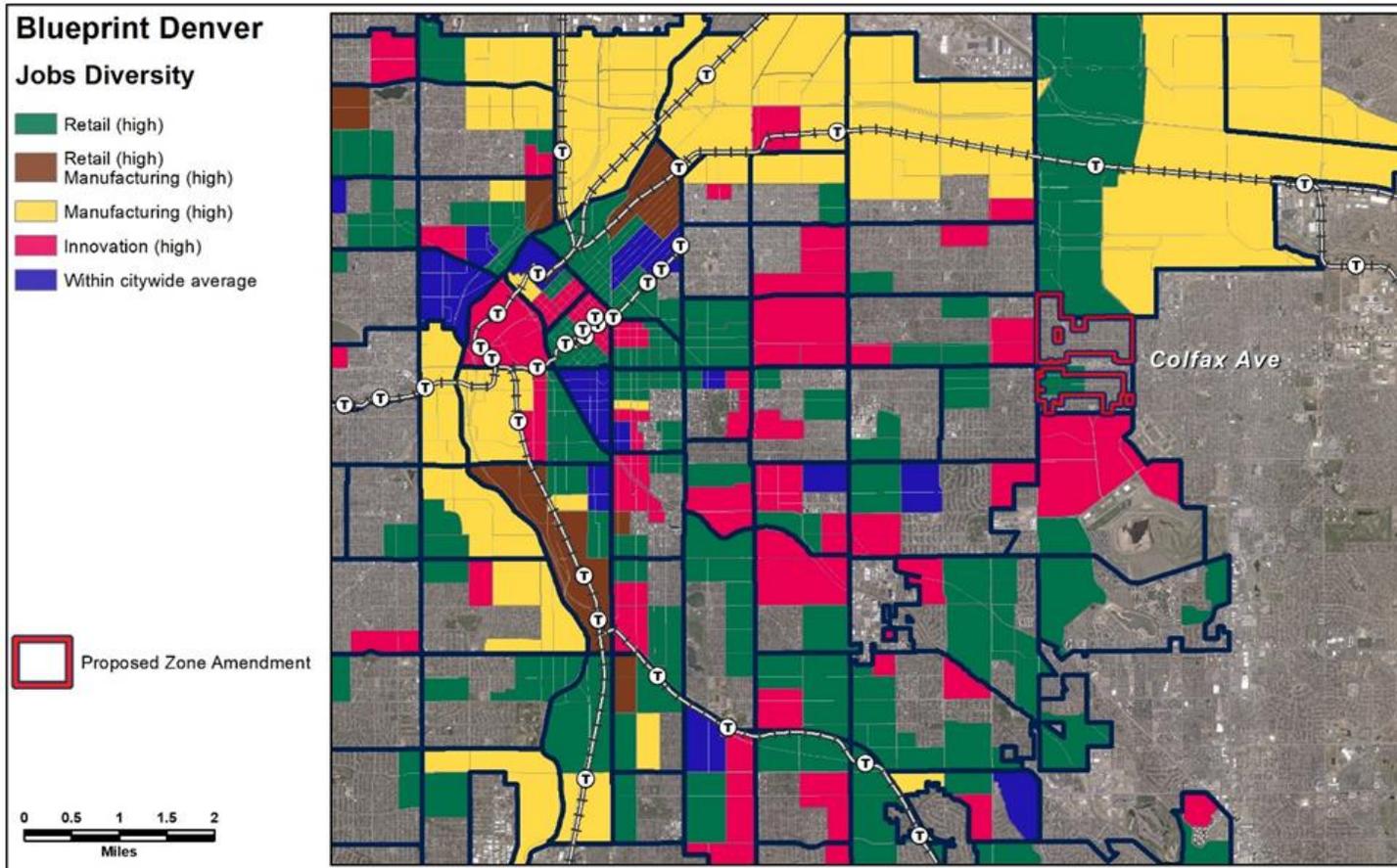
# Consistency with Adopted Plans: Blueprint Denver



## Housing Diversity

- Moderate Diversity
  - Missing middle
  - Home size
  - Ownership vs. rental
  - Housing costs
  - Affordable units
- New housing type, typically smaller and lower-cost

# Consistency with Adopted Plans: Blueprint Denver



## Jobs Diversity

- More retail
- Limited impact on jobs diversity

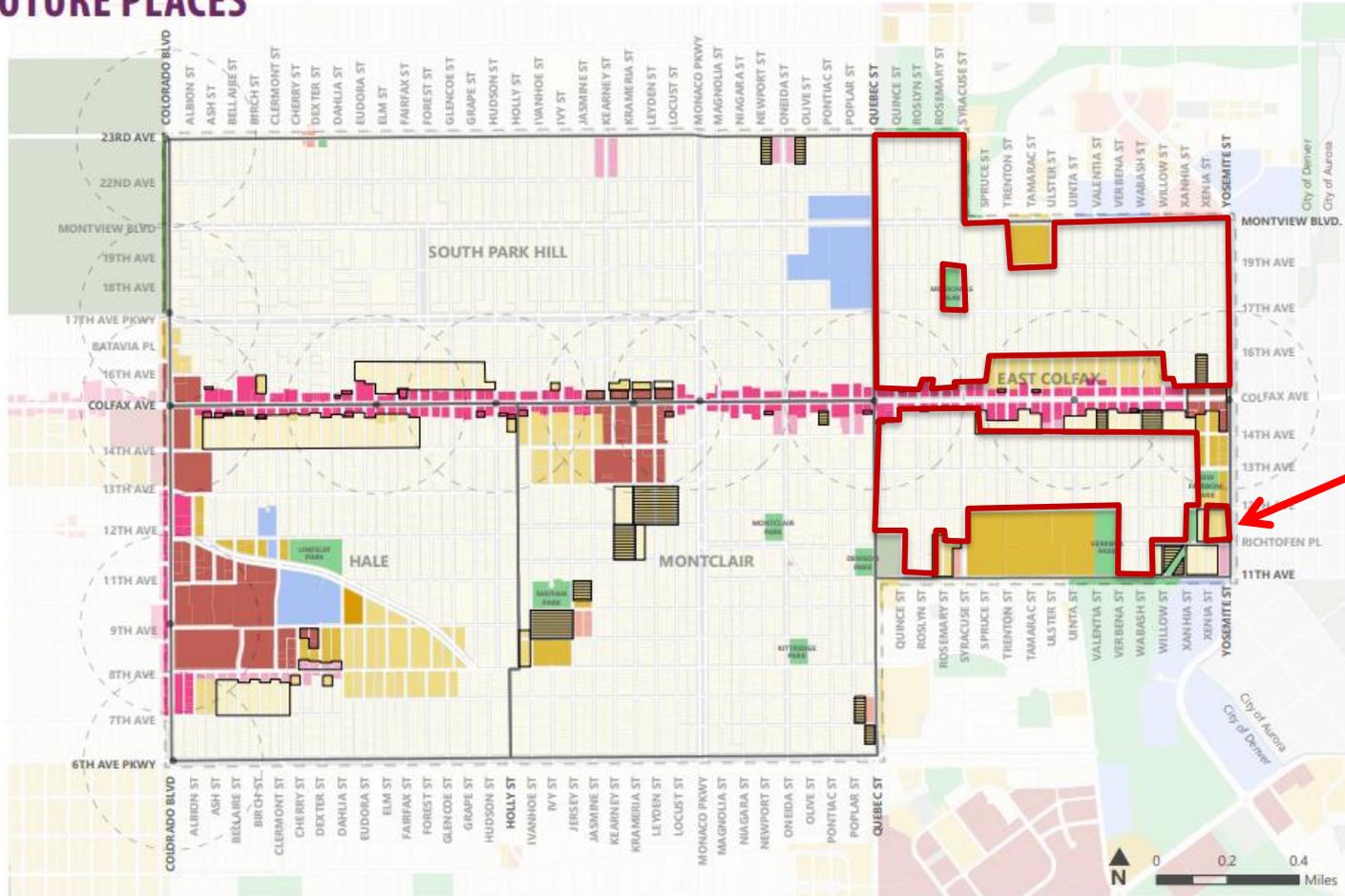
# Consistency with Plans: Housing an Inclusive Denver

**Legislative and Regulatory Priorities, Recommendation 2:** “Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.”

**Attainable Homeownership, Recommendation 1:** “Promote programs that help households maintain their existing homes. The City and its partners should target existing homeowner rehabilitation programs to residents in vulnerable neighborhoods, promote financial literacy education for prospective and existing homeowners, and promote the development of accessory dwelling units as a wealth-building tool for low and moderate-income homeowners.”

# Consistency with Plans: East Area Plan

## FUTURE PLACES



## Future Places:

- Low Residential: Single Unit (majority of parcels)
  - “recommended in areas where single-unit homes with accessory dwelling units are appropriate”
- Low Residential: Two Unit (small number of parcels at Yosemite and 12<sup>th</sup> Ave)
  - “recommended in areas where both single- and two-unit homes with accessory dwelling units are appropriate”



# Consistency with Plans: East Area Plan

## Land Use Policies:

- Policy L6: Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations (p. 39)

## Economy and Housing Policies:

- Policy D: Integrate resources and strategies to address equity considerations and mitigate involuntary displacement of residents with the implementation of major City investments and projects, including regulatory changes, legislative rezonings, and transportation infrastructure improvements. (p. 52)

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

# CPD Recommendation

Based on a finding that these review criteria have been met, Staff recommends that City Council approve this application.

- 1. Consistency with Adopted Plans
  2. Uniformity of District Regulations
  3. Further Public Health, Safety and Welfare