

Prepared for Denver Planning Board

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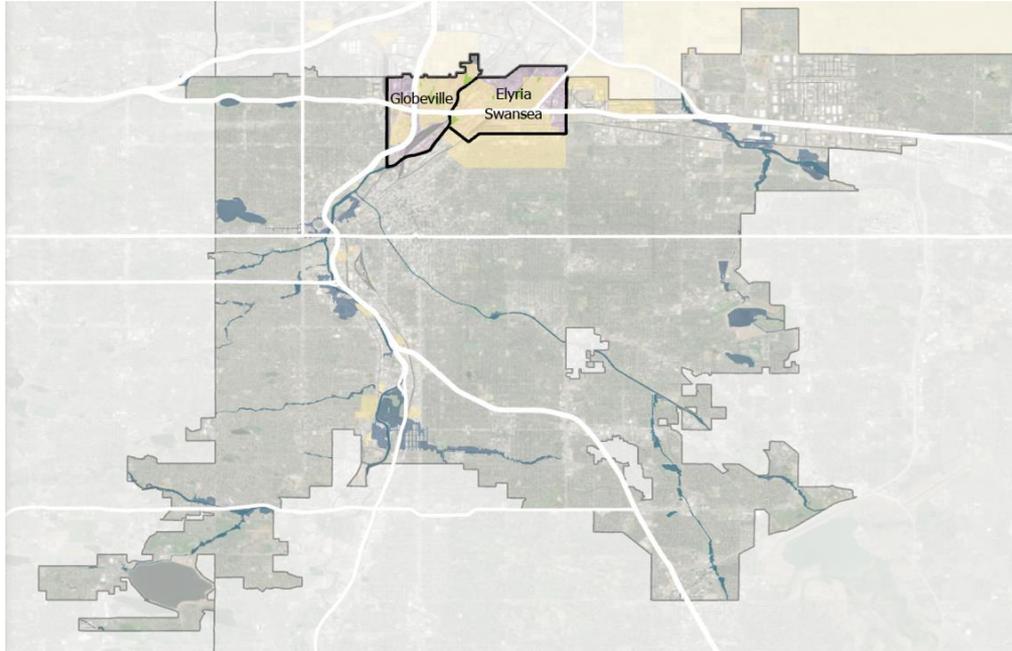
4631 Josephine Affordable Housing Rezone Sponsored by Denver City Council District 9 Darrell Watson



*Building an organized, powerful, healthy, and thriving, collectively-owned
community – controlled and stewarded by GES neighbors.*

TCCLT History + Context

- Grounded in Globeville, Elyria + Swansea nbhds
- Responsive to displacement pressures: \$2B+ in CCD public investment 2020-2025, CDOT and Nat'l Western Ctr. eminent domain and real estate speculation across GES



2015: GES coalition formed as a neighbor-led effort anti-displacement effort

2017: Community Survey GES Coalition Community Survey revealed **88% of households facing displacement**

2018-2020: Building power with neighbors Neighbor-led exploration, of community-led development leads to a vision for TCCLT

2021: Neighbors release a community plan, “we decide the future”

2020-2025: TCCLT Emerges under incubation and in partnership with CO CLT, Grounded Solutions Network, Habitat Metro Denver, Brothers Redevelopment, and continue to grow to become an independent CLT continuing to partner with a variety of developers

TCCLT Impact So Far



14 homeownership units built, 230 rental in pipeline, 1 community open space
Across the first 14 homes, **57 individuals housed**

- **50%** Children
- **100%** BIPOC families
- **100%** GES families facing displacement
- **64%** women head of household





STOP-N-SHOP
FOOD STORE

Marlboro
5.25

Hunkley



THE
CAT

ONE WAY

ONE WAY



4631 Josephine - site overview

Current zoning: PUD

Proposed zoning: U-RH-2.5

Square footage/current condition: 9,485 sqft, empty fenced in lot

Previous use: Store and mechanic repair shop and homes taken by CDOT through eminent domain during I-70 expansion

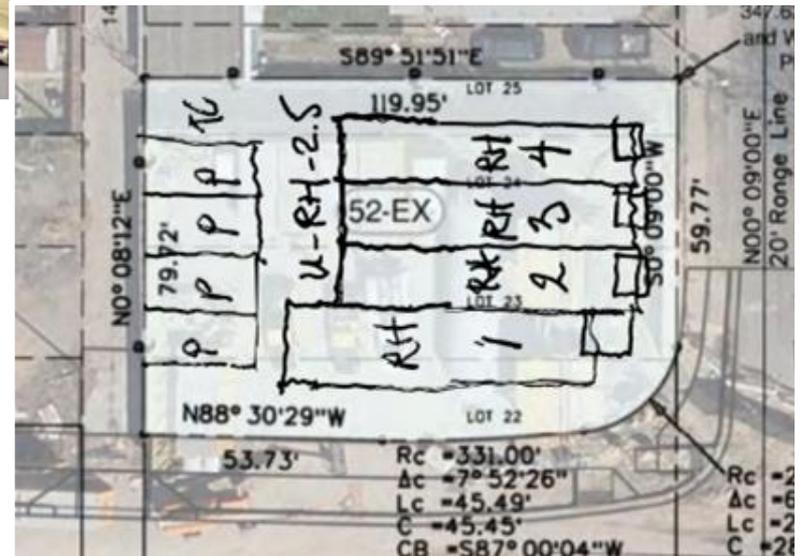
Proposed use: 4 units of permanently affordable homeownership. Affordability restriction at 80% AMI max with target sale cost at 50-60% AMI. 3-4 bedroom homes. Land will stay in Tierra Colectiva CLT creating permanent affordability and community stewardship of this parcel.

Plan alignment?: Yes, see slides 6-9



Left: Site location

Below: General concept plan for 4 units with parking and yard space.



4631 Josephine - proposed development

Potential building types include duplexes or row-homes.

May be built using pre-fabricated building methods to maintain affordability and reduce neighborhood disruption during construction.

Environmental efforts will be made to make the homes all electric and ideally have solar panels and other remediating additions



Left: Tierra Colectiva Row Homes on Josephine St.

Right: Modular construction duplexes

Above: Tierra Colectiva Fillmore duplexes (under construction)

4631 Josephine - Comprehensive Plan 2040 Alignment

Equitable, Affordable & Inclusive

- *Goal 2, Strategy A (p. 28):* Allows 4 permanently affordable CLT homes, expanding affordable ownership in Elyria-Swansea.
- *Goal 3, Strategy B (p. 28):* Walkable to transit, parks, schools, and services; supports “missing middle” housing.
- *Goal 5, Strategy B (p. 28):* CLT model keeps long-time families in their neighborhood, reducing displacement.

Strong & Authentic Neighborhoods

- *Goal 1, Strategy B (p. 34):* Adds housing diversity and services to strengthen community fabric.

Environmentally Resilient

- *Goal 4, Strategy D (p. 53):* Energy-efficient design, solar-ready roofs, and access to green space.

4631 Josephine - Blueprint Denver Alignment

Neighborhood Context & Land Use

- *Urban context designation:* Supports compact single-unit and multi-unit housing.
- *Rezoning to U-RH-2.5:* Fits existing character with a small-scale 4-unit development.
- *Policy 2C (p. 72):* Slightly increases density in exchange for affordable housing.

Future Place Type & Street Type

- *Low Residential (p. 231):* Supports single/two-unit and “missing middle” housing up to 2.5 stories.
- *Local Street (p. 154):* Consistent with low-intensity, residential street patterns.

Growth Strategy (p. 49–51):

- Supports modest growth in “all other areas” by adding affordable housing in a displacement-vulnerable neighborhood.

Policies & Strategies (p. 82–83):

- Integrates missing middle housing in low-residential areas.
- Uses affordability incentives near transit.
- Preserves and adds smaller affordable homes.

Equity Concepts (p. 12):

- **Access to Opportunity:** Close to schools, library, recreation center, parks, and bus lines.
- **Reduce Displacement:** All TCCLT homeowners and waitlisted families who are likely buyers for these homes are long-term GES residents facing displacement.
- **Expand Housing Diversity:** Adds ownership options and gentle density in a rental-heavy area.

4631 Josephine - Elyria-Swansea Neighborhood Plan Alignment

Council-Led Rezoning for Single-Family/Duplex (B.7):

- Explicitly supports rezoning to allow ADUs, duplexes, and rowhouses.

Balanced Land Use – B.3 (p. 29):

- Encourages more housing choices and diversity; replaces a vacant lot with affordable family homes.

Improve Access – B.23 (p. 46):

- Promotes moderate-density housing such as duplex or rowhouse units without displacement.

Traditional Residential Areas (p. 88):

- Reverses population loss by replacing 4 of 56 homes removed by CDOT's eminent domain actions.

Encourage Investment – E.2 (p. 88):

- Supports duplexes and rowhouses consistent with the single-family/duplex designation.
- Reinvests in affordable housing and anti-displacement goals in a Brownfield redevelopment context.

4631 Josephine - Public Interest & Community Benefit

- Converts a remnant auto-shop parcel into safe, permanently affordable homes.
- Environmental cleanup coordinated with EPA, CDPHE, and DDPHE before construction.
- Walkable access to transit, schools, library, parks, and community green space.
- Reduces transportation costs and supports healthy, sustainable lifestyles.
- CLT model and resale restrictions ensure permanent affordability and community stewardship

4631 Josephine - Neighborhood Context & Zone Intent

- **Urban Neighborhood Context:** Walkable, mixed-unit residential character.
- **U-RH-2.5 District Purpose:** Encourages multi-unit housing that complements surrounding scale.
- **Zone Intent:** Allows row homes up to 2.5 stories, matching the proposed design.
- **Outcome:** Modest, permanently affordable ownership homes that enhance neighborhood diversity, stability, and affordability

Neighbor-led Governance Structure

In addition to site-specific community outreach for this rezone, Tierra Colectiva Community Land Trust (TCCLT) is directly governed by neighbors.

GES Coalition Members: Current or displaced GES neighbors committed to the GES Coalition Mission. All Tierra Colectiva CLT homeowners are voting members of the GES Coalition.

Neighborhood-wide elections

GES Coalition Central Board: 100% GES neighbors

Appointed by Central Board

Tierra Colectiva Community Land Trust (TCCLT) Development Committee:

- $\frac{1}{3}$ TCCLT homeowners
- $\frac{1}{3}$ GES community members
- $\frac{1}{3}$ technical experts



Outreach Efforts

Through neighborhood governance all potential development sites go through the TCCLT development committee and the Central GESC board before purchase, and then throughout the development process. All projects must pass threshold criteria that hold addressing displacement as the priority (30-50 AMI rental, 50-70 AMI homeownership).

Initial Discussions from outreach around the TC food forest at 4790 Josephine showed interest from neighbors in having replacement housing, in particular homeownership at that site.

Site-Specific Outreach Activities

- Bilingual door knocking and flyering on directly adjacent blocks (October 2025)
 - Develop follow up and communication list for updates on the project
- Shared at Orientation for Tierra Colectiva Oct 7th
- Tabling at GES Coalition Annual Member Meeting and Board Election (Oct 14th) - ~ 75 neighbors in attendance
- Shared through the November Tierra Colectiva Newsletter
- Shared to other neighborhood organizations including Denver North Business Association, Elyria Swansea Neighborhood Association, Inter-Neighborhood Cooperation (INC), Opportunity Corridor Coalition of United Residents, United Community Action Network
- Shared through the October Tierra Colectiva Community Land Trust Homeowner Newsletter

At all outreach events, neighbors have been invited to;

- Join or refer family and friends to join TCCLT homeownership interest list, attend a TCCLT orientation, and/or begin the process of homeownership readiness with a housing counseling session
- Ask questions or voice concerns and feedback about the proposed re-zone - documented by GESC & TCCLT staff
- Express support through a sign-on letter of support
- Request follow up information from GESC or D9 office