

Elyria-Swansea-Globeville Business Association

December 18, 2018

Mr. Jeff Hirt
Community Planning and Development
City and County of Denver
201 W. Colfax Ave. Dept. 205
Denver, CO 80202

RE: Habitat for Humanity 43rd & Elizabeth Map Amendment Application

Dear Mr. Hirt,

The Elyria-Swansea-Globeville Business Association (“ESGBA”), a RNO with the City of Denver is pleased to write this letter of support for the Habitat for Humanity rezoning application (the “Habitat Rezoning”). This rezoning is for the vacant city block (the “Block”) bounded by 43rd Avenue, Elizabeth St., 44th Avenue and Columbine St. in the heart of Elyria-Swansea.

ESGBA represents the neighborhood in part to help ensure good land use decisions are made and to advocate for housing opportunities near employment centers. As such, ESGBA was instrumental in the creation and approval of the 2015 Elyria & Swansea Neighborhood Plan (the “Plan”), and we endorse the land use principles in the Plan.

The Habitat Rezoning proposes to rezone the Block E-TU-B to a PUD based heavily on E-TU-B, but allowing slightly more density on the Block, which we find to be appropriate for and a good fit in the neighborhood and we support of this rezoning for the following reasons:

1. Blueprint Denver has identified this site as an Area of Change for the purpose of encouraging more dense duplex infill residential redevelopment on this specific block.
2. The Plan identifies this specific block as Infill Development Opportunity #9, stating that. The land use and urban design strategies in this Plan are intended to create places that attract residents, employees, and visitors to Areas of Change, especially around future rail transit stations. A wide array of development opportunities exist including small residential infill, re purposing outdated buildings, and redevelopment of underdeveloped parcels. The Key Development Opportunity Sites Map highlights a number of redevelopment opportunities throughout the neighborhoods including #9, the vacant property owned by the Denver Housing Authority.

3. The Plan identifies the Block as an Area of Change for Single Family Duplex. The PUD allows only duplexes to be built.
4. The Plan “recommends reversing the trend of declining population and recommends expanding housing throughout the neighborhood...”
5. The Plan identifies this site as Urban Neighborhood Context proposing better use of alleys, prohibiting curb cuts for street access and promoting the continuation of detached sidewalks.

Importantly, the development of this block by Habitat for Humanity of Metro Denver will help with Denver’s affordable housing crisis. At our ESGBA Meeting on December 12, 2017 ESGBA unanimously resolved to support the PUD Rezoning. In addition to providing this letter of support for the rezoning, ESGBA representatives will testify at public hearings before Planning Board and City Council in support of the rezoning.

Sincerely,

Elyria-Swansea-Globeville Business Association



Cliff Lind, President

Cc: Bruce O’Donnell, STARBOARD Realty Group, LLC
Albus Brooks, Denver City Council