

## REZONING GUIDE

Rezoning Application Page 1 of 4



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Sandra Veronica Diazdeleon and El Principito Properties LLC	Representative Name	Peter Wall
Address	3656 Federal Blvd	Address	142 S. Jackson St.
City, State, Zip	Denver, CO 80211	City, State, Zip	Denver, CO, 8020
Telephone	303-241-7320	Telephone	303-880-7405
Email	Sddl.primary@gmail.com	Email	pw@wkccolorado.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):	5107, 5111, 5115, 5117, 5135 N. Emerson Street, Denver, CO		
Assessor's Parcel Numbers:	0214304015000, 0214304016000, 0214304017000, 0214304018000, 0214304028000		
Area in Acres or Square Feet:	50,500 SF		
Current Zone District(s):	I-A, UO-2		
PROPOSAL			
Proposed Zone District:	G-RX-5		
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>March 22, 2023 via email</u> <input checked="" type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		



REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

## REZONING GUIDE

Rezoning Application Page 3 of 4



## REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

## ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- Other Attachments.** Please describe below.



# REZONING GUIDE

Rezoning Application Page 4 of 4

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/12/20	(A)	YES
EL PRINCIPITO PROPERTIES LLC	5107, 5111, 5115, 5117 N. Emerson St.	100%	<i>Sandra Diaz De Leon</i>	04/19-23	(A)	YES
Sandra Veronica Diazdeleon	5135 N. Emerson St.	100%	DocuSigned by: <i>Sandra Diaz De Leon</i>	4/21/2023	(A)	YES
						YES
						YES

## **Introduction**

To whom it may concern,

My name is Gabriel Carter and I'm the individual under contract to purchase 5107, 5111, 5115, 5117, 5135 N. Emerson Street in Denver, Colorado. I am seeking to rezone these properties from I-A, UO-2 to G-RX-5. The proposed map amendment will foster the development of a 5-story residential project in partnership with BlueLine Development, a reputable and experienced affordable housing firm. We're also working with Shopworks Architecture, a local shop that's based in the Globeville neighborhood where the rezoning/project are proposed. We will be seeking Low Income Housing Tax Credits (LIHTC) with the goal of developing a 100% affordable housing project with units ranging between 40%-80% AMI. We are targeting approximately 200 units with a mix of 1, 2 and 3 bedrooms. It's our goal to have 25% of the units be 3 bedrooms so the project has ample offerings for families. The proposed map amendment aligns closely with Blueprint Denver, Comprehensive Plan 2040, and small area plan guidance for the Globeville neighborhood. Thank you in advance for your time and consideration.

Sincerely,

Gabriel Carter

## **Table of Contents**

- I. Legal Description
- II. Proof of Ownership
- III. Consistency with Adopted Plans
- IV. Uniformity of District Regulations and Restrictions
- V. Public Health, Safety and General Welfare
- VI. Justifying Circumstances
- VII. Consistency with Neighborhood Context
- VIII. Community Engagement Overview
- IX. Equity Analysis Response
- X. Letters of Authorization

## I. Legal Description

**Lot Address:** 5107 N. Emerson St, Denver, CO 80126  
**Lot Schedule Number:** 02143-04-015-000  
**Lot Legal Description:** W H CLARKS SUB B2 L15 & S/2 OF L16  
City and County of Denver, State of Colorado

\*\*\*\*\*

**Lot Address:** 5111 N. Emerson St, Denver, CO 80126  
**Lot Schedule Number:** 02143-04-016-000  
**Lot Legal Description:** W H CLARKS SUB B2 N/2 OF L16  
City and County of Denver, State of Colorado

\*\*\*\*\*

**Lot Address:** 5115 N. Emerson St, Denver, CO 80126  
**Lot Schedule Number:** 02143-04-017-000  
**Lot Legal Description:** W H CLARKS SUB B2 S/2 OF L17  
City and County of Denver, State of Colorado

\*\*\*\*\*

**Lot Address:** 5117 N. Emerson St, Denver, CO 80126  
**Lot Schedule Number:** 02143-04-018-000  
**Lot Legal Description:** W H CLARKS SUB B2 N/2 OF L17 & S/2 OF L18  
City and County of Denver, State of Colorado

\*\*\*\*\*

**Lot Address:** 5135 N. Emerson St, Denver, CO 80126  
**Lot Schedule Number:** 02143-04-028-000  
**Lot Legal Description:** W H CLARKS SUB B2 L19 TO 22 & N/2 OF L18  
City and County of Denver, State of Colorado

## II. Proof of Ownership

### Denver Property Taxation and Assessment System

[New Search](#)

5135 N EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
DIAZDELEON,SANDRA VERONICA 3656 FEDERAL BLVD DENVER, CO 80211-2804	02143-04-028-000	W H CLARKS SUB B2 L19 TO 22 & N/2 OF L18	COMMERCIAL-MISC IMPS	DENVER

### Denver Property Taxation and Assessment System

[New Search](#)

5107 N EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
EL PRINCIPITO PROPERTIES LLC 3656 FEDERAL BLVD DENVER, CO 80211-2804	02143-04-015-000	W H CLARKS SUB B2 L15 & S/2 OF L16	VACANT LAND	DENVER

### Denver Property Taxation and Assessment System

[New Search](#)

5111 N EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
EL PRINCIPITO PROPERTIES LLC 3656 FEDERAL BLVD DENVER, CO 80211-2804	02143-04-016-000	W H CLARKS SUB B2 N/2 OF L16	VACANT LAND	DENVER

### Denver Property Taxation and Assessment System

[New Search](#)

5115 N EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
EL PRINCIPITO PROPERTIES LLC 3656 FEDERAL BLVD DENVER, CO 80211-2804	02143-04-017-000	W H CLARKS SUB B2 S/2 OF L17	VACANT LAND	DENVER

### Denver Property Taxation and Assessment System

[New Search](#)

5117 N EMERSON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
EL PRINCIPITO PROPERTIES LLC 3656 FEDERAL BLVD DENVER, CO 80211-2804	02143-04-018-000	W H CLARKS SUB B2 N/2 OF L17 & S/2 OF L18	VACANT LAND	DENVER

WHEN RECORDED  
RETURN TO:



**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named  
**EL PRINCIPITO PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY**
2. The type of entity is a:  

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of
4. The mailing address for the entity is
5. The  name  position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Jesus Diazdeleon
6. The authority of the foregoing person(s) to bind the entity:  is<sup>2</sup> not limited  is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. <sup>3</sup>
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 30<sup>th</sup> day of March, 2023

(SEE ATTACHED "SIGNATURE PAGE")

<sup>1</sup>This form should not be used unless the entity is capable of holding title to real property.  
<sup>2</sup>The absence of any limitation shall be prima facie evidence that no such limitation exists.  
<sup>3</sup>The statement of authority must be recorded to obtain the benefits of the statute.





Statement of Authority - Seller

SIGNATURE PAGE

*Jesus Diaz De Leon*  
EL PRINCIPITO PROPERTIES, LLC, A COLORADO  
LIMITED LIABILITY COMPANY

### III. Consistency with Adopted Plans

#### Comprehensive Plan 2040

##### Equitable, Affordable and Inclusive

**Goal 1. Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (pg. 28)**

*Strategy A. Increase development of housing units close to transit and mixed-use developments.*

**Goal 2. Build housing as a continuum to serve residents across a range of incomes, ages and needs (pg. 28)**

*Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families.*

*Strategy B. Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.*

*Strategy C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.*

**Goal 3. Develop housing that is affordable to residents of all income levels (pg. 28)**

*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.*

The proposed map amendment to G-RX-5 would foster the development of a residential, income-restricted project within a rapidly changing area next to the National Western Center redevelopment and adjacent to Carpio Sanguinette Park. The rezoning to G-RX-5 would create a greater mix of housing options within the Globeville neighborhood which is composed predominately of single-family residences. The location of the proposed rezoning would facilitate greater access to transit as there are numerous southbound and northbound bus stops to the west of the property and light rail to the east.

##### Strong and Authentic Neighborhoods

**Goal 1. Create a city of complete neighborhoods (pg. 34)**

*Strategy B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.*

*Strategy D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

**Goal 9. Ensure all neighborhoods are safe (pg. 34)**

*Strategy A. Encourage design and new development to improve public health and safety.*

The proposed map amendment to G-RX-5 would promote a mix of housing types by providing income-restricted units for diverse populations. The rezoning would foster infill, residential development including ground floor gathering space which would provide opportunity for neighborhood gatherings and community events. The site's location also provides direct access to parks, open spaces, and trails.

##### Connected, Safe and Accessible Places

**Goal 8. Strengthen multimodal connections in mixed-use centers and focus growth near transit (pg. 42)**

*Strategy B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.*

The proposed map amendment to G-RX-5 promotes growth near transit and strengthens multimodal connections. A rezoning to G-RX-5 would foster the development of a residential, income-restricted project with easy access to southbound/northbound bus stops located along Washington St.

### **Economically Diverse and Vibrant**

#### **Goal 3. Sustain and grow Denver’s local neighborhood businesses (pg. 46)**

*Strategy A. Promote small, locally owned businesses and restaurants that reflect the unique character of Denver.*

*Strategy B. Target investments and small business support to the most underserved or distressed neighborhoods.*

The proposed map amendment to G-RX-5 would allow for ground floor gathering space that could be used for community events to promote small, locally owned businesses that could serve the currently underserved Globeville community.

### **Environmentally Resilient**

#### **Goal 8. Clean our soils, conserve land and grow responsibly (pg. 54)**

*Strategy C. Focus growth by transit stations and along high- and medium capacity transit corridors.*

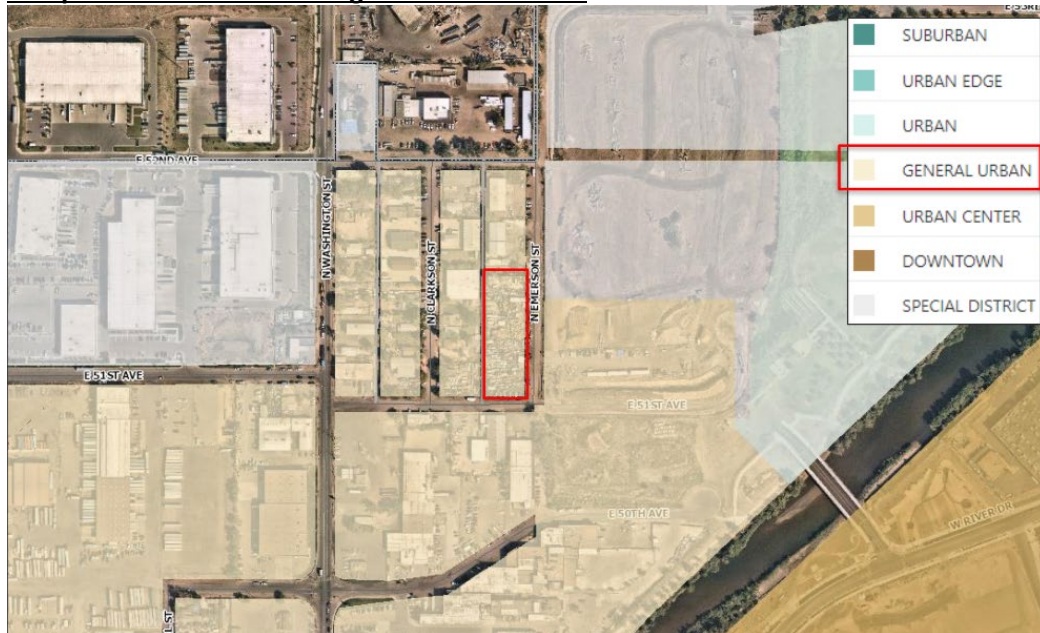
*Strategy D. Support the redevelopment of brownfields to foster environmental clean-up and advance healthy communities.*

*Strategy E. Identify, remediate and restore contaminated soils.*

The proposed map amendment to G-RX-5 would promote growth near a high-capacity transit corridor as the subject property is located less than two block away from several southbound/northbound bus stops along Washington St. Redevelopment of the site, prompted by this rezoning request, will foster the cleanup/remediation of existing industrial uses on the subject properties.

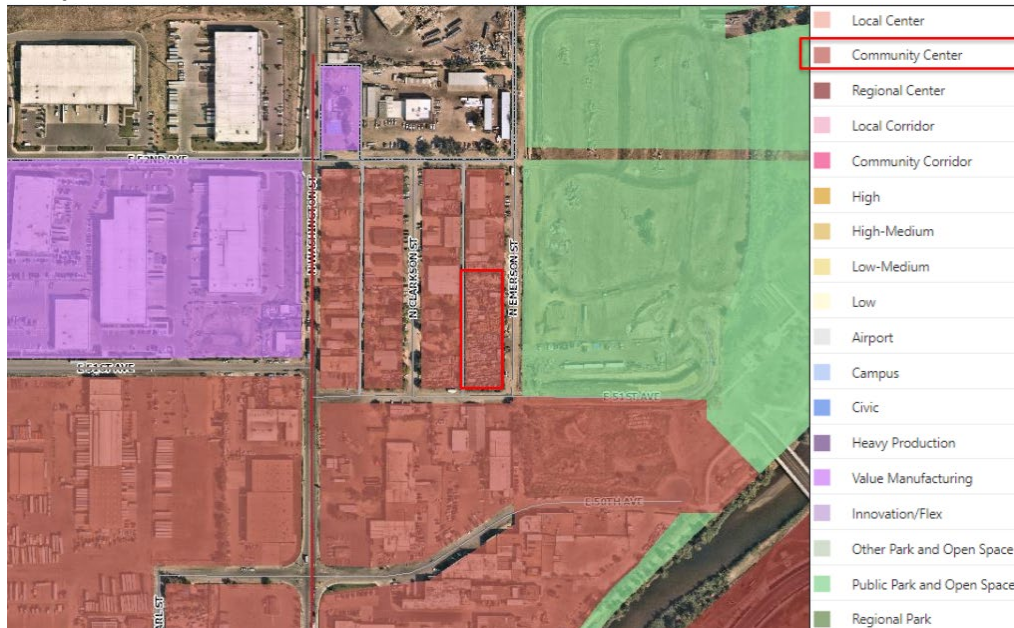
## Blueprint Denver 2019

### Blueprint Denver Future Neighborhood Context



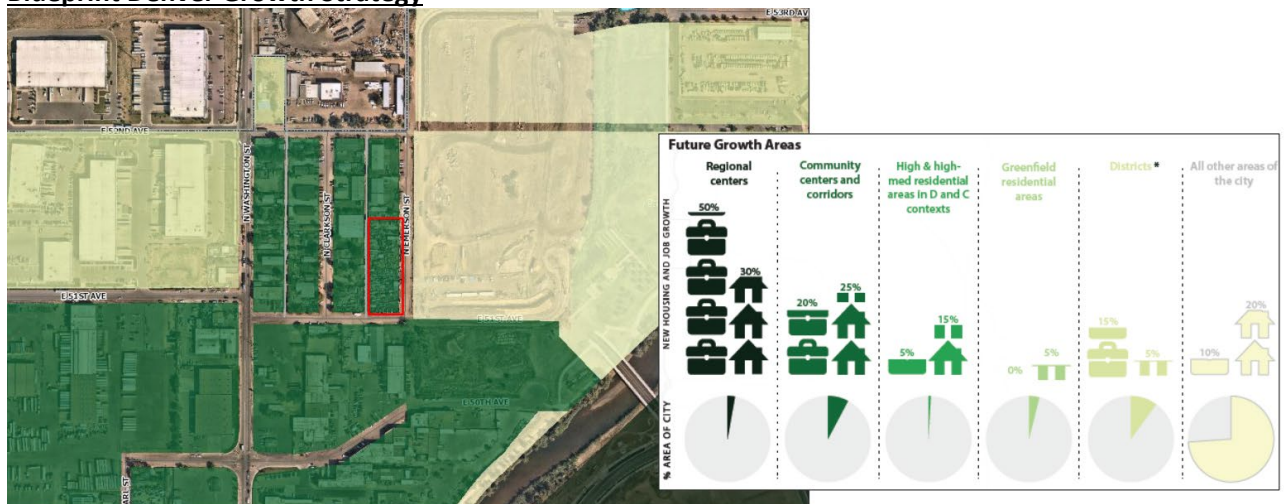
In Blueprint Denver, the subject properties are shown on the context map as the *General Urban* neighborhood context. The General Urban neighborhood context is composed of predominantly multi-unit structures with medium-scale buildings close to the street (pg. 136). The proposed map amendment from I-A, UO-2 to G-RX-5 would foster the development of a denser, multi-unit residential project adjacent to the expanded Carpio Sanguinette Park and within walking distance to multiple southbound and northbound bus stops on Washington St. The map amendment would allow future residents to capitalize on the city's recent investments in publicly accessible open space in the area while providing housing in a transit rich area with bus access to the west and light rail access to the east at the 48<sup>th</sup> & Brighton station.

## Blueprint Denver Future Places



The Future Place map shows the subject properties as part of the *Community Center* place type. Blueprint Denver describes the Community Center place type as a balance of either residential and employment with mid-scale buildings that are accessible to a larger area of surrounding neighborhood users by a variety of transportation options such as transit priority streets or rail service (pg. 145). It also notes that open spaces promote social interaction, respond to direct uses within the center and provide moments of relief from more the more intense activity found in Community Centers. The proposed map amendment from I-A, UO-2 to G-RX-5 would foster the development of a residential, mid-scale building that would provide much needed housing and a community gathering space on the ground floor. The building’s location would also provide residents with multiple transit options and direct access to Carpio Sanguinette Park.

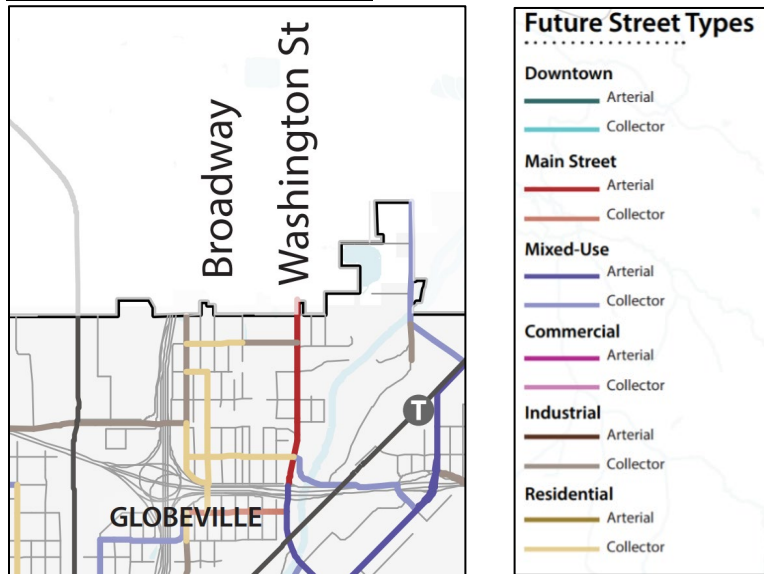
## Blueprint Denver Growth Strategy



The subject properties are categorized under Blueprint Denver’s *Community Centers and Corridors* place type. Community Centers and Corridors are anticipated to see 25% of all new housing and 20% of new jobs by 2040. The proposed map amendment from I-A, UO-2 to G-RX-5 will foster the development of a

mid-rise, residential building providing a range of AMIs and bedroom counts to house a diverse set of individuals and incomes.

### Blueprint Denver Street Types



Blueprint Denver classifies Washington St. as a *Main Street Arterial*, which has a mix of uses including residential, retail, services and restaurants (pg. 159). The proposed map amendment from I-A, UO-2 to G-RX-5 would foster mixed-use development near a Main Street Arterial which is also identified as a Pedestrian Enhanced (pg. 171) and Bicycle Priority area (pg. 175).

### Land Use and Built Form - General Recommendations

#### Policy 1. Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (pg. 72)

*Strategy A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:*

*Regional centers and community centers*

*Community corridors where transit priority streets are planned*

*High and medium-high residential areas in the downtown and urban center contexts.*

#### Policy 2. Incentivize or require efficient development of land, especially in transit-rich areas (pg. 72)

*Strategy A. In regional centers, urban center community centers and urban center community corridors, study and implement requirements or incentives for density. An example of a tool to implement this could include establishing minimum building heights.*

*Strategy C. Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.*

#### Policy 5. Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects (pg. 74)

*Strategy B. Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement, such as incentives or requirements for on-site income-restricted housing and/or affordable commercial spaces.*

The proposed map amendment from I-A, UO-2 to G-RX-5 would encourage higher-density, residential development in a transit-rich area that's identified as a Community Center/Corridor with Washington St. less than two blocks away from the site.

The proposed G-RX-5 represents a significantly more efficient land use as it promotes residential development within walking distance to Carpio Sanguinette Park and transit-rich Washington St. The proposed map amendment would facilitate additional density within a project that is aiming to be 100% affordable. The proposed rezoning and land use do more to align with the goals in Blueprint Denver as compared to the existing industrial uses.

The applicant is also pursuing G-RX-5 with the hope of providing more affordable commercial spaces on the ground floor of a feature mixed-use project.

### **Land Use and Built Form – Housing Recommendations**

#### **Policy 3. Incentivize the preservation and reuse of existing smaller and affordable homes (pg. 83)**

*Strategy B. Consider increased incentives in transit-rich areas and in areas that score high for Vulnerability to Displacement.*

#### **Policy 6. Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities (pg. 85)**

*Strategy A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include a process—informed by community input—to create citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing Diversity.*

#### **Policy 8. Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts (pg. 86)**

*Strategy A. Align high-density residential areas near regional centers to support housing growth near major job centers with access to transit priority streets.*

*Strategy B. Develop a strategic plan focused on implementation of regional centers, which should include strategies for integrating diverse housing options into these centers.*

*Strategy D. Advance housing affordability recommendations from this plan and Housing an Inclusive Denver to ensure new units include units affordable to a range of income levels.*

The proposed map amendment from I-A, UO-2 to G-RX-5 would foster the development of residential, income-restricted project near a transit-rich area along Washington St. and encourage new housing opportunities within a community center and corridor. Additional housing in the area, especially income-restricted housing as proposed with this rezoning, is particularly important as the area scores high in vulnerability to displacement.

### **Mobility – Recommendations**

#### **Policy 1. Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements (pg. 108)**

*Strategy E. Promote mixed-use development in all centers and corridors.*

**Policy 7. Make transit more affordable to Denver residents (pg. 111)**

*Strategy A. Provide increased transit access for transit dependent residents by increasing the amount of affordable housing near rail stations and along transit priority streets. This is especially important for areas that score low in Access to Opportunity.*

The proposed map amendment from I-A, UO-2 to G-RX-5 would promote residential development in a community center and corridor, thus encouraging additional walking, biking, and transit trips. The site's proximity to multiple bus stops along Washington St. to the west and light rail to the east make it a sensible place for additional density, especially in an area that scores low for access to opportunity.

**Globeville Neighborhood Plan**

**Recommendation 1: A Land Use Plan that Balances the Needs of Residents, Commerce, and Industry Areas of Change and Areas of Stability (pg. 30)**

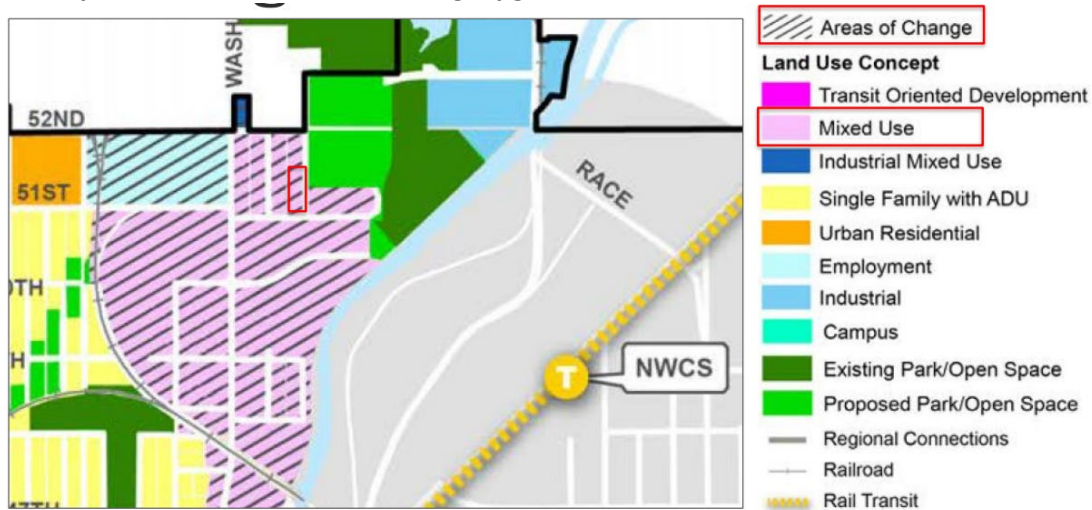
*Blueprint Denver, the City's integrated land use and transportation plan, introduced the concept of Areas of Change and Areas of Stability. The purpose of Areas of Change is to channel growth where it is desirable and would be the most beneficial. The purpose of Areas of Stability is to maintain the character of an area while also accommodating a more limited amount of new development and redevelopment. Areas of Change are identified on the Globeville Neighborhood Plan's Concept Land Use and Areas of Change Map..*

**Concept Land Use Designations (pg. 30)**

*Blueprint Denver establishes concept land use designations that describe the particular character and scale that is desired in the future. The Globeville Neighborhood Plan uses these categories as the foundation for its recommended Concept Land Use and Areas of Change Map.*

*Mixed Use: These areas have both a sizable employment base as well as a variety of mid to high-density housing options. Intensity is higher in mixed-use areas than in predominantly residential areas. Land uses may be, but are not necessarily, mixed in each building, development, or block. Pedestrian access is important within these areas, with residential and non-residential uses always within short walking distance of one another.*

**Concept Land Use and Areas of Change (pg. 33)**





The proposed map amendment from I-A, UO-2 to G-RX-5 aligns closely with the areas of change outlined in the Globeville Neighborhood Plan as well as the property’s concept land use designation. The subject property is in an area of change where growth is most desirable. The proposed G-RX-5 zoning aligns closely with the property’s mixed-use designation that calls for higher-density housing options and employment opportunities. G-RX-5 would foster the development of a denser residential building while including community gathering space on the ground floor.

**B5. Revitalize Through Mixed-Use Development (pg. 35)**

*In areas recommended for Mixed Use Concept Land Use, including portions of Washington Street, 45th Avenue, and the Riverfront:*

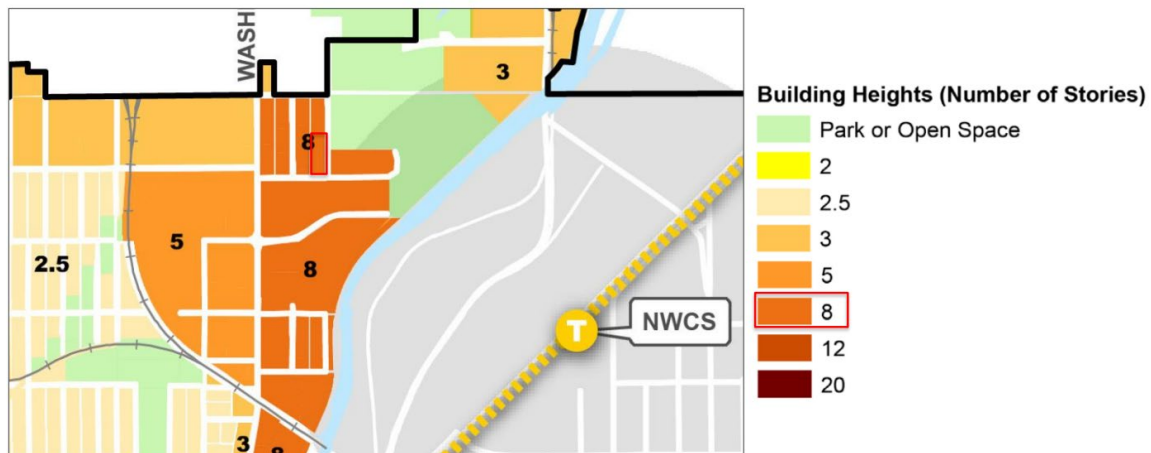
- *Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings, and doorways at the street.*
- *Allow a mix of uses within the area and within individual buildings.*

**B6. Establish Maximum Recommended Building Heights (pg. 35)**

*Establish maximum building heights consistent with the Maximum Recommended Building Heights map to accomplish the following objectives:*

- *Accommodate mid-rise redevelopment generally east of Washington Street and along the riverfront.*

**Maximum Recommended Building Heights (pg. 36)**



The proposed map amendment from I-A, UO-2 to G-RX-5 promotes revitalization through mixed-use development and aligns well with the Globeville Neighborhood Plan’s maximum recommended building heights map. G-RX-5 furthers the objective to accommodate mid-rise redevelopment to the east of Washington and along the riverfront. The proposed 5-story height is well under the maximum 8-story recommendation. GR-X will also allow for ground story activation and promote an active street frontage for future development.

**Recommendation 3: An Integrated, Complete, and Diverse Park System**

**B10D. Create a Regional Open Space Amenity (pg. 40)**

*Create a large, regional, and consolidated park amenity by integrating Heller Open Space, Heron Pond, portions of Northside Park, and a portion of new acreage known as 52nd Avenue and Emerson Street and re-designing the area primarily as a natural area with educational and passive recreational activities.*

- Increase “eyes on the park” by surrounding it with a mixture of uses, including mixed-use development along the southern edge of the 52nd Avenue and Emerson Street site fronting 51st Avenue. Ensure that future development on this portion of the site benefits the neighborhood by restricting its sale to a community-serving user such as a senior housing provider, education or recreation center, or other uses to be defined with neighborhood input at a later date.
- Connect this new regional open space amenity to the proposed Mixed Use Concept Land Use redevelopment area to the south.
- Look for opportunities to create synergy and capitalize on proximity to the proposed National Western Center.

The proposed map amendment from I-A, UO-2 to G-RX-5 aligns closely with Globeville Neighborhood Plan’s goal to increase eyes on the park by facilitating a mixed-use development in the area that’s specially called out in the diagram on the right. The residential project would add additional residents/park users to the area and allow for active ground floor uses along 51<sup>st</sup> Avenue and Emerson Streets. The rezoning would also create synergy with the National Western Center as a future project on the other side of the campus could facilitate live/work opportunities.

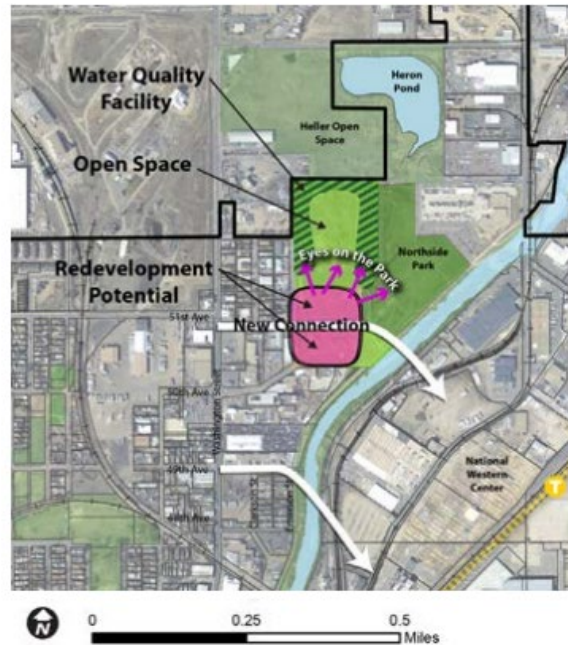


Diagram showing a potential large, regional open space that is integrated with Heller Open Space, Heron Pond, and portions of Northside Park. New development fronts 51st Avenue, with the northern parcel adjacent to the open space being reserved for a community-serving use.

**Recommendation 4: Improve Access to Jobs, Housing, Neighborhood Services, and Education**

**B13A. Expand Job Growth within Globeville. Support the expansion of employment opportunities within the neighborhood using a variety of complimentary strategies (pg. 44):**

*Create a broad base of new jobs in diverse economic sectors by redeveloping opportunity sites throughout the neighborhood, including the transformation of Washington Street and the South Platte riverfront into a mixed-use area; the enhancement of retail and services along 45th Avenue in alignment with recommendations to establish a more prominent main street; and the*

*promotion of transit-oriented development in the 41st and Fox Station Area (see the Character Areas Chapter for additional details on the recommendations for these areas).*

**B14A. Provide a Broad Range of Housing Types and Price Levels (pg. 45)**

*Incorporating this Plan's proposed concept land use recommendations will allow for a more diverse range of housing types within the neighborhood, including:*

- *Accessory Dwelling Units within the single-family areas*
- *Multifamily and attached residential building types in Mixed Use, TOD, and Urban Residential Concept Land Use areas.*
- *Live/work and a variety of other residential types in Industrial Mixed Use areas.*

**B15A. Use Redevelopment Areas to Attract Desired Retail and Services (pg. 46)**

*Broaden the market for retail and services by increasing the population of the neighborhood through mixed-use and transit-oriented development and providing space for new retail in the following areas:*

- *Washington Street and the South Platte riverfront*

The proposed map amendment from I-A, UO-2 to G-RX-5 furthers the goal of creating a broad base of new jobs in the area by fostering residential development near the South Platte riverfront and Washington St. The proposed map amendment would allow for more diverse housing types in the neighborhood by fostering a 100% affordable project with a diversity of AMI levels and bedroom types.

**Recommendation 2: Improve Multi-Modal Connectivity**

**D13. Connect to Greenspace (pg. 76)**

*Improve connectivity to parks, trails, and recreation, especially to the South Platte River trails and parks.*

**D15. Connect to the National Western Center (pg. 76)**

*Improve access and connectivity to and through residential neighborhoods and the redeveloped National Western Center.*

**D17. Attract Key Retail and Services (pg. 77)**

*Incentivize development of retail goods and services, including a grocery store.*

**D20. Use Mixed-Use Development to Improve Access to Goods and Services (pg. 77)**

*Promote mixed-use development to support a variety of commercial and retail businesses and services throughout the community and around new rail stations.*

The proposed map amendment from I-A, UO-2 to G-RX-5 improves connectivity to the South Platte River trails and parks by fostering development adjacent to Carpio Sanguinette Park and nearby trail access points. The rezoning would promote development along the newly connected 51<sup>st</sup> Avenue and provide greater access to the investments made at the National Western Center. The G-RX zoning will incentivize mixed-use development with ground floor community space that will better serve current and future residents in the area.

**Strategies Unique to Washington Street and the Riverfront**

**E5. Assist the Transition to Mixed-Use (pg. 92)**

The following strategies will help to promote this character area's transition from Industrial to Mixed-Use:

- Establish a relocation assistance program for industrial uses. Try to keep businesses in the area by identifying stable industrial receiving areas in Globeville, Elyria, or Swansea.
- As industrial uses leave this area, do not allow new industrial uses to be established. Rezoning this area to mixed-use zone districts would achieve this strategy.

The proposed map amendment from I-A, UO-2 to G-RX-5 assists in the transition to mixed-use development. This strategy in the Globeville Neighborhood Plan specifically calls out the use of rezonings to promote mixed-use and prevent new industrial users from establishing ongoing operations near the South Platte riverfront.

## National Western Center Master Plan

### **Character Area 1 Globeville Neighborhood/Washington Street**

#### **Area Description (pg. 76)**

*The Globeville/Washington Street area is located at the west side of the study area between Washington Street and the South Platte River in the Globeville Neighborhood. This area is currently characterized by large blocks of underutilized industrial land and lacks the basic infrastructure for good connections to the river and the Northside Park area. The Globeville Neighborhood plan recommends this area for mixed-use redevelopment by improving the access and circulation and creating an active edge along the west side of the river.*

#### **Intended Uses and Character Description (pg. 76)**

*The intended uses for this area are for an evolution over time from the existing industrial uses to mixed use development including employment and mid- to highdensity housing options with building heights up to five stories. The NWCC can help to spur new mixed-use development and act as a catalyst for making positive changes in the neighborhood.*

The proposed map amendment from I-A, UO-2 to G-RX-5 aligns well with the area description, intended uses and character description outlined in the National Western Center Master Plan. The rezoning to G-RX-5 would facilitate a residential development that would improve access to the National Western Center campus and help create an active edge along the west side of the river.



*Character Area 1 is between Washington Street and the South Platte River in the Globeville Neighborhood.*

#### **IV. Uniformity of District Regulations and Restrictions**

*The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.*

The proposed map amendment from I-A, UO-2 to G-RX-5 will result in uniform regulations and restrictions for each building within the district.

#### **V. Public Health, Safety and General Welfare**

*The proposed official map amendment furthers the public health, safety and general welfare of the city.*

The proposed map amendment from I-A, UO-2 to G-RX-5 will further the public health, safety, and general welfare of the city. The rezoning will foster the remediation and development of underutilized industrial parcels and replace them with income-restricted housing near a major transit corridor along Washington St. The rezoning would also encourage development adjacent to Carpio Sanguinette Park, providing direct access to healthy living amenities for future residents. Residential development in this location would also provide additional eyes on the park from residents and commercial businesses on the ground floor. Having additional income-restricted housing and neighborhood serving gathering space will further the public health, safety and welfare of current and future residents in the Globeville community.

#### **VI. Justifying Circumstances**

*Justifying circumstance: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:*

- a. Changed or changing conditions in a particular area, or in the city generally; or,*
- b. A city adopted plan; or*
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*

The proposed map amendment from I-A, UO-2 to G-RX-5 is justified because of numerous changed/changing conditions in the area and the Globeville Neighborhood Plan. The National Western Center redevelopment will continue to foster change in the area. The recent completion of the 51<sup>st</sup> Avenue bridge across the South Platte will lead to increase connectivity between the National Western Center campus and Globeville. City investments in Carpio Sanguinette Park and Washington St. make the subject properties ripe for reinvestment and redevelopment. The Globeville Neighborhood Plan calls for mixed-use zoning along the South Platte River and the need for eyes on the park through residential and commercial development.

#### **VII. Consistency with Neighborhood Context**

*Article 7. Urban Center (C-) Neighborhood Context*

*Section 7.1.1 General Character*

*The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.*

*Section 7.1.4 Building Height*

*The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.*

The proposed map amendment from I-A, UO-2 to G-RX-5 is consistent with the *General Urban* neighborhood context which calls for predominantly multi-unit structures with medium-scale buildings close to the street.

## VIII. Community Engagement Overview

To garner feedback for the proposed rezoning request, we've have or will be reaching out to registered neighborhood organizations (RNOs) and key stakeholders in the Globeville neighborhood. Our engagement efforts will continue as the map amendment request moves through the process.

### Outreach Timeline

**March 23, 2023** – Peter Wall, on behalf of Gabriel Carter, reaches out to Nola Miguel with the GES Coalition to discuss the map amendment application.

**March 23, 2023** – Peter Wall reaches out to Councilwoman CdeBaca's office regarding to discuss the map amendment application.

**March 23, 2023** – Brea Zeise and Jessica Zender from Councilwoman CdeBaca's office respond and express their willingness to discuss the map amendment.

**March 23, 2023** – Peter Wall reaches out to Mary Xu with the Denver North Business Association to discuss the map amendment application.

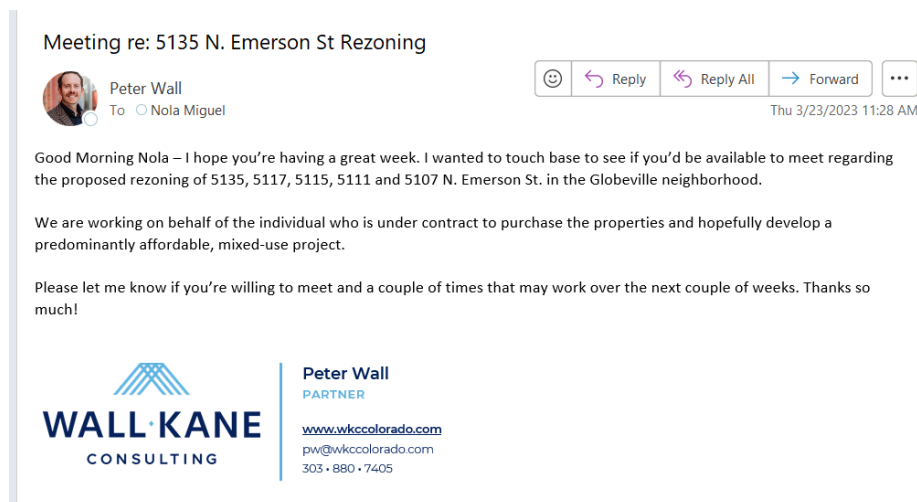
**March 23, 2023** – Peter Wall reaches out to Joe Henry with Globeville Civic Partners via phone to discuss the map amendment application.

**March 28, 2023** – Peter Wall reaches out to Armando Payan with United Community Action Network (UCAN) via text message to discuss the map amendment application.

**March 28, 2023** – Armando Payan with United Community Action Network responds and expresses his willingness to discuss the map amendment.

**April 3, 2023** – Armando Payan and Peter Wall meet to discuss the map amendment. Mr. Payan expresses general support for the proposed map amendment.

**April 4, 2023** – Gabriel Carter and Peter Wall meet with Jessica Zender in Councilwoman CdeBaca's office to discuss the map amendment.



Meeting request on a couple of development projects



Peter Wall

To manager@denvernorthbusinessassociation.org

Reply Reply All Forward

Thu 3/23/2023 11:52 AM

Hi Mary – I hope you’re having a great week and thanks again for all you/the board’s support on the previous rezoning we spoke about.

I wanted to touch base and see if we could get in front of the board on a couple of development projects.

The first is the Denver Rock Drill site located at 39th and Williams. If possible, we’d love to give you/board members a tour of the site as there are some super cool buildings on the property. Thursday afternoons/Friday mornings work best for tours. Let me know if they’d be interested or if they’d like to just have a sit-down meeting.

The second is the rezoning of a property located at 5135 N. Emerson St in the Globeville neighborhood. No tour associated with this one, but it would be great to get in front of the board and walk them through the high-level plans so far.



Peter Wall PARTNER

www.wkccolorado.com pw@wkccolorado.com 303 • 880 • 7405

Re: Meeting re: 5135 N. Emerson St Rezoning



Zender, Jessica M. - CC YA2245 City Council Aide <Jessica.Zende

To Zeise, Brea - CC YA2245 City Council Aide; Peter Wall

Reply Reply All Forward

Thu 3/23/2023 11:34 AM

If there are problems with how this message is displayed, click here to view it in a web browser.

Hi Peter, I'm happy to make some time to chat about this. You can use this link to find some time on my calendar. Cheers, Jessica



The D9 Team Denver City Council District 9 2855 Tremont Place, Unit 201 Denver, CO 80205 O: 720-337-7709 District9@denvergov.org

Connect with us! Twitter Facebook Instagram Sign up for our District 9 email list!

D9 COVID-19 Resources Sign up for our email list

April 10, 2023 – Peter Wall speaks with Joe Henry with Globeville City Partners via phone regarding the proposed map amendment. Mr. Henry expresses general support for the map amendment.

April 28, 2023 – Gabriel Carter, Austin Kane (Wall Kane Consulting) and Peter Wall meet with Nola Miguel/Ana Varela (GES Coalition) and several neighbors from the Globeville neighborhood. GES representatives and community members talked about the importance of deeper affordability and larger units for families. There was also discussion around future improvements on Washington Street and lessons learned from the 4995 Washington Street project. At the end of the meeting, two residents who live a block away from the proposed map amendment expressed general support to have a diversity of new housing opportunities in the Globeville neighborhood.

August 9, 2023 – Gabriel Carter, Christian Pritchett (BlueLine Development), Peter Wall meet with Nola Miguel and Ana Varela (GES Coalition) to discuss the proposed development program which aims to have 200 units, all of which would be affordable between 40%-80% AMI. The development would



include approximately 50 1-bedroom units, 100 2-bedroom units and 50 3-bedroom units. The conversation was positive, and all parties discussed the importance of communication moving forward given GES's work with the proposed project at 4995 Washington St. At the end of the meeting, both parties briefly discussed a community benefits agreement.

## **IX. Equity Analysis Response**

## Equity Response

Directions: Applicant to fill out the righthand column of the table – column entitled “Response from Applicant”

### Site Equity Scores and Recommended Actions

**ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.**

The site area’s average score is 2.44, with low scores in social determinants of health and built environment. These specific metrics are defined below, along with considerations that align with the goals of the area plan and Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

**Built Environment**

	Social Determinants of Health	Access to Parks	Access to Fresh Food	Access to Healthcare	Child Obesity	Life Expectancy	Access to Transit	Access to Centers and Corridors
Score	1.5	1.5	1.5	2	2	1	1	4.67
	Least Equitable	Least Equitable	Least Equitable	Less Equitable	Less Equitable	Least Equitable	Has Access to Transit	75-99% of the area is covered by a walk, bike, and driveshed to a center or corridor

	Metric	Score	Description	Consideration for Improvement	Response from Applicant
	Social Determinants of Health	1.5 Least Equitable	Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) percent of families below 100% of the Federal Poverty Line.  30% of 25-year old’s and older are without a high school degree  32% of families are below the federal poverty line	<ul style="list-style-type: none"> <li>Applicant commits to provide on-site income-restricted units, especially for 50% and below</li> <li>Applicant commits to provide family services on site or partners with a local organization that promotes early parent-child learning</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will provide on-site, income-restricted units. The application will be pursuing Low Income Housing Tax Credits (LIHTC) as part of the proposed development and per LIHTC requirements, units will average 60% AMI or below. The applicant is looking at offering some units at 40%-50% AMI as part of a future development plan.</li> </ul>
Built Envir	Access to Parks	1.5 Least Equitable	Measured by % of living units within ¼-mile walk to a park or open space.	<ul style="list-style-type: none"> <li>Applicant commits to providing more open space than required on-site</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will be adding income-restricted housing adjacent to a large park which</li> </ul>

			53% of housing units within ¼ mile walk of a park	<ul style="list-style-type: none"> <li>Applicant commits to improving connectivity through an organized street grid, to improve access to amenities including open space</li> </ul>	the city is expanding through additional investment. Applicant commits to working collaboratively with the city on connectivity from the development to the park during the site planning process.
	Access to Fresh Food	1.5 Least Equitable	<p>Measured by % of residents within ¼-mile walk to a full-service grocery store.</p> <p>10% of residents within ¼ mile walk of a full service grocery store</p>	<ul style="list-style-type: none"> <li>Applicant commits to promoting increased access to fresh food options</li> <li>Applicant commits to provide fresh food outlets on-site, such as a community garden</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will commit to adding planter boxes and do their best to incorporate a community garden given site constraints.</li> <li>The applicant is also looking at adding a community gathering space on the ground floor of the building which it will make accessible to community organizations for regular meetings and gatherings.</li> </ul>
	Access to Healthcare	2 Less Equitable	<p>Access to Health Services - such as clinics, prenatal services, and more.</p> <p>19% of women receive no prenatal care during the first trimester of pregnancy in this area</p>	<ul style="list-style-type: none"> <li>Applicant maps and identifies where existing facilities are in the area</li> </ul> <p><i>This metric is not expected to be directly impacted by an applicant-driven rezoning but may be indirectly improved via other metrics</i></p>	<ul style="list-style-type: none"> <li>The applicant will commit to identifying and mapping existing health care facilities in the area for future residents.</li> </ul>
	Child Obesity	2 Less Equitable	<p>Child Obesity measure % of children in the area that are overweight/obese.</p> <p>20% of children and youth are obese</p>	<ul style="list-style-type: none"> <li>Applicant commits to uses on-site that promote healthy food options <ul style="list-style-type: none"> <li>If providing auto-oriented food and beverage options applicant should prioritize fast-casual restaurants that provide healthy food</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The applicant is looking at having 25% of the units (approximately 50) be 3-bedroom, family style units. Having family units directly across the street from a park will help attract children and provide them with greater opportunities for exercise.</li> </ul>

				<p>choices, such as Modern Market, Panera Bread, etc.</p> <ul style="list-style-type: none"> <li>Applicant commits to providing more open space than required on-site</li> </ul>	<ul style="list-style-type: none"> <li>The applicant may add smaller commercial spaces on the ground floor for the surrounding community. Those spaces could lend themselves to fresh food options.</li> <li>The applicant is proposing to build an income-restricted project adjacent to a large park/trails where children and families can play/exercise.</li> </ul>
	Life Expectancy	1 Least Equitable	Life expectancy (in years): 72.8	<i>This metric is not expected to be directly impacted by the applicant but may be indirectly improved via other metrics.</i>	<ul style="list-style-type: none"> <li>The applicant is proposing to build an income-restricted project adjacent to a large park/trails. Access to green spaces for lower-income residents can contribute to greater life expectancy.</li> </ul>
	Access to Transit	0	No Access to Transit. Completely outside the ½ miles transit buffer.	<i>This metric may be outdated now that the City has opened the 51<sup>st</sup> Street bridge to connect the site to transit.</i>	<ul style="list-style-type: none"> <li>One of the reasons the applicant is looking to rezone the site is because of its strong access to transit. There are numerous southbound/northbound bus stops within walking distance of the site and the 51<sup>st</sup> Street bridge connect provides residents with access to the 48<sup>th</sup> &amp; Brighton light rail station to the east.</li> </ul>
	Access to Centers and Corridors	4.67	Average Score: 4.67 Total Evaluation: 75-99% of the area is covered by a walk, bike, and driveshed to a center or corridor.	<ul style="list-style-type: none"> <li>Applicant maps and identifies existing community services in the area</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will commit to identifying and mapping existing community services in the area for future residents.</li> </ul>

**REDUCING VULNERABILITY TO DISPLACEMENT** – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

For Vulnerability to Involuntary Displacement, this area’s average score is 3 out of 3. This means that the area is considered vulnerable to displacement. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	<b>Educational Attainment</b>	<b>Rental Occupancy</b>	<b>Median Household Income</b>	
<b>Score</b>	<b>1</b>	<b>1</b>	<b>1</b>	
	Vulnerable	Vulnerable	Vulnerable	
Metric	Score	Description	Consideration for Improvement	Response from Applicant
<b>Educational Attainment</b>	<b>1</b> Vulnerable	Percent of 25 year olds and older without a college degree: <b>78%</b> Citywide Average: <b>49.7%</b>  Lack of opportunities for higher education can leave residents unable to make more money and get jobs to offset increased costs	<ul style="list-style-type: none"> <li>Applicant to provide list of local resources for educational assistance</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will commit to providing a list of local education resources for future residents.</li> <li>The applicant has been in contact with NEST and has received contact information for the Center for Community Wealth Building (CCWB) Applicant commits to engaging with CCWB and having them as a resource for future residents.</li> </ul>
<b>Rental Occupancy</b>	<b>1</b> Vulnerable	Percent of Renter Occupied: <b>52.6%</b> Citywide Average: <b>49.55%</b>	<ul style="list-style-type: none"> <li>Applicant commits to providing for-sale options on-site.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will pursue a 100% income restricted rental property.</li> </ul>
<b>Median Household Income</b>	<b>1</b> Vulnerable	Median Household income: <b>\$53,668</b> Denver's Median household income: <b>\$72,661</b>	<ul style="list-style-type: none"> <li>Applicant commits to affordable housing on-site and to target the marketing of affordable units to the nearby community.</li> </ul>	<ul style="list-style-type: none"> <li>The applicant commits to affordable housing on-site and to target marketing of affordable units to the nearby community.</li> </ul>

**EXPANDING HOUSING DIVERSITY** - providing a better and more inclusive range of housing in all neighborhoods.

For Housing Diversity, this area’s average score is 3 out of 5, with the area scoring low on missing middle housing and diversity of housing costs. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

- Missing Middle Housing
- Diversity of Bedroom Count Per Unit
- Owners to Renters
- Housing Costs
- Income Restricted Units

<b>Score</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>
	Not Diverse	Diverse	Diverse	Not Diverse	Diverse

Metric	Score	Description	Consideration for Improvement	Applicant Response
Missing Middle Housing	0 Not Diverse	Percent Housing with 2-19 units: 7% Citywide:19% If an area had over 20% middle density housing units, it was considered “diverse”, if it was less than 20% middle density it was considered “not diverse.”	<ul style="list-style-type: none"> <li>Applicant commits to provide a diverse mix of residential types on-site: multi-family, duplex and single family</li> <li>Applicant provides certain percentage of missing middle housing types</li> </ul>	<ul style="list-style-type: none"> <li>The applicant will build an income-restricted project with units at a variety of AMI levels. The applicant will be pursuing Low Income Housing Tax Credits (LIHTC) as part of the proposed development and per LIHTC requirements, units will average 60% AMI or below. The applicant is looking at offering some units at 40%-50% AMI are part of a future development plan as well as units that may go up to 80%, thus offering both lower-income and missing middle housing options.</li> </ul>
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1.41 Mix Type: Mixed  Measured by comparing the number of housing units with 0-2 bedrooms to the number of units with 3 or more bedrooms.	<ul style="list-style-type: none"> <li>Applicant commits to build units with a variety of bedroom counts</li> <li>Applicant commits to provide a certain percentage of 3 + bedroom units</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is looking at a mix of 1, 2 and 3 bedrooms. The applicant is not looking at providing studios. The applicant is looking at having 25% of the units (approximately 50) be 3-bedroom, family style units.</li> </ul>
Owners to Renters	1 Diverse	Owners: 47.42% Renters: 52.58% Denver Owners: 50.45% Denver Renters: 49.55%	<ul style="list-style-type: none"> <li>Applicant commits to provide a strong mix of ownership vs rental properties</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is partnering with Blue Line Development who is an experienced affordable housing developer in Colorado. They are looking to develop a 100% affordable project with all units being for rent. With that, they will be providing units at a variety of sizes and AMI levels to make it more accessible to a broad range of individuals.</li> </ul>
Housing Costs	0 Not Diverse	Mix Type: High	<ul style="list-style-type: none"> <li>Applicant should speak to affordable housing intent as relevant to page</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is looking to do a 100% income-restricted project and will be</li> </ul>

		The ratio of (a) housing units affordable to households earning up to 80% if the city's median income to (b) housing units affordable to households earning over 120% of the city's median income.	65, 2.1.10 - Affordable Housing section of the FNE Area Plan <ul style="list-style-type: none"> <li>Applicant commits to provide income restricted units that are in the "missing middle" range (e.g. 100% AMI)</li> </ul>	providing units at a mix of AMI levels from 40% to 80% AMI.
<b>Income Restricted Units</b>	<b>1 Diverse</b>	Income Restricted Units: <b>383</b> Citywide Average Income Restricted Units: <b>142</b>	<ul style="list-style-type: none"> <li>Applicant commits to provide a specific amount of Income Restricted Units on-site</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is looking to do a 100% income-restricted project and will work with HOST on solidifying an affordable housing plan prior to the rezoning going before city council.</li> </ul>

**EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.**

Job Diversity in this area is dissimilar to the City's overall job mix, with fewer retail and innovation options compared to the city. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	<b>Retail</b>	<b>Innovation</b>	<b>Manufacturing</b>
<b>Score</b>	<b>45.95%</b>	<b>4.73%</b>	<b>49.32%</b>
	City Wide Average 56.7%	City Wide Average 35%	City Wide Average 8.3%

Metric	Score	Description	Consideration for Improvement	Applicant Response
<b>Total Jobs</b>	1,247 Jobs	Total Jobs per Acre: <b>4.11</b>	<ul style="list-style-type: none"> <li>Applicant commits to providing a range of retail choices that fills the gap of community-wide services <ul style="list-style-type: none"> <li>Through due diligence applicant identifies existing gaps in retail services within a 1-2 mile radius</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>The applicant is also looking at adding a community gathering space on the ground floor of the building which it will make accessible to surrounding community organizations for regular meetings and gatherings.</li> </ul>
<b>Retail</b>	573 Jobs 45.95%	This is less than the citywide Retail average of <b>56.7%</b>  Retail Jobs per Acre: <b>1.89</b>	<ul style="list-style-type: none"> <li>Commit to provide on-site retail spaces that create retail related jobs, to help balance the mix of jobs in the area</li> </ul>	<ul style="list-style-type: none"> <li>The applicant is also looking at adding a community gathering space on the ground floor of the building which it will make accessible to surrounding community organizations for regular meetings and gatherings.</li> </ul>



<p><b>Innovation</b></p>	<p><b>59 Jobs</b> 4.73%.</p>	<p>This is less than the citywide Innovation average of <b>35%</b> Innovation Jobs per Acre: <b>0.19</b></p>	<ul style="list-style-type: none"> <li>• Commit to provide on-site innovation spaces that create innovation related jobs, to help balance the mix of jobs in the area</li> </ul>	<ul style="list-style-type: none"> <li>• The applicant is also looking at adding a community gathering space on the ground floor of the building which it will make accessible to surrounding community organizations for regular meetings and gatherings</li> </ul>
<p><b>Manufacturing</b></p>	<p><b>615 Jobs</b> 49.32%.</p>	<p>This is greater than the citywide Innovation average of <b>8.3%</b> Manufacturing Jobs per Acre: <b>2.03</b></p>		

## **X. Letters of Authorization**


Gabrial Carter  
Adlam Properties LLC  
4822 E. 19th Ave,  
Denver, CO 80220

March 27, 2023

To whom it may concern:

I, Gabrial Carter, the individual under contract to purchase 5107, 5111, 5115, 5117 5135 N. Emerson St. in Denver, Colorado, hereby authorize Peter Wall to act as the property owner(s) representative and point of contact for all correspondence associated with the Zone Map Amendment Application.

Sincerely,

DocuSigned by:  
  
2796024C5A3F41C...

Gabrial Carter

El Principito Properties LLC  
3656 Federal Blvd.  
Denver, CO 80211

March 27, 2023

To whom it may concern:

I, Jesus Diazdeleon, signing on behalf of El Principito Properties LLC, the owner of 5107, 5111, 5115, 5117 N. Emerson St. in Denver, Colorado, hereby authorize Peter Wall to act as the property owner(s) representative and point of contact for all correspondence associated with the Zone Map Amendment Application.

Sincerely,

  
Jesus Diazdeleon

Sandra Veronica Diazdeleon  
3656 Federal Blvd.  
Denver, CO 80211

March 27, 2023

To whom it may concern:

I, Sandra Veronica Diazdeleon, as the property owner of 5135 N. Emerson St. in Denver, Colorado, hereby authorize Peter Wall to act as the property owner(s) representative and point of contact for all correspondence associated with the Zone Map Amendment Application.

Sincerely,

DocuSigned by:

*Sandra Diaz De Leon*

30CAF0EFF3B8419...

Sandra Veronica Diazdeleon