



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		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***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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 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 type="checkbox"/> Yes - if yes, state date and method _____ <input 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 and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> 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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how 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>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how 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 and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</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 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 type="checkbox"/> 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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how 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>

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 document is required.)
- Other Attachments.** Please describe below.

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 legibly)	Property Address City, State, Zip	Property Owner Interest % of	Please sign below as an indication of your	Indicate the type of ownership documentation provided: (A) Assessor's (B) Deed (C) Power of Attorney, or other as	Has the owner authorized a representative in writing? (YES/NO)
<p>Application initiated by a member of City Council. No owner authorization required per DZC 12.4.10.4.A.1.a</p>					
EXAMPLE John Alan Smith Josie Q. Smith	(303) 555-5555 sample@sample.gov		<i>Josie Q. Smith</i>		YES



THE HONORABLE

Christopher J. Herndon
COUNCILMAN DISTRICT 8

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December 15, 2022

To Community Planning and Development:

I'm writing today to request Community Planning and Development prepare a rezoning of the parcels located at 8405 and 8415 E. Colfax in the East Colfax neighborhood from E-MS-3 to E-MS-5. This request encompasses two multi-unit buildings owned by The Fax Partnership.

The East Colfax neighborhood remains one of the most vulnerable Denver neighborhoods to involuntary displacement. The property's new owner has plans to convert the site to include housing and community-serving amenities. A higher-density zoning on the site would give The Fax Partnership the ability to serve more vulnerable individuals and families, making this a truly transformative redevelopment for the community. This rezoning would advance the vision of the East Area Plan to create equitable development to sustain a thriving, diverse, and affordable community.

Together with The Fax Partnership, we have conducted community outreach, including discussing the proposal to rezone with the East Colfax Neighborhood Association (ECNA), the Registered Neighborhood Organization for East Colfax in the fall of 2022. Members of ECNA expressed support for the rezoning. Additionally, The Fax Partnership has provided a letter of support, which is included in this application packet. With support from the community, we are excited to sponsor this rezoning.

Sincerely,

A handwritten signature in black ink that reads "Christopher J. Herndon".

Christopher J. Herndon, MPA
Denver City Council
District 8



8405 & 8415 East Colfax Avenue Rezoning Application

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040
- Blueprint Denver
- East Area Plan

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

Equitable, Affordable, and Inclusive Goal 1, Strategy A: “Increase development of housing units close to transit and mixed-use developments” (p. 28)

- This rezoning will increase potential housing density along Colfax Avenue where the Department of Transportation and Infrastructure is implementing Bus Rapid Transit (BRT).

Equitable, Affordable, and Inclusive Goal 1, Strategy C: “Improve equitable access to resources that improve quality of life” (p. 28)

- This rezoning will increase development potential for much-needed goods and services along Colfax Avenue, a long-standing mixed-use area.

Equitable, Affordable, and Inclusive Goal 2, Strategy A: “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28)

- This rezoning will increase housing density along Colfax Avenue which could provide for a greater mix of housing options.

Equitable, Affordable, and Inclusive Goal 3, Strategy A: “Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing” (p. 28)

- As described previously, this site was purchased and will be deed restricted as shelter for at least 60 years. It is contemplated that the Fax Partnership will apply in the future for funds for the redevelopment of the site to serve as affordable housing. At the time of confirmation of this additional funding, the property will be accordingly restricted for at least 60 years. Therefore, the proposed rezoning will



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facilitate the development of more affordable housing units on this site.

Equitable, Affordable, and Inclusive Goal 8, Strategy B: “Partner with organizations to develop permanent and transitional housing affordable to very low-income populations” (p. 30)

- HOST is granting funds to a special purpose entity of the Fax Partnership to acquire and renovate the property for temporary operation as a family shelter associated with the City’s RISE GO Bond program and long-term redevelopment as low-income affordable housing, affordable for at least 60 years.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city’s land use and transportation decisions. There are six key components of *Blueprint Denver* that apply to this rezoning proposal:

1. Neighborhood Context
2. Place
3. Street Type
4. Growth Area Strategy
5. Plan Policies and Strategies
6. Equity Concepts

1. **Blueprint Denver Future Neighborhood Context**

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject properties are shown on the context map in the Urban Edge neighborhood context. The description is used to guide appropriate zone districts (p. 66).

The Urban Edge neighborhood context are “predominantly residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single- and two-unit residential with some small-scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development” (p. 205). E-MS-5 is a zone district within the Urban Edge neighborhood context and is intended to promote safe, active, and pedestrian-scaled areas through building forms that clearly define and activate the public street edge. The zone district is intended to enhance the convenience, ease and enjoyment of transit, walking, shopping, and public gathering (DZC 4.2.6.1).



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The proposed E-MS-5 zone district is consistent with the Urban Edge neighborhood context because it will promote commercial and mixed-use development along a main corridor and active, pedestrian friendly streets that will be compatible with the existing residential areas.

2. Blueprint Denver Future Places

The subject properties are designated as Community Corridor. *Blueprint Denver* describes corridors as “mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 140). Community Corridors within the Urban Edge neighborhood context “provide some mix of office, commercial, and residential. A mix of larger and smaller scale buildings, some being setback from the street to accommodate parking. Heights are generally up to 5 stories” (p. 212).

The proposed E-MS-5 zone district is consistent with the Community Corridor place type as it would allow a diversity of commercial and residential uses along a major corridor with appropriately scaled heights.

3. Blueprint Denver Street Types

In *Blueprint Denver*, future street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context. Colfax Avenue is identified as a Main Street Arterial, which is “characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including café seating in the right-of-way” (p. 158). Main Street districts “are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets... and should be applied where a higher degree of walkability and pedestrian activity is desired” (DZC 5.2.6.1).

The proposed E-MS-5 zone district is consistent with this street types as Colfax Avenue is a Main Street Arterial.

4. Blueprint Denver Growth Strategy

Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). East Colfax Avenue is identified by the Growth Strategy Map as part of the



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Community Centers and Corridors Future Growth Area, where the city anticipates seeing 20% of new jobs and 25% of new housing. The proposed E-MS-5 zone district is appropriate for this Future Growth Area as it would allow for an increased density of housing and employment opportunities.

5. Blueprint Denver Plan Policies and Strategies

Blueprint Denver contains recommendations in the form of a comprehensive list of a policies and strategies that implement plan guidance. The proposed is consistent with many of the adopted *Blueprint Denver* strategies, including:

Land Use & Build Form, General Policy 1: “Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets” (p. 72).

- The proposed rezoning is in a major community corridor where transit priority is planned.

Land Use & Build Form, General Policy 2, Strategy C: “Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas” (p. 72).

- The proposed rezoning is spurred by the proposed redevelopment of the site using HOST funding to construct permanently affordable housing on site located on a transit priority corridor.

Land Use & Build Form, Housing Policy 6: “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services, and amenities” (p. 85).

- The proposed rezoning would increase the allowance of income-restricted affordable housing along a community corridor, in an area identified as having high vulnerability to involuntary displacement and low housing diversity.

Land Use & Build Form, Housing 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” (p. 86).

- The proposed rezoning would allow for more housing located in a community corridor.

Land Use & Build Form, Economics Policy 1: “Capture 90 percent of job growth in regional centers, community centers and corridors, certain



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districts and high-intensity residential areas in downtown and urban center contexts” (p. 90).

- The proposed rezoning would increase the development potential of the site allowing for mixed-use development that supports the creation of a jobs along a community corridor.

Land Use & Build Form, Economics Policy 2, Strategy B: “Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors” (p. 90).

- The proposed rezoning, along with the covenant to provide permanently affordable housing, would promote the development of more income-restricted units along a community corridor.

Land Use & Build Form, Housing Policy 6: “Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services, and amenities” (p. 85).

- The proposed rezoning would support the development of income-restricted affordable housing along a community corridor, in an area identified as having high vulnerability to involuntary displacement and low housing diversity.

6. Blueprint Denver Equity Concepts

Blueprint Denver provides three equity concepts for consideration when rezoning large areas or sites located in areas where residents may be at risk of displacement as new development occurs. These concepts are Access to Opportunity, Vulnerability to Displacement and Diversity of Jobs and Housing. Each equity concept has an associated set of data that helps inform implementation actions that may accompany rezoning and redevelopment. These equity considerations are set forth below with a narrative describing conditions local to the subject site of this rezoning and analysis of how the rezoning itself could impact these metrics.

Access to Opportunity

This area of the East Colfax neighborhood has average access to opportunity, which is defined as access to basic goods, services, and amenities to improve quality of life. The area is less equitable in terms of access to grocery stores, access to prenatal healthcare, access to local and community centers and corridors, and a lower-than-average life expectancy. The proposed rezoning will increase access to opportunity by increasing opportunities for mixed-use



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development that includes retail, commercial, or office spaces that provide quality-of-life benefits.

Vulnerability to Displacement

The East Colfax neighborhood is identified as an area that is vulnerable to involuntary displacement based on all indicators – educational attainment, rental occupancy, and median household income. Notable this neighborhood has a larger-than-average, but shrinking, percentage of minority residents and median incomes that are growing at more than twice the city-wide average. Those statistics point towards trends that potentially threaten to displace the most vulnerable residents of this area. This rezoning is proposed alongside committed funds from HOST to the property owners to redevelop the property with permanently affordable housing which will provide housing opportunities to those most vulnerable to displacement.

Housing Diversity

The East Colfax neighborhood does not have a high diversity of housing types based on 3 of 5 indicators – missing middle housing, number of income restricted units, and housing costs. The proposed rezoning in conjunction with the commitment to provide permanently affordable housing on site will increase the number of income restricted units as well as address disparities in housing costs.

Jobs Diversity

The Colfax Avenue corridor has a larger share of retail jobs than the city as a whole. The proposed rezoning may have a positive impact on jobs diversity in the neighborhood by creating new opportunities for employment.

East Area Plan

The *East Area Plan* identifies the property as part of the Community Corridor future places. These are described as areas that “typically provides some mix of office, commercial, and residential uses. Accessible to surrounding neighborhoods by a variety of transportation options. Buildings have a distinctly linear orientation along the street” (p. 28). Following the guidance of *Blueprint Denver* the growth strategy is Community Centers and Corridors and Colfax Avenue is identified as a Main Street Arterial. As with the *Blueprint Denver* guidance, the E-MS-5 zone district is appropriate for a Community Corridor along a Main Street Arterial as it would provide a mix of residential and commercial options.

The *East Area Plan* height recommendation for this property is up to 3 stories. While the proposed zone district is higher than the recommended height in the



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plan, it is consistent with height recommendations in *Blueprint Denver* and helps to achieve many of the goals in the plan, including a priority on anti-displacement strategies. The proposed rezoning is accompanied by funding from HOST and a covenant requiring the property to be permanently affordable housing, which achieves various goals of the *East Area Plan*.

The *East Area Plan* includes policy strategies and recommendations to help achieve equitable, community-focused goals of the plan. The proposed E-MS-5 meets many of these recommendations including:

Land Use & Built Form Policy L3: “Allow taller buildings in key locations along Colfax Avenue, within the Mayfair Town Center, and the 9th and Colorado area when significant community benefits are provided” (p. 31).

- While the proposed property for rezoning is not included in the Maximum Building Heights map as identified for increased height in exchange for a community benefit, high commitment to permanently affordable housing on this site is consistent with the recommendation to allow for increased height where affordable housing is provided as a community benefit. The proposed E-MS-5 would allow for a height appropriately identified for much of the Colfax Corridor while increasing the total number of affordable units on site.

Economy & Housing Policy E1: “Stabilize resident at risk of involuntary displacement” (p. 52).

- The covenant on this property requires that the motels continue to operate as non-congregate shelters for families in the short-run and then be redeveloped as permanently affordable housing. The proposed E-MS-5 would allow for a greater number of units to be built in the future, thus helping to stability residents at risk of involuntary displacement.

Economy & Housing Policy E3: “Create new affordable housing with access to transit and amenities” (p. 53).

- The *East Area Plan* identifies the area has having a significant shortage of units available for low-income families. The plan further identifies encouraging more affordable apartment buildings near transit as a priority



identified by the community during the planning process (p. 53). The proposed E-MS-5 would allow for the construction of more affordable units along a transit priority corridor, helping to achieve these identified needs and goals.

Economy & Housing Policy E4, Strategy B: “Encourage the transition of motels along Colfax Avenue into permanent housing for those most vulnerable” (p. 54).

- The *East Area Plan* notes that through the community process when participants were asked about ideas for improving housing in the area, “the most frequent response was to rehabilitate Colfax’s motels into higher-quality affordable housing” (p. 54). The proposed E-MS-5 would allow for the rehabilitation of two Colfax motels into even more affordable units than the current zoning allows.

The *East Area Plan* also includes specific policy and strategy recommendations for the East Colfax neighborhood. The proposed E-MS-5 meets many of those recommendations including:

East Colfax, Land Use 2: “Prioritize land use policies that achieve community benefits in Centers and Corridors” (p. 171).

- The proposed rezoning to E-MS-5 in conjunction with the covenant on the property would ensure that the valued of increased development is shared with the community through the provision of affordable housing.

East Colfax, Economy 1: “Reduce involuntary displacement and address the affordable housing shortage in East Colfax” (p. 172).

- The increased development potential of the E-MS-5 zoning would be directly tied to an increase in potential affordable units which would help reduce displacement and increase the supply of units.

The *East Area Plan* implementation section specifically calls for public investment in affordable housing with specific reference to public-private partnerships. It goes further to explain how partnerships offer opportunities to work together to advance community goals and provide for community needs (p. 246). This particular project encapsulates the spirit of that implementation strategy as HOST will be providing funds to a local non-profit organization to partner on the creation of new permanently affordable housing.



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Finally, in both the overall *East Area Plan* priorities and the East Colfax neighborhood section, anti-displacement efforts and affordable housing are identified as top priorities.

Executive Summary, Vision and Community Priorities (p.9)

- 1 - Help current residents and small businesses stay in the community long-term by connecting them to resources and making more housing options available and affordable to families and individuals.
2. - Ensure the East area is an inclusive place in the future by increasing the amount of affordable housing using all available methods.

East Colfax, Key Opportunities (p. 165) _ “In the short-term, implementation of community stabilization strategies aimed at preventing displacement should be prioritized. Key opportunities include: Help Residents Become more Financially Secure and Prevent Displacement.”

Though the proposed rezoning exceeds the maximum height recommendation, the rezoning facilitates achieving the plan’s priority recommendations with regard to helping to prevent displacement and support the development of affordable housing and is therefore consistent with the East Area Plan.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-MS-5 will result in the uniform application of zone district building form, use, and design regulations.

3. Public Health, Safety, and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of numerous adopted city plans which recommend increasing the supply of affordable housing in the East Colfax neighborhood. The plans specifically call for increased height in the case of community benefits such as affordable housing. Given the significant need for more affordable housing in the area the proposed E-MS-5 zone district is in the general welfare of the city.



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4. Justifying Circumstances

The justifying circumstances for this rezoning are that since 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 including a City adopted plan and changing conditions in a particular area.

Blueprint Denver and the *East Area Plan* were adopted after the existing zoning was put in place. *Blueprint Denver* calls for higher heights on these properties than the existing zoning. The *East Area Plan* contains numerous policy recommendations that call for increasing affordable housing along Colfax Avenue through the allowance of additional height.

In 2020 the city began work on the preliminary design of the East Colfax Bus Rapid Transit project. This is a significant city investment in the infrastructure of the Colfax Corridor that aligns with increased ridership and residential density along the corridor. The city has also been putting funds into public-private partnerships within the immediate area to facilitate denser housing development along Colfax Avenue. As such, the area is undergoing and will continue to undergo changing conditions.

5. Consistency with neighborhood context, purpose, and intent statements.

The proposed E-MS-5 zone district is consistent with the neighborhood context, purpose, and intent statements. The existing neighborhood context is Urban Edge, and the proposed rezoning would retain that neighborhood context which calls for mid-rise multi-unit residential and commercial uses located along main streets. The E-MS-5 zone district would comply with the purpose of Main Street Districts by promoting safe, active, and pedestrians-scaled commercial streets that activate the public street edge while promoting an urban, mixed-use, environment. The proposed E-MS-5 further meets the intent statement by being applied to a main street arterial with a build scale up to 5-stories.



November 21, 2022

Community Planning and Development
City and County of Denver
201 W. Colfax Avenue,
Denver, CO 80202

Dear Community Planning and Development:

We are writing to let you know that The Fax Partnership (The Fax) strongly supports Councilman Herndon's efforts to sponsor a legislative rezoning for 8405 and 8415 East Colfax Avenue. The Fax is a nonprofit organization with the mission is to strengthen and support those who live and work along the East Colfax corridor while advancing a vision of equitable development to sustain a thriving, diverse and affordable community.

The Fax acquired the motel properties at 8405 and 8415 East Colfax Avenue on September 14, 2022. Our immediate plan will be to renovate both motels, before converting them to non-congregant shelter. These properties will remain as shelter until October 2028, when The Fax will initiate a redevelopment of the site into new construction, deed-restricted affordable housing. The design concept will be affordable housing above a community-serving ground floor use. In The City and County of Denver's *East Area Plan*, passed by City Council in 2020, it was recommended that the City locate a library or recreation center in the East Colfax neighborhood.

The East Colfax neighborhood remains one of the most vulnerable Denver neighborhoods to involuntary displacement, given the level of rent burden, low homeownership and educational attainment of residents. The Fax sees this acquisition of the two East Colfax motel sites as a means to address the issues facing the East Colfax community; the inclusion of a recreation center or library at the property would help to make this redevelopment transformative for the community. Rezoning of the site, to allow for a higher density of housing, would mean additional families would be served and thus make community transformative that much more of a reality.

Thank you,

Monica Martinez
Executive Director
The Fax Partnership