

To: Rob Haigh, Senior City Planner

Community Development and Planning

Re: 4438 W. 10th Ave.

Date: February 2, 2024

My name is Kathy Sandoval, 700 Raleigh St. Villa Park Neighborhood and board member of the Villa Park N.A. The property at 4438 W. 10th Ave is a naturally occurring affordable housing and to demolish this housing is in direct conflict to the West Area Plan based on (Policy L6 of Preservation of Existing Housing and E01, Preserve existing housing affordability and housing quality). Even though the current zoning of E-TU-C allows for an increase in density with duplexes and accessory dwelling units by right verses the current building form, there is not a justifiable circumstance to increase the density to Row Housing when the existing zoning already allows for an increase in density with the missing middle housing type. The rezoning from E-TU-C to U-RH-2.5 will make it harder for residents in Villa Park to find housing due to housing cost.

The upzoning of this lot will not do anything to increase equity goals since it will not provide opportunities for affordable housing and is in conflict with the West Area Plan (Policy # Q02 of Increase Systems, Policies, and Practices that promote racial and social equity). To the contrary this rezoning will increase involuntary displacement of vulnerable residents by increasing gentrification with row house housing that does not support families. The existing dwelling unit has 4-bedrooms/2 baths already on site. The current dwelling can support a large family with opportunities for extended family members with the option of an accessory dwelling unit as is and supports the stability of the neighborhood and school with families and children to attend Cowell School across the street. The structure is built to a scale that fits into the existing buildings adjacent to it and provides the transition to similar building forms along the Utica block. This particular site is at the top of a hill and with a row house building will be disconnect with the form and massing of buildings and block the view corridor in the neighborhood. An additional unit on site of an ADU increases the density of the site. The size of the existing housing can equal the proposed development. Most of row homes massing and form will contain from 1 to 2 bedrooms. The proposed units will be sold at market rate and will not include enough space for families.

In an article in the Denver Post, February 2023, “Why does DPS have too many schools? Enrollment decline was years in the making — and district saw it coming”. The article outlines shifts in Denver’s population, as noted: “It would, in fact, become a major problem for the district as many of the families moving into the Northside lacked what the district needed: children.

Elementary schools in northwest Denver were so filled with students that in 2012 the district was weighing the potential need for new “offerings” in the region.

By 2021, at least two of the schools — Eagleton and Cowell elementaries — that were at capacity nine years earlier would become under-enrolled and recommended for closure. Eagleton faced the possibility of closing a second time”. The article goes on to discuss the type of housing being built, “One of the biggest differences between the development in Denver’s northeast neighborhoods and those in the northwest was the type of housing built.

In the northwest, newer projects turned single-family detached homes into apartments, townhomes and condos.

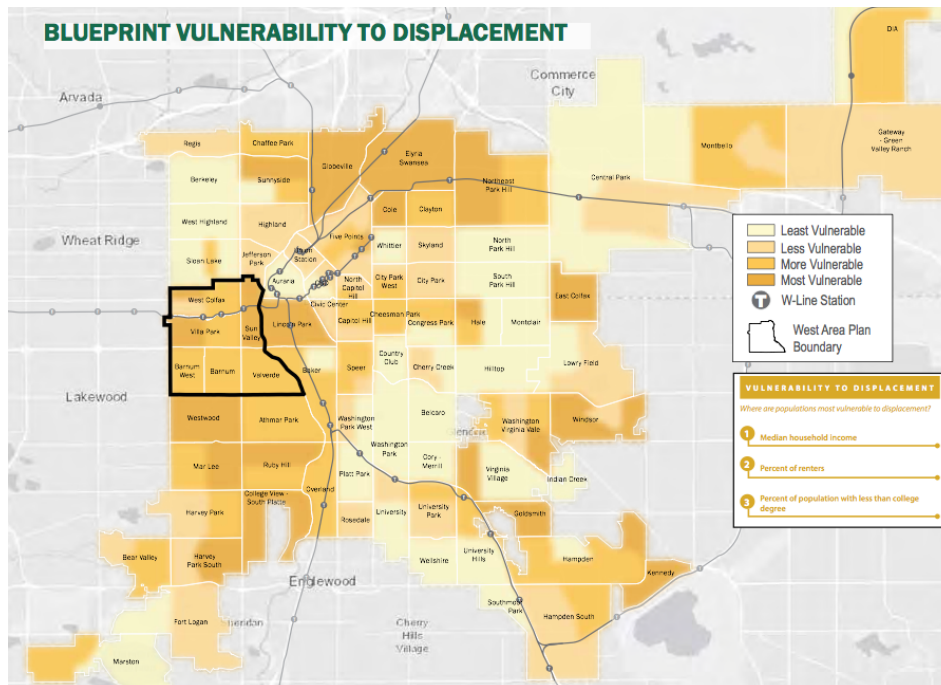
These types of builds often house fewer children than the single-family homes built in places like Green Valley Ranch and Central Park, according to the district's planning reports.

One report showed an aerial image of a single city block in northwest Denver that transformed from having 22 residential units with 13 DPS students in 2005 to having 48 units with four students in 2014."

As we look at the criteria of Public Health, Safety and General Welfare and Justifying Circumstances, I ask you to take into account the impact this rezoning will have on the number of families that will be reduced with this type of housing form.

With the proposed development under the required 10 units for affordable housing, the neighborhood will end up with housing units that it cannot afford and will be units for a single person, or couple as we have repeatedly seen with the row housing in West Colfax and now in Villa Park.

In fact, this is such a problem with row house development, it has changed and impacted our local schools in West Denver as they appear on the closure list for the low number of students. The row house housing is not an option for families and with the lost of housing with multiple bedrooms and bathrooms the capacity for families to live in this neighborhood are lost.



I ask you not recommend approval of this rezoning, do not support the displacement of vulnerable residents and families that can't afford these types of units. Who benefits from this development, the developer and mostly middle class couples who see this housing as an opportunity to own income property? Who is burden – the Villa Park residents and (black, indigenous, people of color) BIPOC communities who cannot afford housing that doesn't have room for their families. The community is paying the price with school closures and families not living in Villa Park. Stop Gentrification and redlining 2.0 in Denver.

Respectfully and thank you,

Kathy Sandoval