



TO: Denver Planning Board
FROM: Francisca Penafiel, Senior City Planner
DATE: September 27, 2023
RE: Official Zoning Map Amendment Application #2023I-00014

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2023I-00014.

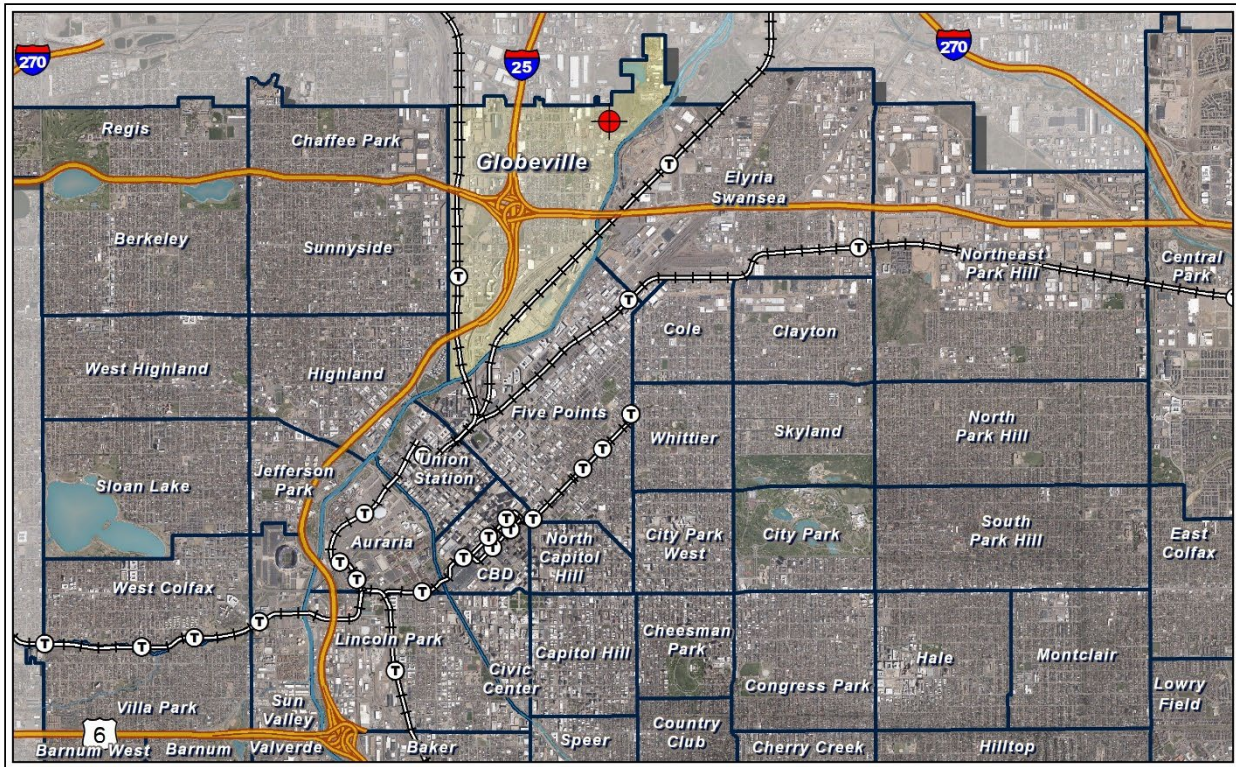
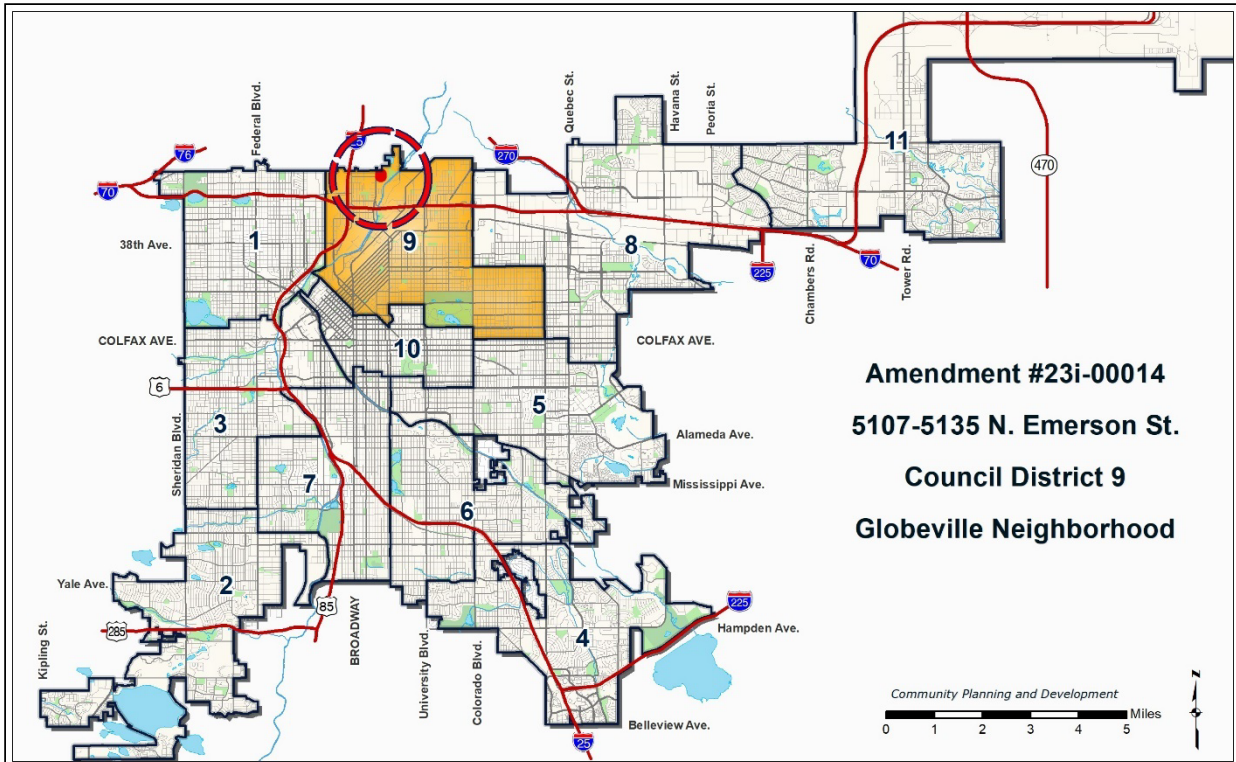
Request for Rezoning

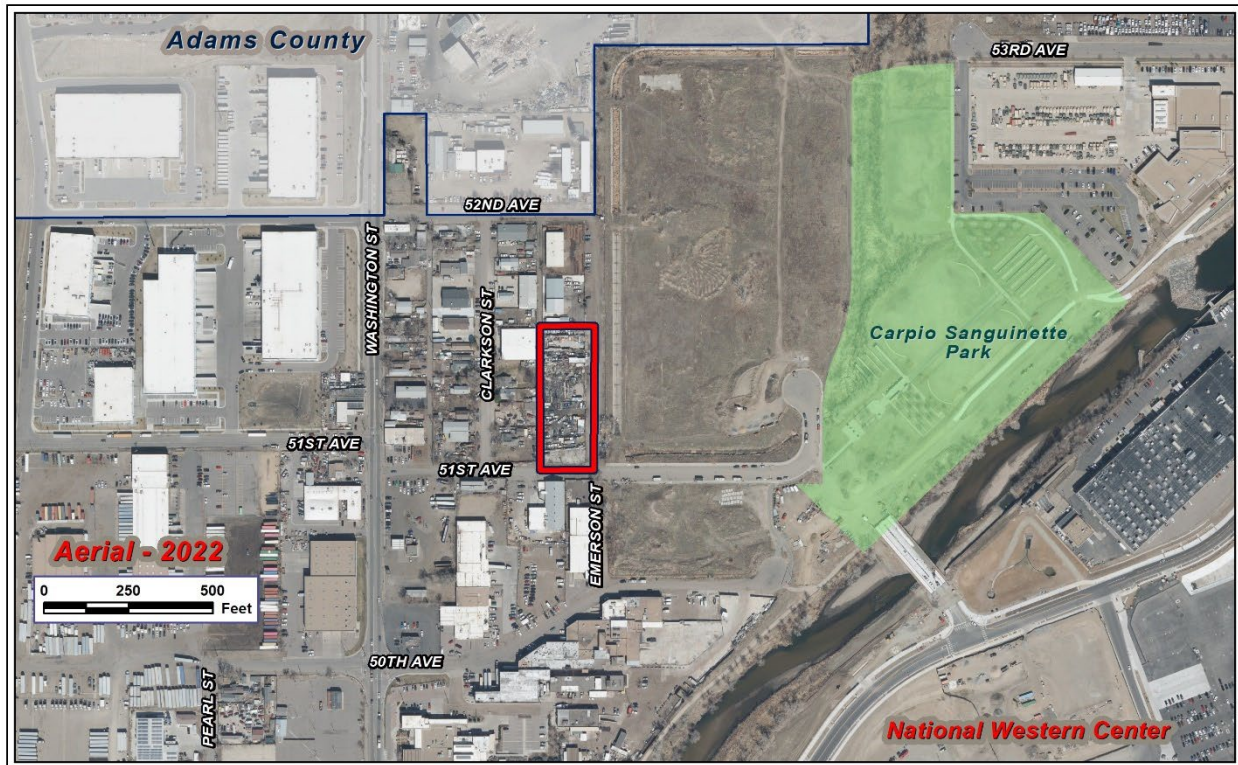
Address: 5107, 5111, 5115, 5117 & 5135 North Emerson Street
Neighborhood/Council District: Globeville / Council District 9 – Darrell Watson
RNOs: United Community Action Network, Denver North Business Association, Globeville Civic Partners, Reclaim the Eastside, Unite North Metro Denver, Inter-Neighborhood Cooperation (INC), Strong Denver.
Area of Property: 50,500 square feet or 1.16 acres
Current Zoning: I-A, UO-2
Proposed Zoning: G-RX-5
Property Owner(s): Sandra Veronica Diazdeleon & El Principito Properties LLC
Owner Representative: Peter Wall

Summary of Rezoning Request

- The subject properties are five contiguous parcels, at the northwest corner of North Emerson Street and East 51st Avenue, in the Globeville statistical neighborhood.
- The sites are currently being used as a used auto parts storage lot.
- The proposed rezoning will allow for the property owners to redevelop the properties with a mix of residential and commercial uses.
- The subject sites are within one of Denver’s Neighborhood Equity and Stabilization (NEST) focus neighborhoods, therefore, an equity analysis and the applicant’s equity responses are included in this staff report.
- The proposed G-RX-5 district stands for General Urban Neighborhood Context – Residential Mixed Use – 5 stories maximum, which allows for a mix of uses that promote safe, active, and pedestrian-scaled, diverse areas. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose. Further details of the proposed zone district can be found in Article 6 of the Denver Zoning Code (DZC).

Existing Context





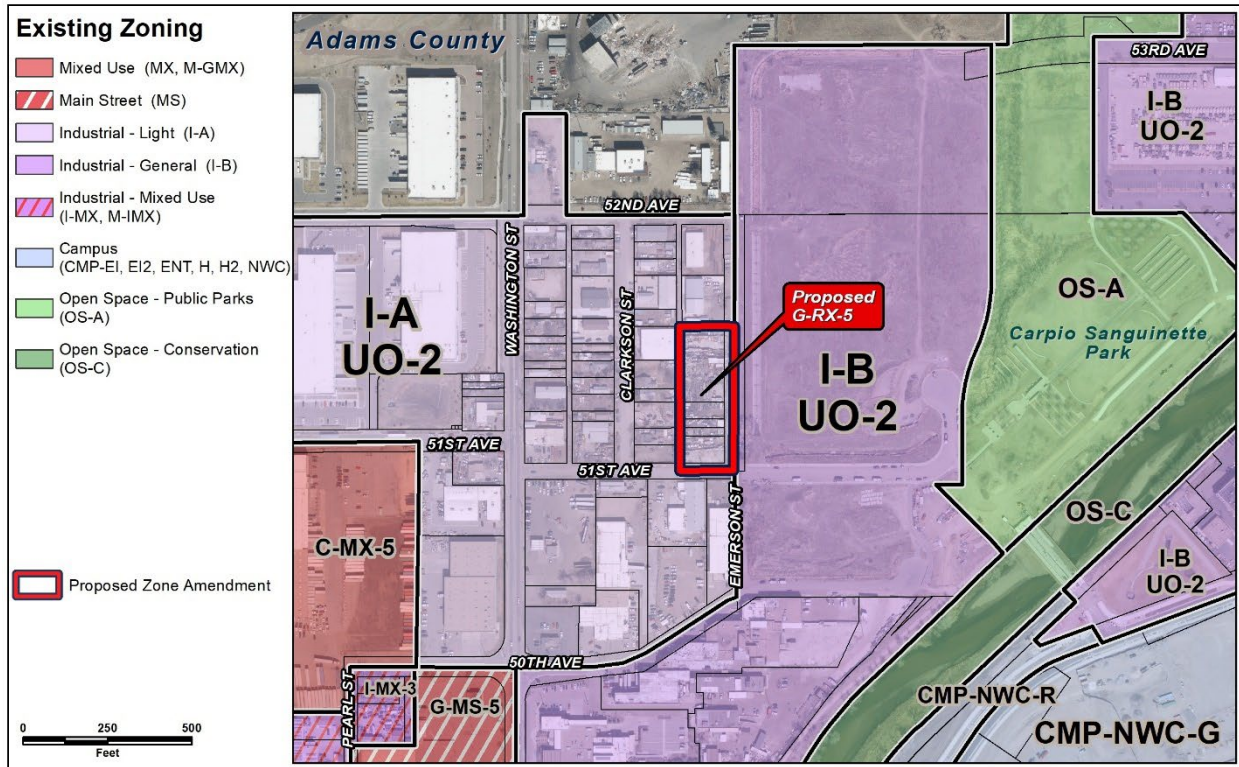
The subject sites are located at the northwest corner of the intersection of North Emerson Street and East 51st Avenue, at the northern extent of the City of Denver, within the Globeville neighborhood. The subject sites are one-half block south from the northern city boundary with Adams County, and 0.2 mile west from the South Platte River. While most of the surrounding sites to the south and north of the subject properties have current industrial uses, once the National Western Center is fully developed, it should provide a mix of uses and services to this area. The subject sites are approximately half a mile northwest of the 48th and Brighton National Western Center commuter rail station and are served by RTD's frequent bus route 7 along North Washington Street which has a 30-minute headway.

This area is characterized by a mix of industrial, vacant land, open space, and some residential uses interspersed. Due to the area's industrial history, as well as natural and built barriers, the street network is less orthogonal than that of typical urban center zone districts.

The following table summarizes the existing zoning proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Sites	I-A, UO-2	Industrial, Vacant	Outdoor used car parts storage area with small detached storage structures	While the immediate blocks surrounding the sites retains a regular grid pattern with alley access and more uniform lot sizes, the general area is characterized by an irregular street grid with the South Platte River cutting northeast-to-southwest and the railroad tracks cutting northwest-to-southeast through the neighborhood. Lot sizes vary in both shape and size due to the irregular street grid.
North	I-A, UO-2	Industrial	1-story warehouse with loading docks and large surface parking lot	
South	I-A, UO-2	Industrial	2-story warehouse, with outdoor storage area and large surface parking lot	
East	I-B, UO-2	Park/Open Space	Park	
West	I-A, UO-2	Industrial, Single Unit Residential, Vacant.	1-story warehouse, single unit houses and vacant lot.	

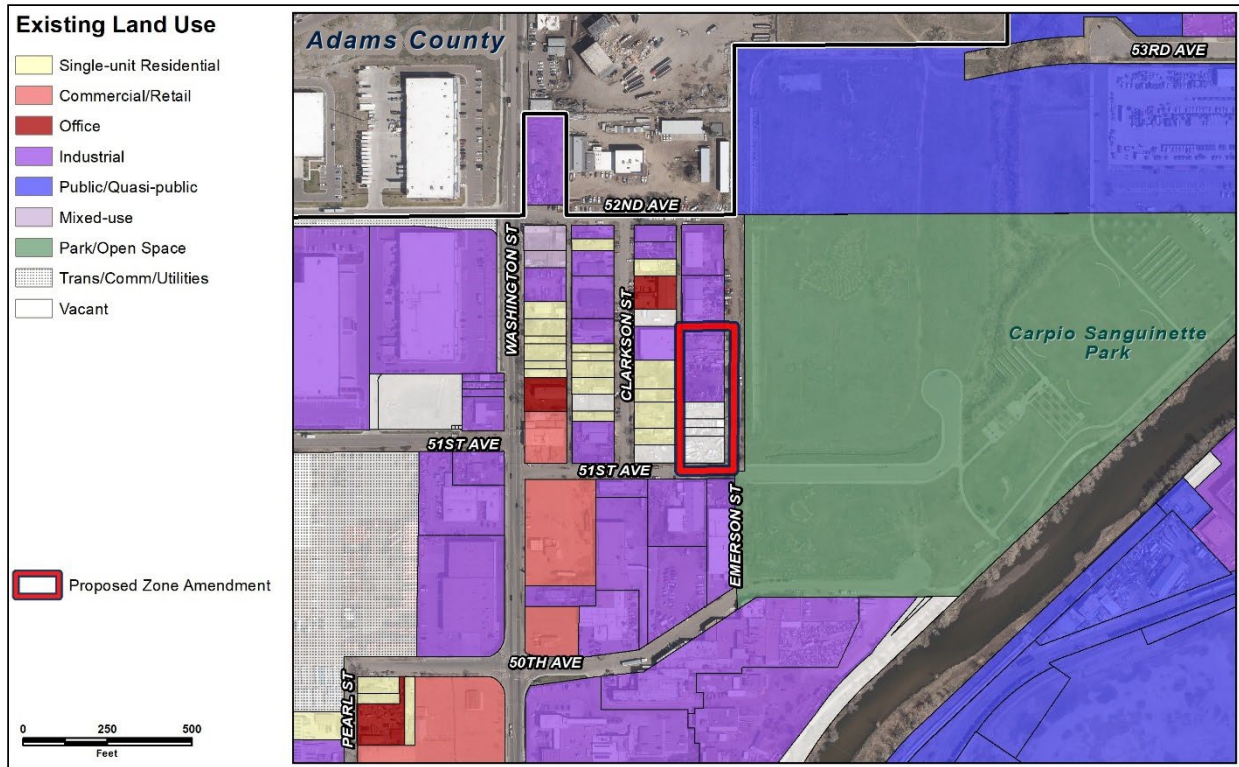
1. Existing Zoning



The existing zoning on the subject properties is I-A, UO-2 which is a light industrial district that allows office, business and light industrial uses with the billboard use overlay. Residential uses are only permitted in the light industrial zone where a residential structure existed prior to July 1, 2004. The I-A zone district allows the General and Industrial primary building forms and regulates building mass through a maximum floor area ratio (FAR) of 2:1. This zone district does not specify a maximum building height except for sites within 175 feet of a protected district, in which case the maximum building height is 75 feet. There are no protected districts near by the subject sites. Building forms in the I-A district do not include a build-to requirement, transparency requirement, or street-level activation standards and surface parking is permitted between the building, primary and side streets.

The UO-2 Billboard Use Overlay District allows “outdoor general advertising device” signs defined in Article 13. Currently, there are no billboards on the subject site and the applicant is not requesting to retain the UO-2 overlay. For additional details of the UO-2 district, see DZC Sections 9.1.3.3 and 9.4.5.11.

2. Existing Land Use Map



3. Existing Building Form and Scale

All images are from Google Street View.



Subject site, aerial view, looking northeast.



Subject sites, looking northwest from the corner of N. Emerson St. and East 51st Ave.



North of the subject sites, facing west on N. Emerson St.



South of the subject sites, facing southwest from the intersection of N. Emerson St. and East 51st Ave.



East of the subject sites, looking east across from N. Emerson St.



West of the subject sites, looking southeast on N. Clarkson Street.



West of the subject sites, looking northeast on N. Clarkson Street.

Proposed Zoning

The applicant is requesting to rezone to G-RX-5, which stands for General Urban Neighborhood Context – Residential Mixed Use – 5 stories maximum height. G-RX-5 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 5 stories is desired (see DZC 6.2.4.2.B). Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scale shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have street-level retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or commercial; however, buildings containing only commercial uses are limited in gross floor area to 10,000 square feet (DZC 6.2.4.1). Further details of the proposed zone district can be found in Article 6 of the Denver Zoning Code (DZC).

The primary building forms allowed and design standards in the existing zone district and the proposed zone district are summarized below.

Design Standards	I-A UO-2	G-RX-5
Primary Building Forms Allowed	General, Industrial	Town House; Shopfront
Height in Stories / Feet (max)	No maximum, except within 175' of a Protected District.	5 stories/70' – Town House Form 5 stories/70' – Shopfront Form+
Primary Street Build-To Percentage (min)	N/A	75%
Primary Street Build-To Ranges (min/max)	N/A	10'/15' - Town House Form 0'/10' – Shopfront Form
Primary Street Setbacks (min)	20'	10' – Town House Form 0' – Shopfront Form
Side Street Setbacks (min)	10'	7.5' – Town House Form 0' – Shopfront Form
Billboards	Allowed by UO-2 overlay	Not allowed

+ Expanding Housing Affordability enables developments committing to an enhanced level of affordability to access additional height, up to 7 stories in a 5-story zone district.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approve Rezoning Only - Will require additional information at Site Plan Review

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) is aware that the properties are within the Asarco, Inc. (Globe Plant) Superfund/Natural Resources Damages (NRD) Site Boundary. Metal and refining operations took place at the Globe Plant site from 1886 to 2006. Historical operations contaminated soil, sediment, groundwater and surface water with metals and other chemicals. Site characterization and cleanup took place under a series of agreements between the state of Colorado and ASARCO. State records show that remediation at 5135 N. Emerson St. was completed, and the soil sampling results at 5107, 5111, 5115, and 5117 N. Emerson Street were all below cleanup action levels. Remediation at these properties was not required.

EQ does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved - See Comments Below

Revised legal descriptions are approved.

Development Services – Project Coordination: Approved – Will require additional information at Site Plan Review

Project Coordinator does not take exception with proposed G-RX-5 rezoning. Proposed Development will be subject to a Site Development Plan (SDP) review led by Site, Design and Neighborhood Development workgroup. Applicant Team should recognize that G-RX-5 Shopfront Building Form limits Uses in the Second Story and above to Residential or Lodging Accommodation Uses. With initial Concept SDP Plan submittal, Applicant Team is encouraged to provide additional information as to proposed Affordable Housing Program for subsequent CPD Staff Review. Development Plan can be managed by dedicated Affordable Housing Review Team (AHRT) should Project meet qualifying AHRT criteria.

Concept Plans generally are not permitted to proceed to the formal Site Development Plan review phase ahead of re-zoning approval, but review process can be discussed with Project Coordinator at the time of Concept Plan submittal review.

Development Services - Fire: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Comments

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	5/01/2023
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	9/19/2023
Planning Board Public Hearing:	10/04/2023
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	10/03/2023
Land Use, Transportation, and Infrastructure Committee of the City Council (tentative):	10/17/2023
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	11/06/2023
City Council Public Hearing (tentative):	11/27/2023

- **Registered Neighborhood Organizations (RNOs):** To date, staff has not received any comment letters on the rezoning.
- **Other Public Comment:** To date, staff has not received any comment letters from the public.
- **Community Engagement:** A detailed overview of the applicant’s community engagement is included with the application that is attached to the staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Globeville Neighborhood Plan (2014)*
- *National Western Center Master Plan (2015)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for mixed-use development, including an increase in allowed housing density, while also enabling additional affordable housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities (p. 28).
- 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).
- Equitable, Affordable and Inclusive – Goal 3, 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 (pg. 28).

The proposed rezoning would enable mixed-use infill development next to the National Western Center redevelopment and adjacent to Carpio Sanguinette Park, where services and infrastructure are already

in place. The proposed G-RX-5 zoning would allow for a broader variety of uses including housing, retail services, and employment around transit, therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

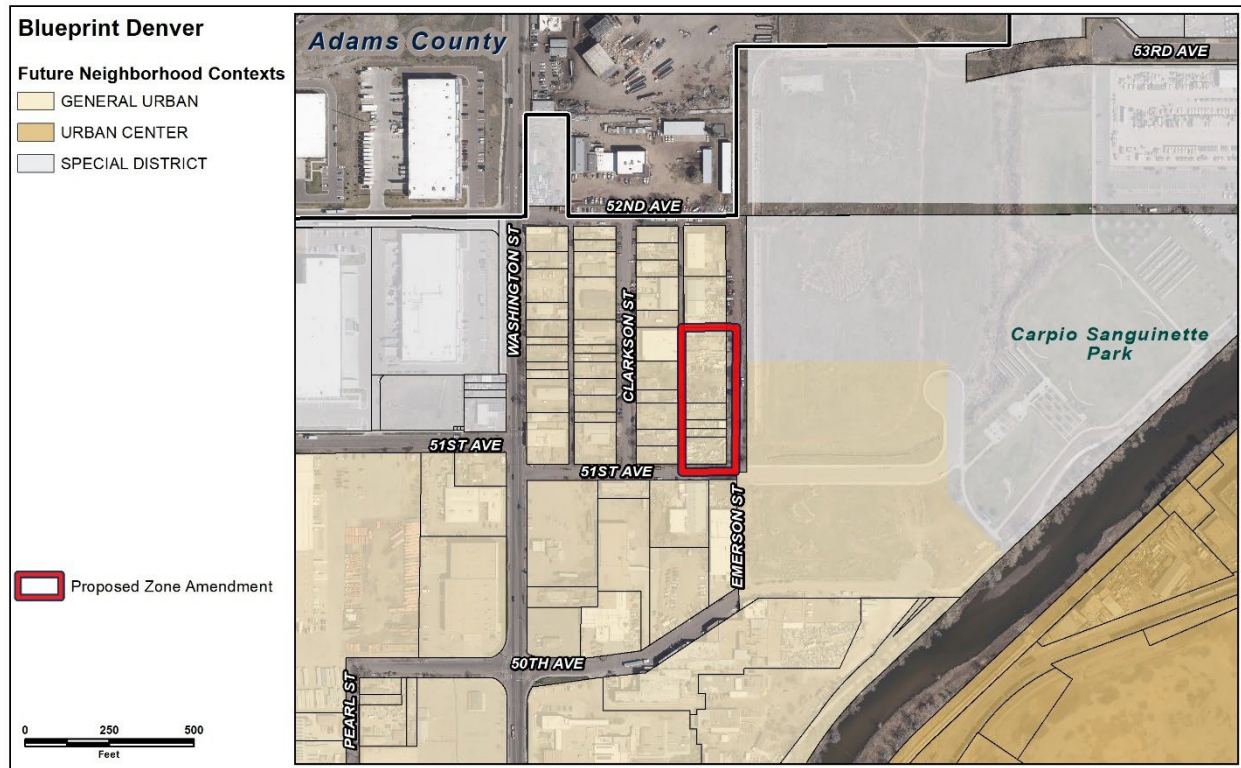
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested G-RX-5 zone district broadens the variety of uses allowing residents of Globeville to live, work and play in the area; therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver

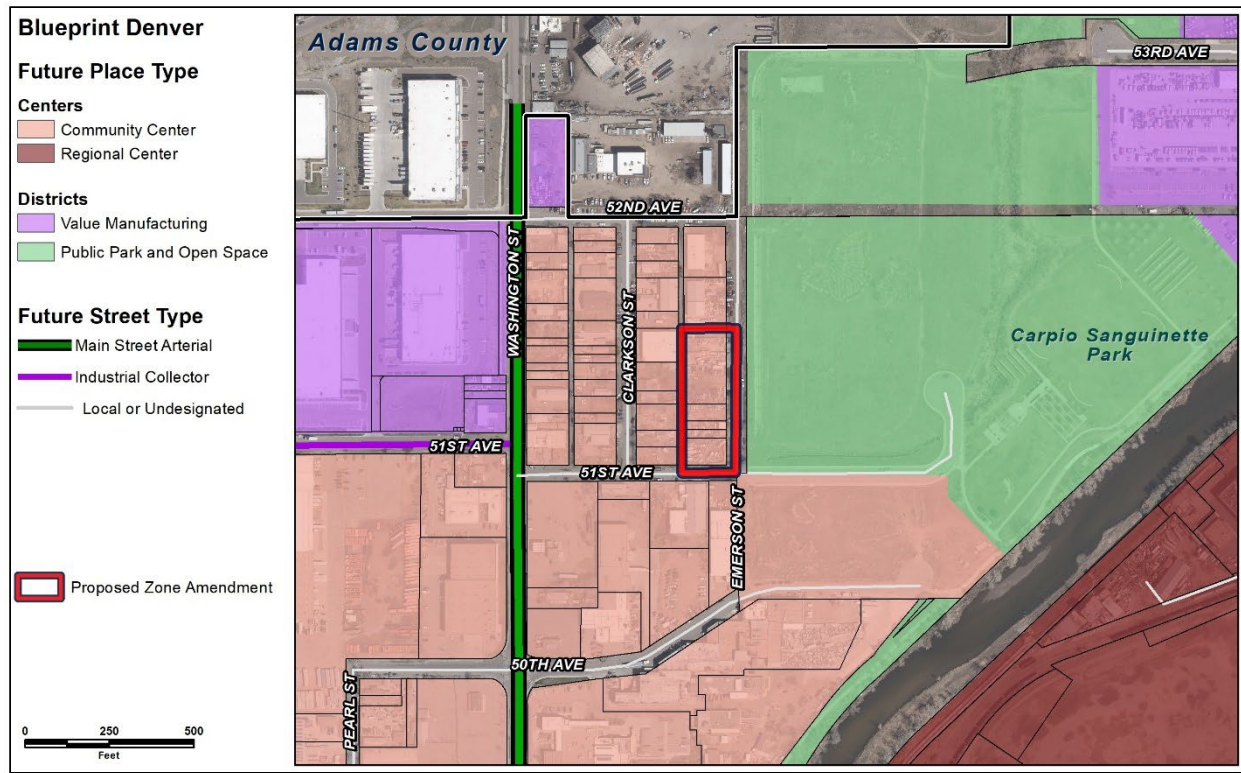
Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject sites as part of a Community Center future place within the General Urban neighborhood context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject properties are within the General Urban Context. *Blueprint* states, "Multi-unit residential is the most common with some single-unit and two-unit residential, commercial and mixed-use embedded. Block patterns are generally a regular grid with consistent alley access. Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses" (p. 238). The proposed G-RX-5 zone district is part of the General Urban context and is "intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public realm" and "the Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance" (DZC 6.2.4.1). Since the proposed district allows a mix of uses and building forms that contribute to street activation, the proposed rezoning to the General Urban context is appropriate and consistent with the plan.

Blueprint Denver Future Places and Street Types



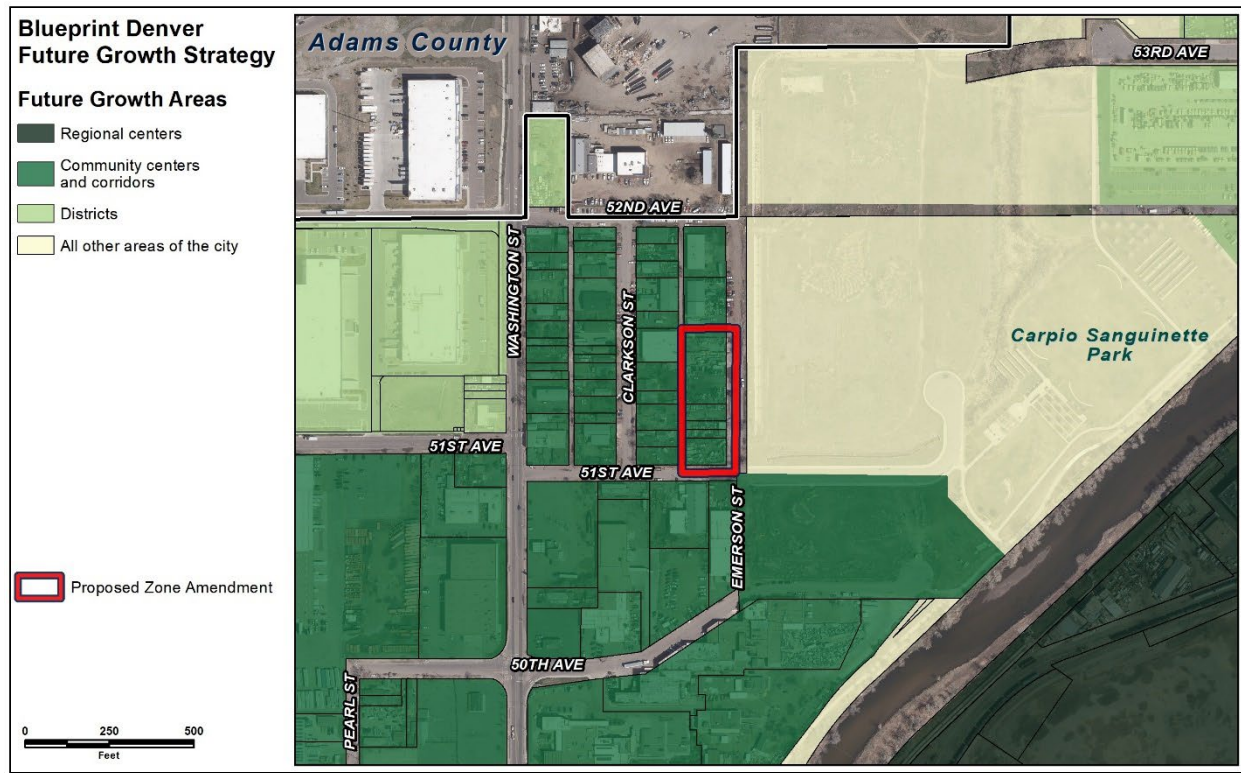
The Future Places Map shows the area of the proposed rezoning as Community Center. *Blueprint Denver* describes a Community Center in the General Urban context as “providing a mix of office, commercial and residential uses. A wide customer draw both of local residents and from other parts of the city” (p. 242). Buildings are typically larger in scale and orient to the street with a strong degree of urbanism and continuous street frontages. Additionally, “heights can be generally up to 8 stories and should transition gradually within the center to the surrounding residential areas” (p. 242).

The proposed G-RX-5 zone district allows for primarily residential uses with secondary commercial uses in a pedestrian-oriented pattern with an active street level. Therefore C-RX-5 is appropriate and consistent with the future place plan direction.

Blueprint Denver Street Types

Blueprint Denver classifies North Emerson Street and East 51st Avenue as local or undesignated streets. Local streets “are designed for the highest degree of property access” (p. 154) and “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 160).

Growth Strategy

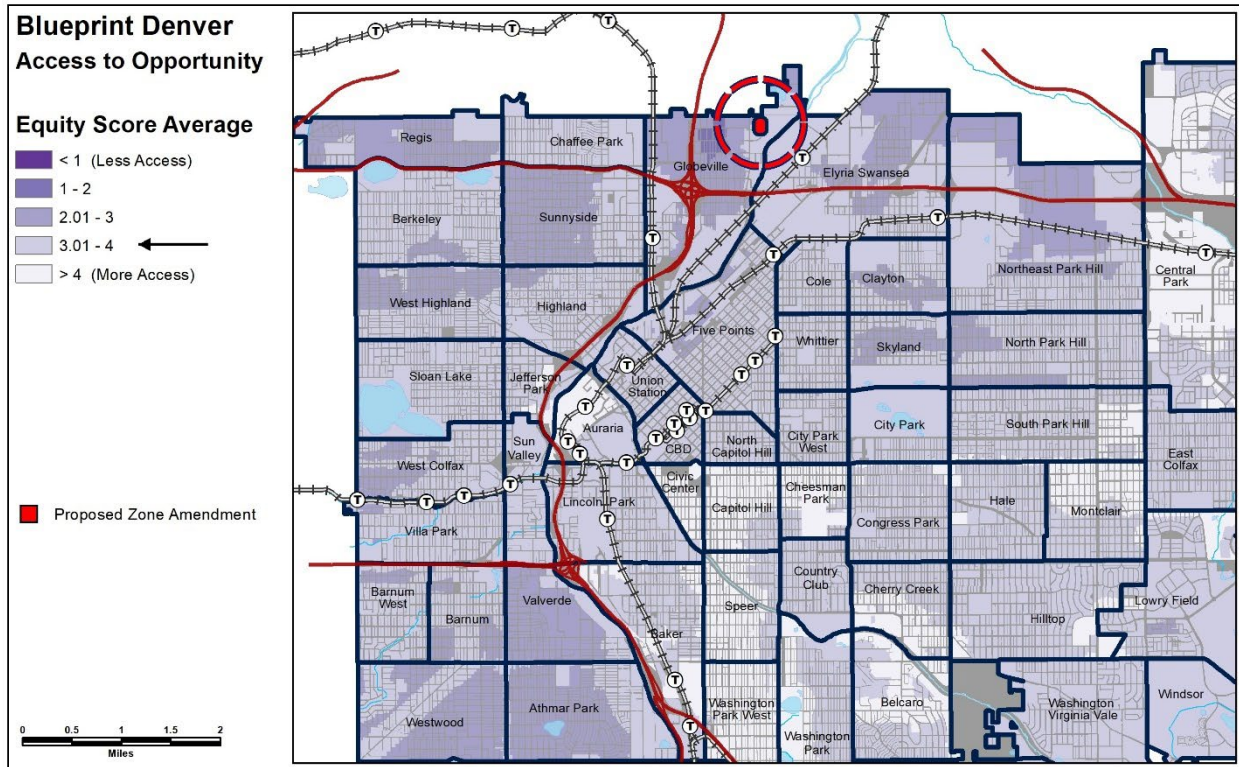


Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject properties are located within the "Community centers and corridors" growth area, these areas are anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). The proposed map amendment to G-RX-5 is consistent with the "Community centers and corridors" growth area in that it will allow a broad range of job opportunities and housing types and direct more intense and appropriate growth to this area than the existing zoning allows.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions. Given that the subject site is within one of Denver's Neighborhood Equity and Stabilization (NEST) focus neighborhoods, an equity analysis is included in this staff report and was shared with the applicant for consideration. The applicant's response is included with the application that is attached to the staff report.

I. Access to Opportunity

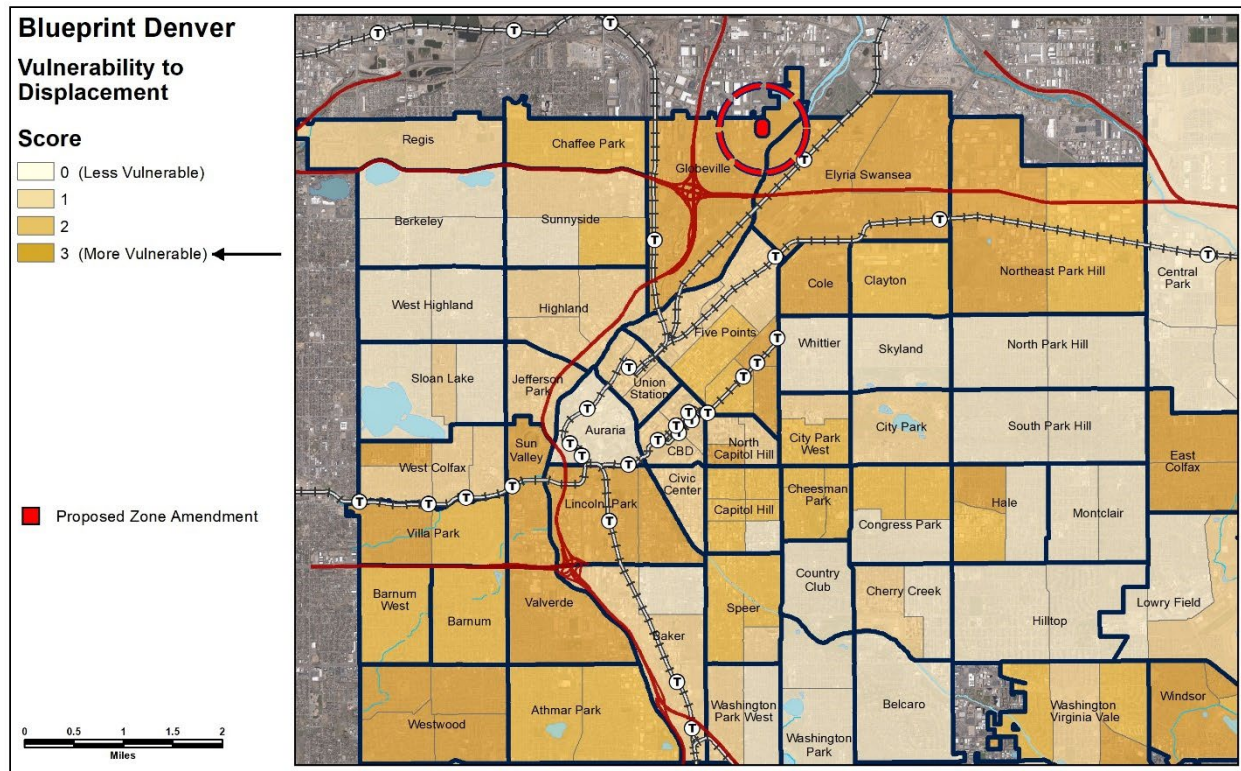


The subject property is in an area with moderate access to opportunity. The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Analyzing this metric helps us measure our progress towards achieving the vision for complete neighborhoods across the city. The subject area is less equitable than Denver as a whole when it comes to access to parks, fresh foods and healthcare. These scores are related to a higher-than-average percentage of children with obesity.

The proposed district will allow for a mix of uses, thereby increasing the opportunity for retail and services. As part of the Equity Response, a set of considerations the applicant provides in response to the Equity Analysis, the applicant noted they will provide on-site, income-restricted units adjacent to a large park which the city expanding through additional investment. The applicant commits to working collaboratively with the city on connectivity from the development to the park during site planning process. The applicant also commits to adding planter boxes and incorporate a community garden if the site constrains allows it. The applicant also stated in their Equity Response that they would explore adding a community gathering space on the ground floor on the building which it will make accessible to community organizations for regular meetings and gatherings.

The proposed district will allow for a mix of uses, thereby increasing the opportunity for access to retail, housing and services in an area that is well-served by transit.

II. Vulnerability to Involuntary Displacement

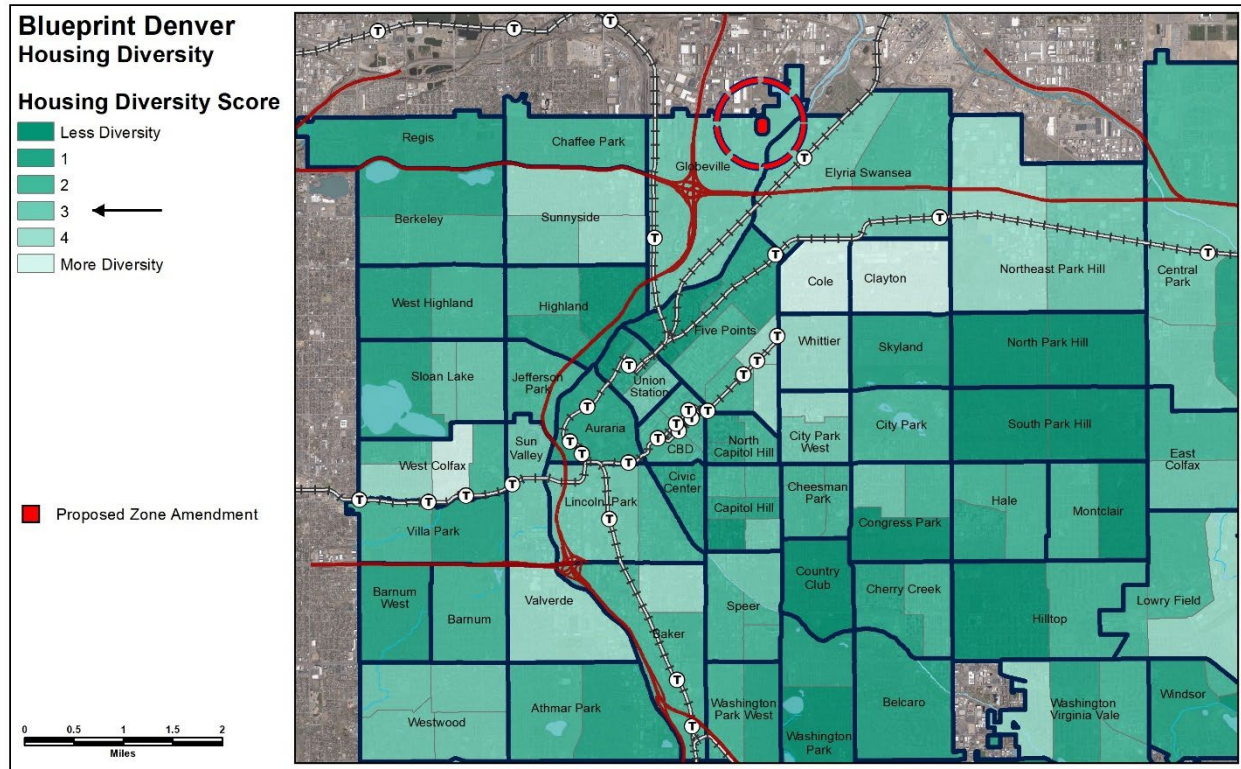


The subject property is in an area that has high vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the vulnerability to displacement index developed by Denver's Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. The subject area scored as vulnerable to displacement in all three categories. In areas with high vulnerability to involuntary displacement, it is important to increase affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

The proposed district will allow for a mix of uses, including multi-unit residential which will increase housing opportunities in the area. As part of the Equity Response the applicant commits to providing a list of local education resources for future residents. The applicant has been in contact with NEST and has received contact information for the Center for Community Wealth Building (CCWB). The applicant commits to engaging with CCWB and having them as a resource for future residents.

The applicant is proposing to pursue 100% income restricted rental properties, development of this property will be required to comply with the city's recently adopted affordable housing policy, which will contribute to addressing this equity measure.

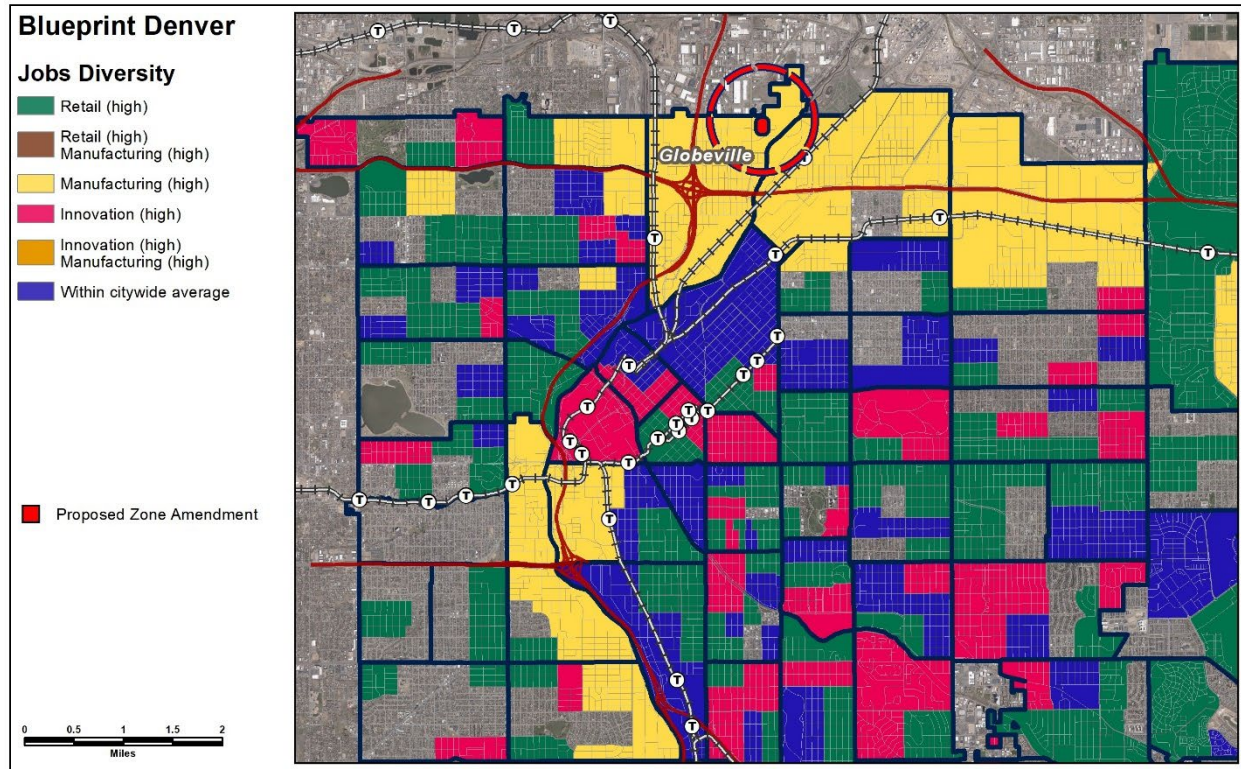
III. Expanding Housing and Jobs Diversity



The subject property is in an area that has moderate housing diversity. The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units. The subject area is not diverse in terms of missing middle housing or housing costs. In areas with a moderate level of housing diversity it is important to increase the number of affordable housing units alongside natural growth in market-rate housing.

The proposed zone district will allow for mix of uses, including multi-unit residential. As part of the Equity Response the applicant noted their compliance with the city’s recently adopted affordable housing policy, which will contribute to addressing this equity measure. The Applicant is committed to providing on-site, income restricted units. The applicant is looking to do 100% income-restricted project and will be providing units at a mix of AMI levels from 40% to 80% AMI. The applicant is looking at providing a mix of 1, 2 and 3 bedrooms. The applicant is not looking at providing studios. Their plan is to have 25% of the units (approximately 50 units) be 3-bedrooms, family style units. They will be providing units at a variety of sizes and AMI levels to make it more accessible to a broad range of individuals.

IV. Expanding Housing and Jobs Diversity



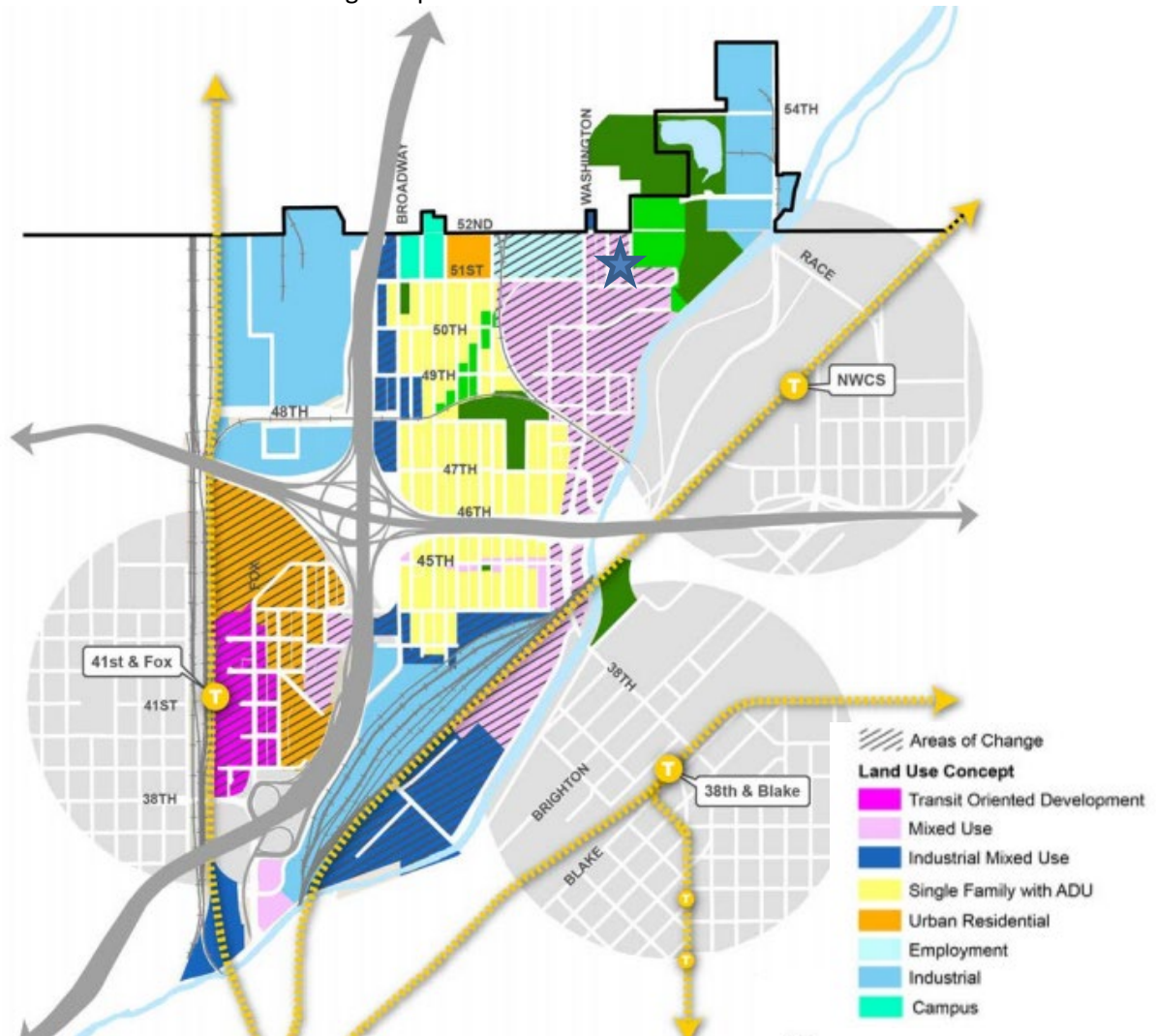
The map above shows the mix of jobs in areas of the city (dominant industry depicted by color). With a greater emphasis on manufacturing jobs in the Globeville neighborhood, the subject property has a mix of jobs that is dissimilar to the city's overall mix of job types. Globeville has 45.95% Retail jobs, 4.73% innovation Jobs and 49.32% Manufacturing Jobs. Manufacturing Jobs is significantly higher than city wide average of 8.3%. The total number of jobs are 1,247 with 4.11 jobs per acre.

The proposed district could enable residents with different incomes and education levels to live in a neighborhood with greater access to a variety of jobs and lead to wealth-building opportunities. The proposed zone district also allows for a mix of uses, including office and retails, that provides the opportunity to contribute to diversifying jobs in the area.

Globeville Neighborhood Plan (2014):

The Globeville Neighborhood Plan was adopted by City Council in 2014 and includes the subject sites. The Plan uses Blueprint Denver categories as the foundation for its recommended Concept Land Use and Areas of Change Map.

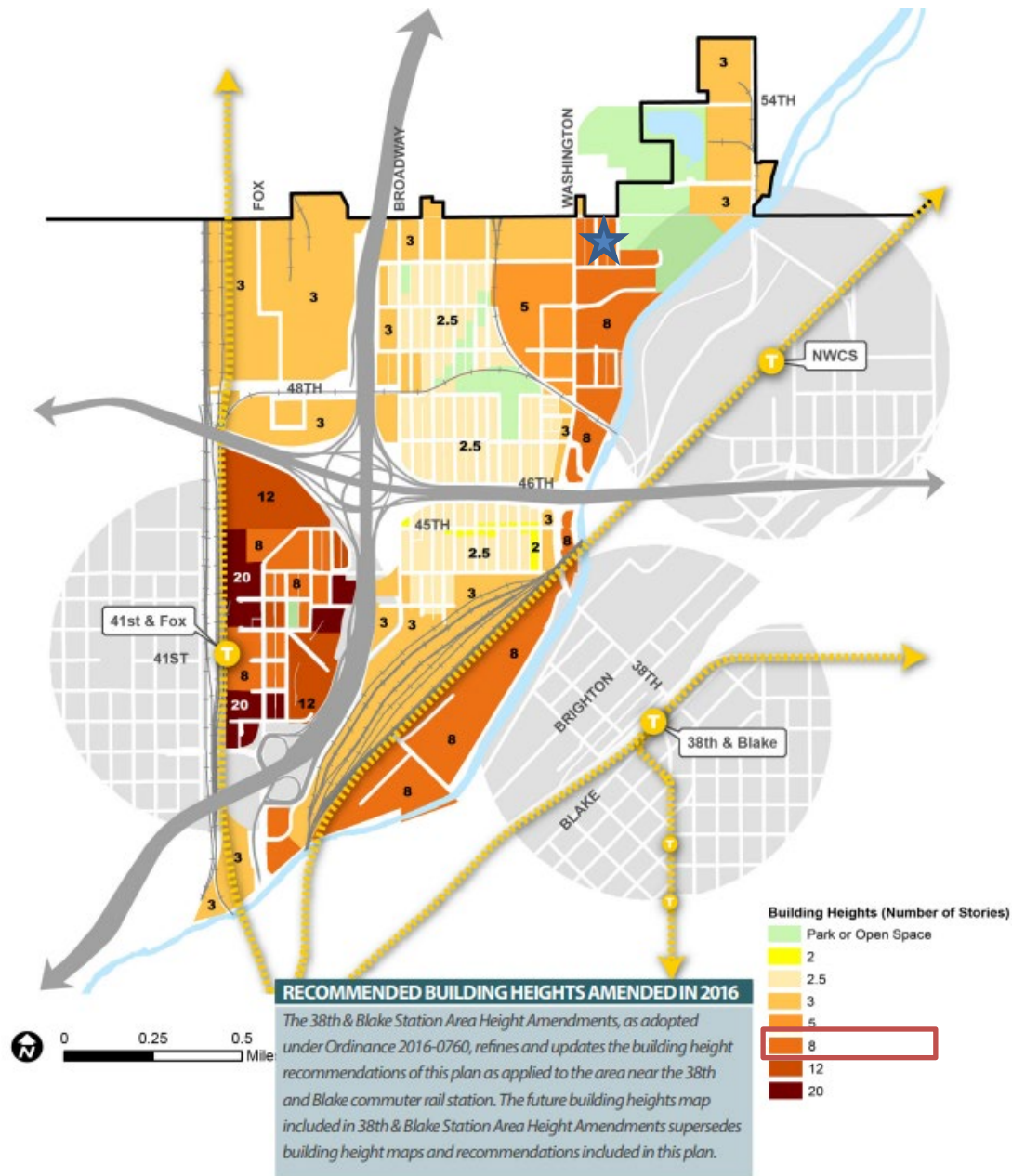
Concept Land Use and Areas of Change Map



The sites are mapped as Mixed Use, which is defined as “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” (p. 30). The site is also

mapped as an “Area of Change,” which is an area where the purpose is, “to channel growth where it is desirable and would be the most beneficial” (p. 30).

Maximum Recommended Building Heights Map



The proposed G-RX-5 zone district is consistent with the recommendations of the Globeville Neighborhood Plan. The proposed rezoning would facilitate the redevelopment of the subject site and allow a variety of residential and commercial uses, strengthening the economy of the area consistent with the Globeville Neighborhood Plan recommendations.

National Western Center Master Plan (2015)

The National Western Center (NWC) Master Plan was adopted by City Council in 2015 and applies to the area of the proposed rezoning. The NWC Master Plan is the primary document intended to guide the redevelopment and revitalization of the National Western Center campus. The Master Plan provides extensive content establishing a vision that includes overarching objectives for the campus. It also provides more guidance for specific subareas and subtopics, including identification of potential facilities, street infrastructure, open space and cultural opportunities.

The Master Plan divides the plan area in different character areas, and the subject site is identified as part of Character Area 1 – between Washington Street and South Platte River in the Globeville Neighborhood (p.76). While the plan is mostly centered in the area where the National Western Stock Show is held, southeast from the subject sites, the NWC Master Plan reflects some of 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 high density housing options with building heights up to five stories. The National Western Center campus can help to spur new mixed-use development and act as a catalyst for making positive changes in the neighborhood.

The proposed map amendment 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.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to G-RX-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 through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a walkable, urban area within proximity to transit. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4, "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...”

Recent physical changes near the subject site include the redevelopment of the National Western Center campus. The recent completion of the 51st 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 Street will improve mobility and open space access in the area for new residents and businesses as these currently underutilized properties are redeveloped. The Globeville Neighborhood Plan calls for mixed-use zoning along the South Platte River and the need for increased “eyes on the park” that will result from surrounding residential and commercial development.

In addition, the City has adopted the *Comprehensive Plan 2040*, *Blueprint Denver* and *the Globeville Neighborhood Plan* since the approval of the existing I-A, UO-2 zone district. As stated throughout this report, the proposed rezoning meets the intent of these plans.

5. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

The requested zone district is within the General Urban Neighborhood Context which generally consists of multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Low-scale commercial areas are embedded within residential areas. Residential uses are primarily located along local and residential arterial streets (DZC 6.1.1). As discussed above, and given the surrounding context, application of a zone district from the general Urban Context is appropriate for this site.

Within this context, the Residential Mixed Use Zone Districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm (DZC Section 6.2.4.1). The proposed G-RX-5 zone district applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired (DZC Section 6.2.4.2.B).

The requested rezoning is consistent with the neighborhood context description and zone district purpose and intent, as the requested zoning is intended to provide for residential mixed use development at a maximum height of 5 stories. The subject sites are located in an area that is recommended by an adopted neighborhood plan for 5-story development.

Attachments

1. Application
2. Documentation of Applicant’s Outreach

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 and include sections in the review criteria narrative attachment</p>	<p><input checked="" 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>
<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 checked="" 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 checked="" 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 Rezonings: 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 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"/> 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>

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)
EXAMPLE 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

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- 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 entity¹ 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: is² 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. ³
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 30th day of March, 2023

(SEE ATTACHED "SIGNATURE PAGE")

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The 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.

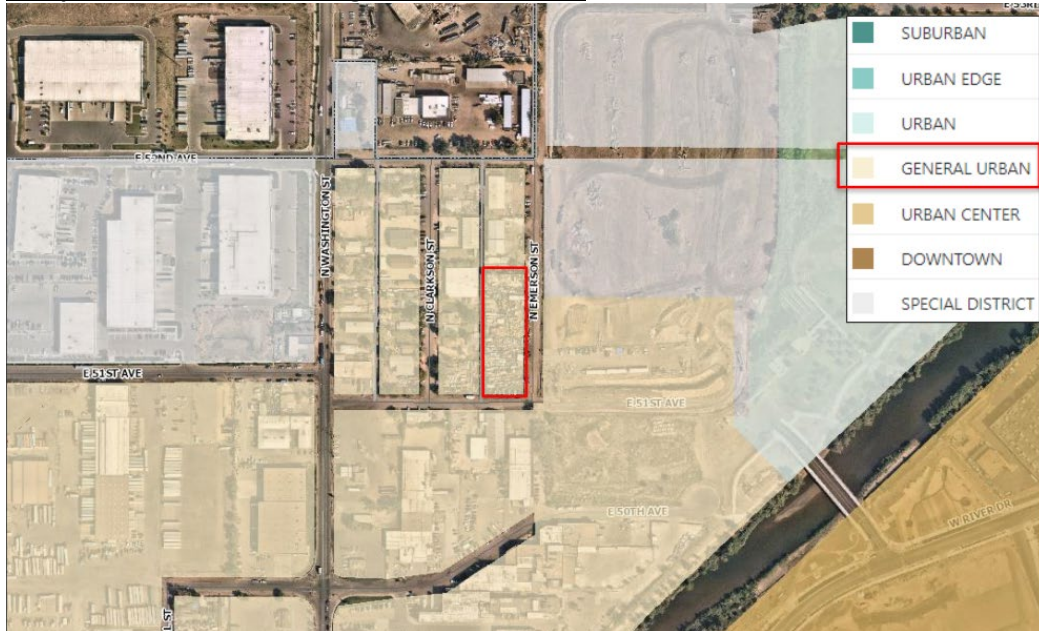
Strategy D. Support the redevelopment of brownfields to foster environmental clean-up and advance healthy communities.

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.

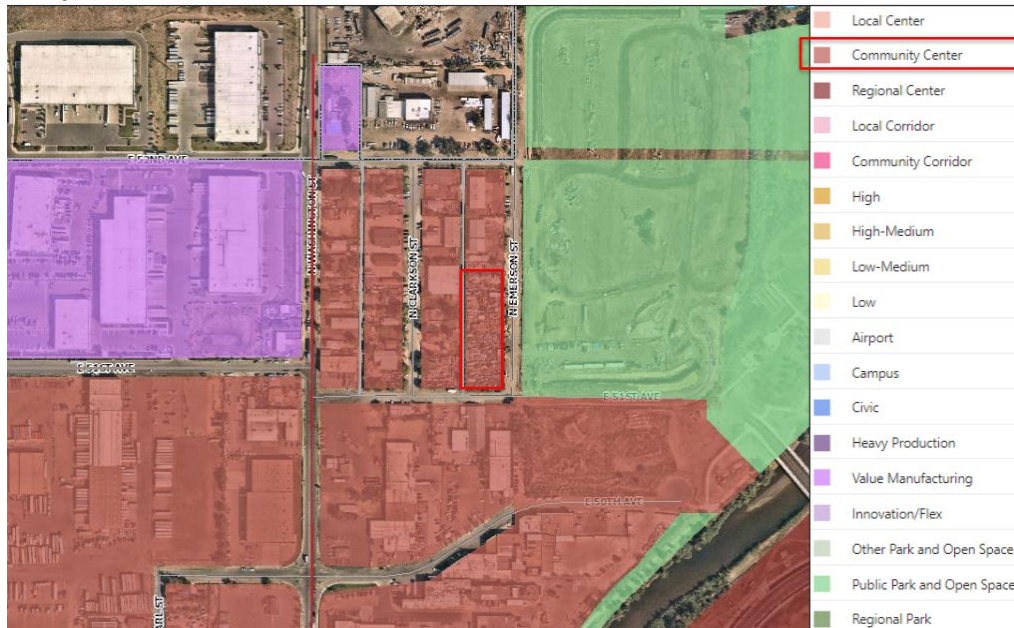
Blueprint Denver 2019

Blueprint Denver Future Neighborhood Context



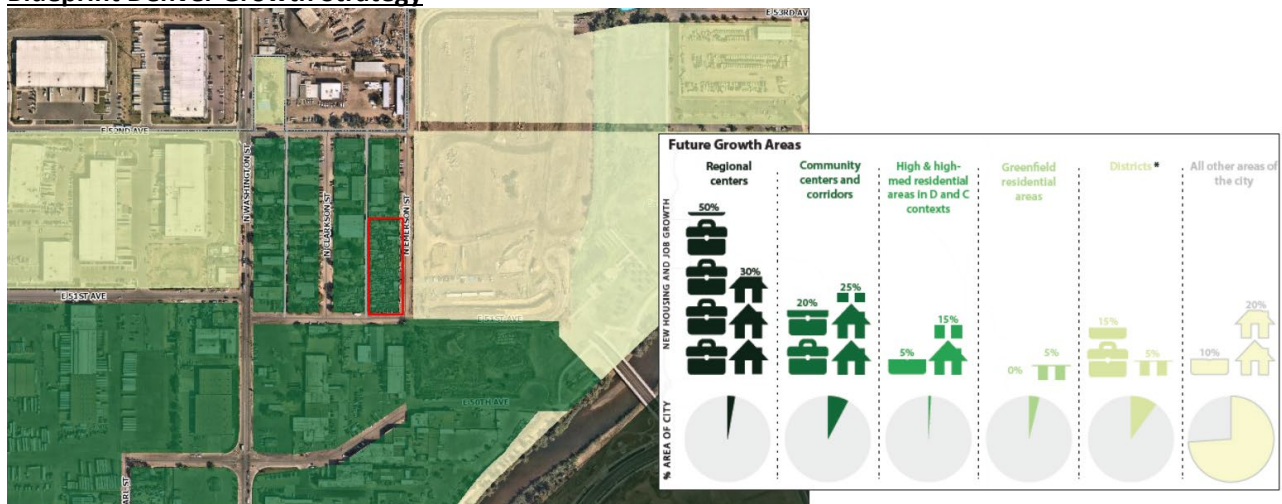
In Blueprint Denver, the subject properties are shown on the context map as the *General Urban* neighborhood context. The General Urban neighborhood context is composed of predominantly multi-unit structures with medium-scale buildings close to the street (pg. 136). The proposed map amendment from I-A, 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 48th & 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.

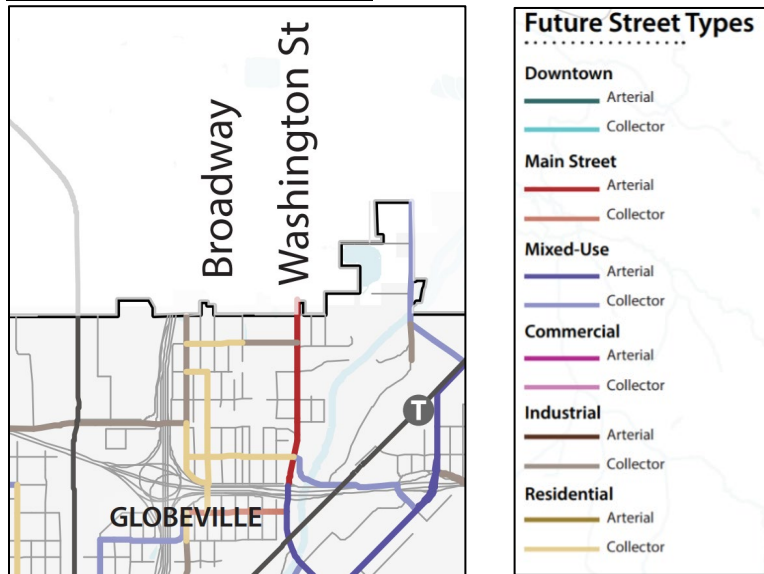
Blueprint Denver Growth Strategy



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)

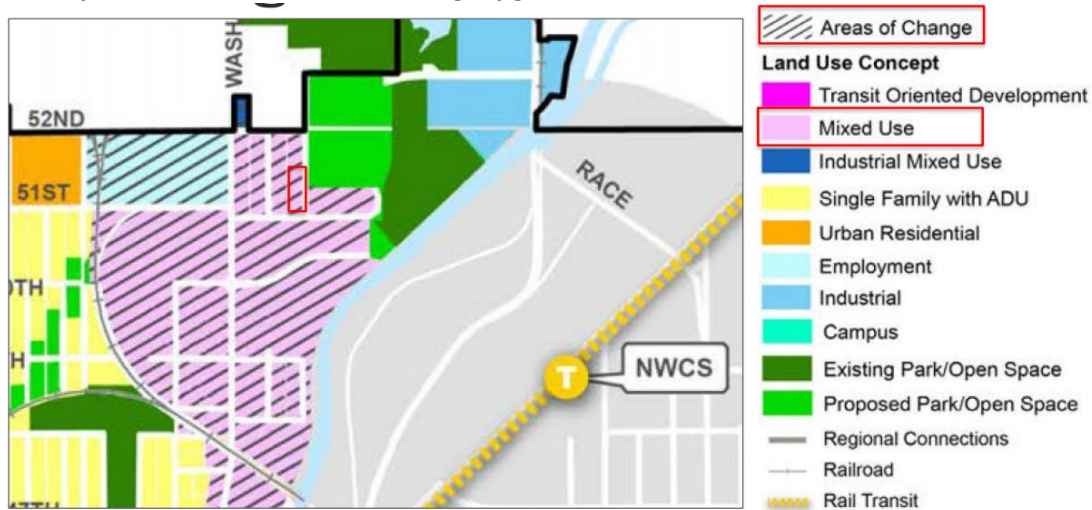
Blueprint Denver, the City’s integrated land use and transportation plan, introduced the concept of Areas of Change and Areas of Stability. The purpose of Areas of Change is to channel growth where it is desirable and would be the most beneficial. The purpose of Areas of Stability is to maintain the 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:

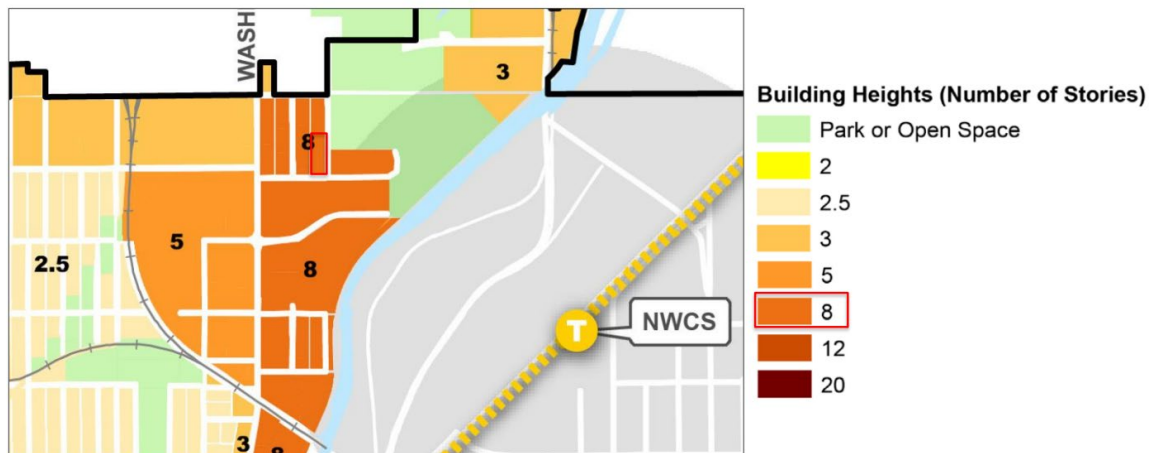
- *Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings, and doorways at the street.*
- *Allow a mix of uses within the area and within individual buildings.*

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 51st 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.

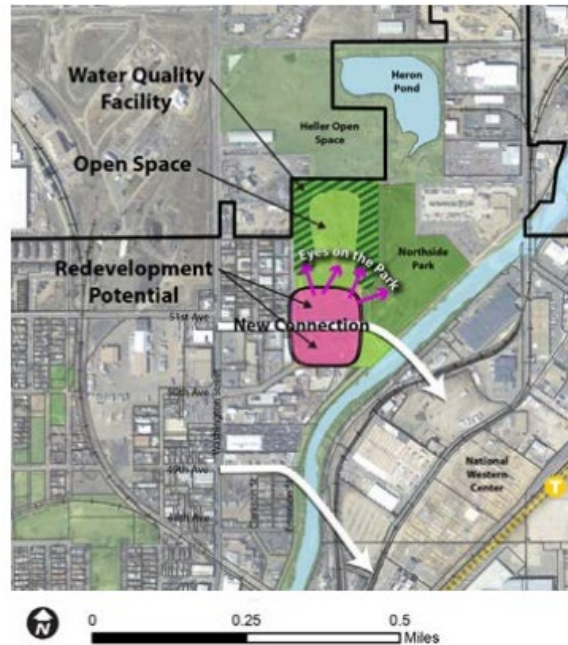


Diagram showing a potential large, regional open space that is integrated with Heller Open Space, Heron Pond, and portions of Northside Park. New development fronts 51st Avenue, with the northern parcel adjacent to the open space being reserved for a community-serving use.

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 51st 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 51st 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.

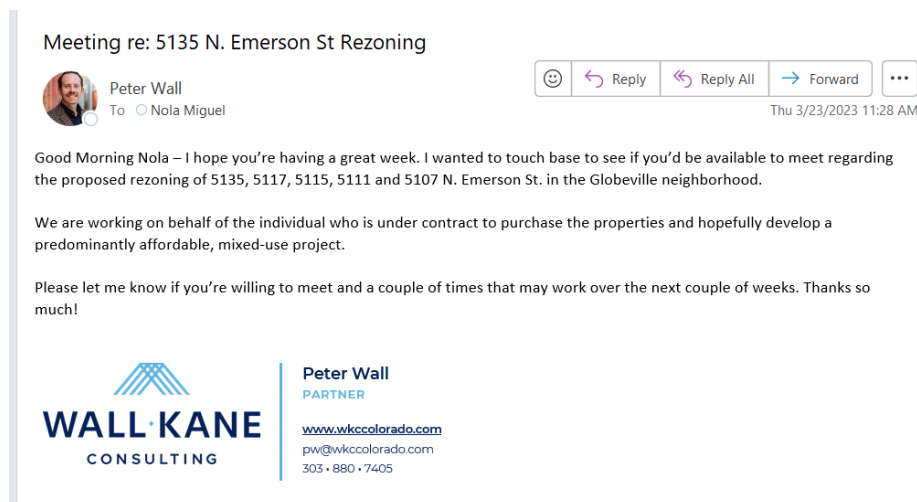
March 23, 2023 – Peter Wall reaches out to Joe Henry with Globeville Civic Partners via phone to discuss the map amendment application.

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"> Applicant commits to provide on-site income-restricted units, especially for 50% and below Applicant commits to provide family services on site or partners with a local organization that promotes early parent-child learning 	<ul style="list-style-type: none"> 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.
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"> Applicant commits to providing more open space than required on-site 	<ul style="list-style-type: none"> The applicant will be adding income-restricted housing adjacent to a large park which

			53% of housing units within ¼ mile walk of a park	<ul style="list-style-type: none"> Applicant commits to improving connectivity through an organized street grid, to improve access to amenities including open space 	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"> Applicant commits to promoting increased access to fresh food options Applicant commits to provide fresh food outlets on-site, such as a community garden 	<ul style="list-style-type: none"> The applicant will commit to adding planter boxes and do their best to incorporate a community garden given site constraints. 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.
	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"> Applicant maps and identifies where existing facilities are in the area <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"> The applicant will commit to identifying and mapping existing health care facilities in the area for future residents.
	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"> Applicant commits to uses on-site that promote healthy food options <ul style="list-style-type: none"> If providing auto-oriented food and beverage options applicant should prioritize fast-casual restaurants that provide healthy food 	<ul style="list-style-type: none"> 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.

				<p>choices, such as Modern Market, Panera Bread, etc.</p> <ul style="list-style-type: none"> Applicant commits to providing more open space than required on-site 	<ul style="list-style-type: none"> The applicant may add smaller commercial spaces on the ground floor for the surrounding community. Those spaces could lend themselves to fresh food options. The applicant is proposing to build an income-restricted project adjacent to a large park/trails where children and families can play/exercise.
	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"> 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.
	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 51st Street bridge to connect the site to transit.</i>	<ul style="list-style-type: none"> 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 51st Street bridge connect provides residents with access to the 48th & Brighton light rail station to the east.
	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"> Applicant maps and identifies existing community services in the area 	<ul style="list-style-type: none"> The applicant will commit to identifying and mapping existing community services in the area for future residents.

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.

	Educational Attainment	Rental Occupancy	Median Household Income	
Score	1 Vulnerable	1 Vulnerable	1 Vulnerable	
Metric	Score	Description	Consideration for Improvement	Response from Applicant
Educational Attainment	1 Vulnerable	Percent of 25 year olds and older without a college degree: 78% Citywide Average: 49.7% 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"> Applicant to provide list of local resources for educational assistance 	<ul style="list-style-type: none"> The applicant will commit to providing a list of local education resources for future residents. 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.
Rental Occupancy	1 Vulnerable	Percent of Renter Occupied: 52.6% Citywide Average: 49.55%	<ul style="list-style-type: none"> Applicant commits to providing for-sale options on-site. 	<ul style="list-style-type: none"> The applicant will pursue a 100% income restricted rental property.
Median Household Income	1 Vulnerable	Median Household income: \$53,668 Denver's Median household income: \$72,661	<ul style="list-style-type: none"> Applicant commits to affordable housing on-site and to target the marketing of affordable units to the nearby community. 	<ul style="list-style-type: none"> The applicant commits to affordable housing on-site and to target marketing of affordable units to the nearby community.

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

Score	0	1	1	0	1
	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"> Applicant commits to provide a diverse mix of residential types on-site: multi-family, duplex and single family Applicant provides certain percentage of missing middle housing types 	<ul style="list-style-type: none"> 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.
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"> Applicant commits to build units with a variety of bedroom counts Applicant commits to provide a certain percentage of 3 + bedroom units 	<ul style="list-style-type: none"> 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.
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"> Applicant commits to provide a strong mix of ownership vs rental properties 	<ul style="list-style-type: none"> 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.
Housing Costs	0 Not Diverse	Mix Type: High	<ul style="list-style-type: none"> Applicant should speak to affordable housing intent as relevant to page 	<ul style="list-style-type: none"> The applicant is looking to do a 100% income-restricted project and will be

		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"> Applicant commits to provide income restricted units that are in the "missing middle" range (e.g. 100% AMI) 	providing units at a mix of AMI levels from 40% to 80% AMI.
Income Restricted Units	1 Diverse	Income Restricted Units: 383 Citywide Average Income Restricted Units: 142	<ul style="list-style-type: none"> Applicant commits to provide a specific amount of Income Restricted Units on-site 	<ul style="list-style-type: none"> 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.

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.

	Retail	Innovation	Manufacturing
Score	45.95%	4.73%	49.32%
	City Wide Average 56.7%	City Wide Average 35%	City Wide Average 8.3%

Metric	Score	Description	Consideration for Improvement	Applicant Response
Total Jobs	1,247 Jobs	Total Jobs per Acre: 4.11	<ul style="list-style-type: none"> Applicant commits to providing a range of retail choices that fills the gap of community-wide services <ul style="list-style-type: none"> Through due diligence applicant identifies existing gaps in retail services within a 1-2 mile radius 	<ul style="list-style-type: none"> 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.
Retail	573 Jobs 45.95%	This is less than the citywide Retail average of 56.7% Retail Jobs per Acre: 1.89	<ul style="list-style-type: none"> Commit to provide on-site retail spaces that create retail related jobs, to help balance the mix of jobs in the area 	<ul style="list-style-type: none"> 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.

<p>Innovation</p>	<p>59 Jobs 4.73%.</p>	<p>This is less than the citywide Innovation average of 35% Innovation Jobs per Acre: 0.19</p>	<ul style="list-style-type: none"> • Commit to provide on-site innovation spaces that create innovation related jobs, to help balance the mix of jobs in the area 	<ul style="list-style-type: none"> • 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
<p>Manufacturing</p>	<p>615 Jobs 49.32%.</p>	<p>This is greater than the citywide Innovation average of 8.3% Manufacturing Jobs per Acre: 2.03</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:

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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

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Sandra Veronica Diazdeleon