



TO: Denver City Council
FROM: Libbie Glick, Senior City Planner
DATE: July 9, 2026
RE: Official Legislative Zoning Map Amendment Proposal #2025-REZONE-0000039

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, staff recommends approval for legislative proposal #2025-REZONE-0000039.

Request for Rezoning

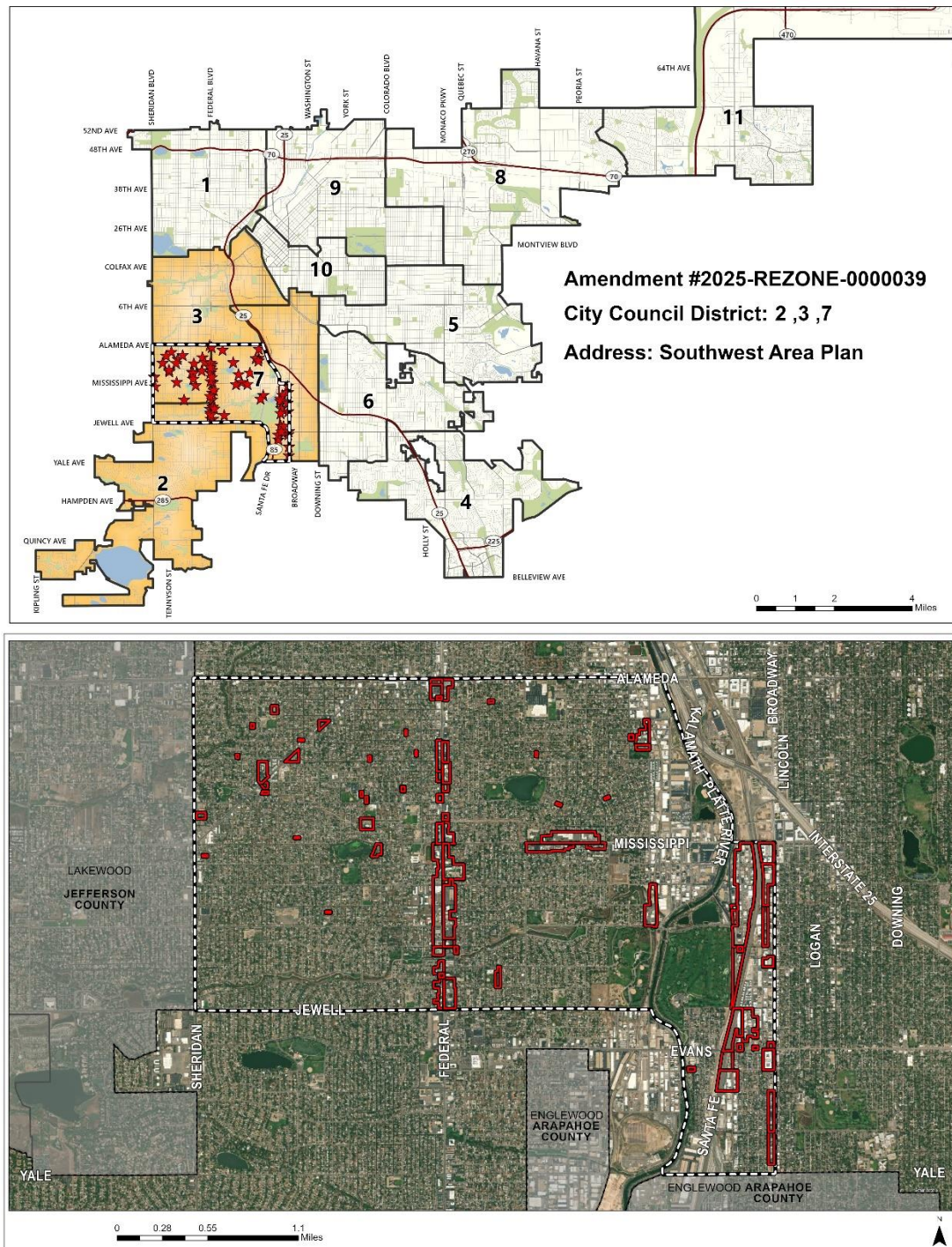
Address:	Multiple in the Southwest Area – Westwood, Athmar Park, Ruby Hill, Mar Lee, and Overland
Council District and CM:	Council Members Flynn, Torres, and Alvidrez
RNOs:	South Mar Lee/Brentwood/Sharon Park Neighbors, Athmar Park Neighborhood Association, Overland Park Neighborhood Association, Far East Center, Hecho en Westwood, Westwood Community Action Team, NOON Neighbors of Overland North, Ruby Hill Neighbors, Montevista Mobile Home Park, Mar Lee, South Broadway Business Association, Inter-Neighborhood Cooperation (INC)
Area of Property:	307 acres
Current Zoning:	FC59, S-CC-3x; S-CC-3, UO-1, UO-2; E-MX-3A; E-MX-3, UO-1, UO-2; C-Mx-5, UO-1, UO-2, C-MX-12, UO-1; U-MX-3, UO-1, UO-2; S-Mx-3; I-A; I-A, UO-2; I-B, UO-2; I-MX-3, UO-2; E-SU-B; E-SU-Dx; S-SU-D; E-TU-C
Proposed Zoning:	E-MX-3, DO-8; E-MX-3, UO-1, DO-8; E-MS-5; E-MS-5, DO-8; E-MX-3A, DO-8; C-MS-12, UO-1; C-MS-5; C-MS-5, UO-1; U-MS-3, UO-1; C-MX-3; C-MX-5; C-MX-8; I-MX-5; E-RH-2.5; E-MS-3; G-MU-3; S-MU-3; E-TU-C; E-TU-B; CMP-H2
Property Owner(s):	Multiple, see application
Rezoning Sponsors:	Council Members Flynn, Torres, and Alvidrez

Summary of Rezoning Request

- Council Members Flynn, Torres, and Alvidrez are proposing a map amendment to rezone properties to implement land use guidance in the *Southwest Area Plan* (the Plan or SW Area Plan), adopted in March 2026.
- The request proposes to rezone multiple properties throughout the Westwood, Athmar Park, Ruby Hill, Mar Lee, and Overland neighborhoods to implement several goals of the *Southwest Area Plan*: facilitating diverse cultural hubs, creating safe communal spaces, promoting housing diversity and options, and allowing for integrated industry. The staff report is organized around these four rezoning categories:

- **Centers and Corridors:** Rezoning to promote diverse cultural hubs is focused on commercial, mixed use areas with a Blueprint Denver Future Place designation of either “Corridor” or “Center” along S. Federal Blvd., W. Mississippi Ave., S. Broadway, and Morrison Rd and within the Evans Station Area. There are several proposals for S. Federal Blvd. including bringing properties out of the Former Chapter 59 into mixed-use and main street districts, aligning height guidance with plan recommendations, and rezoning to include the active Centers and Corridors Design Overlay (DO-8) within one block of a future Bus Rapid Transit station. Similar to S. Federal Blvd., W. Mississippi Ave. is proposed to be rezoned to include the DO-8. The Evans Station Area is proposed to be rezoned from industrial mixed-use zoning to mixed-use zoning with heights up to 8, 5, and 3 stories. Certain properties that maintain Former Chapter 59 and mixed-use zoning along S. Broadway are proposed to be rezoned to Main Street zone districts to ensure consistency in zoning along the corridor. Finally, a few properties along Morrison Rd. that retain Former Chapter 59 zoning are proposed to be rezoned to E-MX-3 to match the existing zoning along the corridor and support the vision of the Plan.
- **Riverside Communities:** The Plan calls for areas with existing industrial zoning to transition to other uses. The rezoning proposal will align zoning with the vision of the plan in these areas. The Santa Fe industrial area (east of Santa Fe Drive) currently has industrial (I-A and I-B) zoning, and the guidance is for some residential to be allowed. The proposal for this area is to rezone to an industrial mixed-use district (I-MX-5) to allow for light industrial and residential uses. There are also properties with industrial mixed-use zoning along Lipan Street where the plan guidance is residential and local corridor. These areas are proposed to be rezoned to allow for residential uses and low scale commercial uses, respectively.
- **Housing Opportunities:** Denver Housing Authority and Habitat for Humanity own multiple properties in the Southwest Area that are proposed to be rezoned to facilitate additional affordable housing.
- **Institutional Properties:** The last piece includes two institutional properties with Former Chapter 59 zoning. The first is the Westwood Library and Community Center, which is proposed to be rezoned to a multi-unit district to allow for additional uses on this city-owned property in the future. The second property is the Denver Health Westwood Family Health Center, and it is proposed to be rezoned to a campus hospital district in the Denver Zoning Code.
- Further details of the requested zone districts can be found in the proposed zone district section of the staff report (below) and in Articles 3 (S-MU-3), 4 (E-MS-5, E-MS-3, E-MX-3, E-RH-2.5, E-TU-C, E-TU-B), 5 (U-MS-3), 6 (G-MU-3), 7 (C-MX-3, C-MX-5, C-MX-8, C-MS-5, C-MS-12), and 9 (CMP-H2, I-MX-5, DO-8) of the Denver Zoning Code.

Existing Context



The Southwest area consists of the Westwood, Mar Lee, Athmar Park, Ruby Hill, and Overland statistical neighborhoods, broadly covering southwest Denver between W. Alameda Ave. to the north, the South Platte River and S. Broadway to the east, W. Jewell Ave. and Yale Ave. to the South, and Sheridan Blvd.

1. Existing Zoning

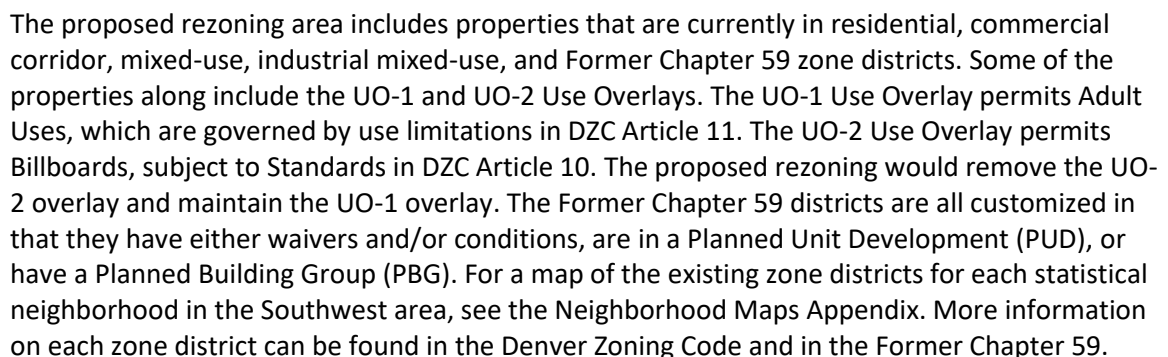
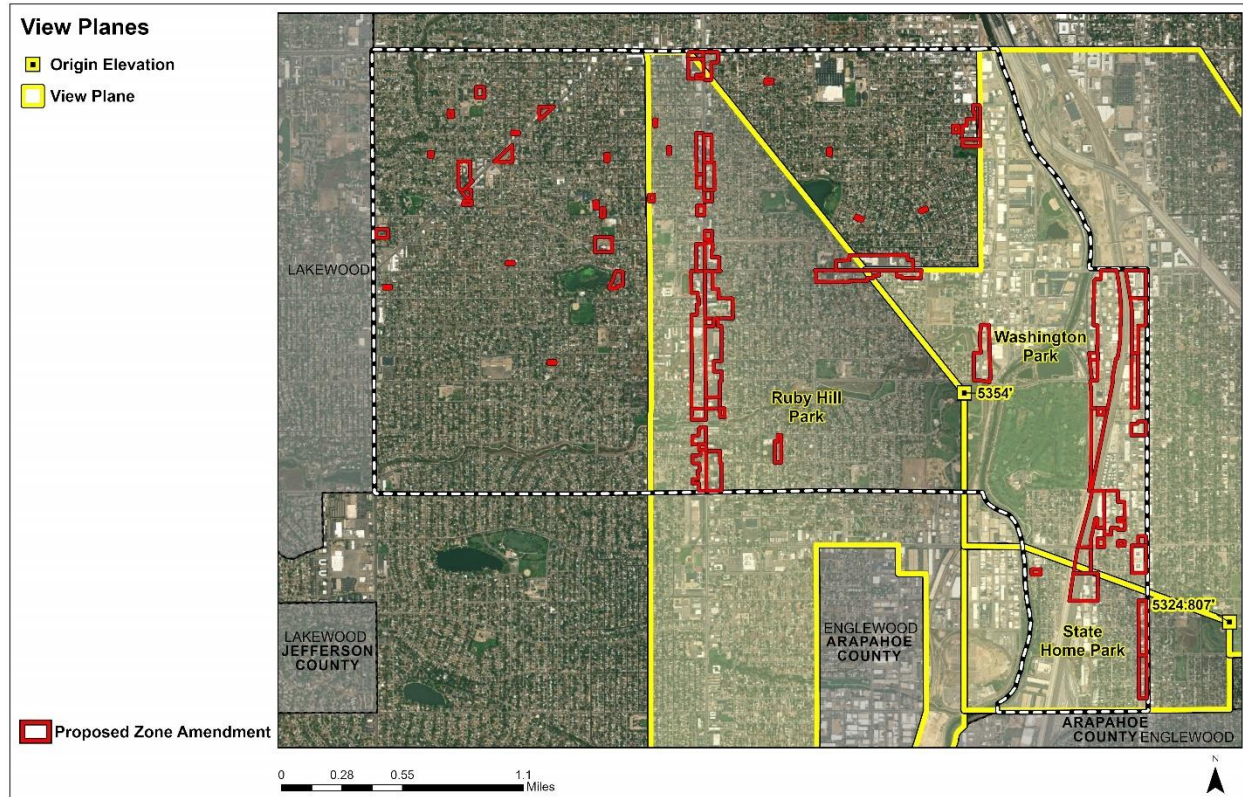


Table 1 below details the specific current zone districts included in the proposed rezoning.

Table 1

Zone Category	Zone District	District Description
Residential – Single Unit	E-SU-B	Urban Edge Single Unit (min. zone lot size of 4,500 square feet (sf))
	E-SU-Dx	Urban Edge Single Unit (min. zone lot size of 6,000 sf) and allows additional building forms
	S-SU-D	Suburban Single Unit (min. zone lot size of 6,000 sf)
Residential – Two Unit	E-TU-C	Urban Edge Two Unit (min. zone lot size of 5,500 sf)
Commercial Corridor	E-CC-3x	Urban Edge Commercial Corridor, height up to 3 stories with some additional use restrictions
	E-CC-3	Urban Edge Commercial Corridor, heights up to 3 stories
	S-CC-3x	Suburban Commercial Corridor, heights up to 3 stories with some additional use restrictions
Mixed Use	C-MX-5, 12	Urban Center Mixed Use, heights up to 5 and 12 stories
	U-MX-3	Urban Mixed Use, heights up to 3 stories
	E-MX-3	Urban Edge Mixed Use, heights up to 3 stories
	S-MX-3	Suburban Mixed Use, heights up to 3 stories
Industrial	I-B	General Industrial District
	I-A	Light Industrial District
	I-MX-3	Industrial Mixed Use, heights up to 3 stories
Overlay Districts	UO-1	Adult Use Overlay District
	UO-2	Billboard Use Overlay District
Former Chapter 59	B-2, B-4, B-A-1	Business
	R-1, R-5	Residential
	R-MU-30	Residential Mixed Use
	H-2	Hospital
	PUD	Planned Unit Development 138, 154, 203, 217, 296, 454

2. View Planes



There are two view planes applicable to properties included in the rezoning proposal: Ruby Hill Park and Washington Park. Both view planes are intended to protect views of the mountains. The Ruby Hill view plane has a maximum elevation of 5,354 feet, and the Washington Park view plane has a maximum elevation of 5,323 feet.

3. Parkway

Federal Boulevard is a designated Parkway from 25th/26th Avenue to the southern city limits/Floyd Avenue. The Parkway setback for this portion of Federal Blvd., the setback is 0 feet. There was an amendment to the Parkways Building Line Restrictions Policy that reduced the setback to 0 for parts of Federal Blvd.

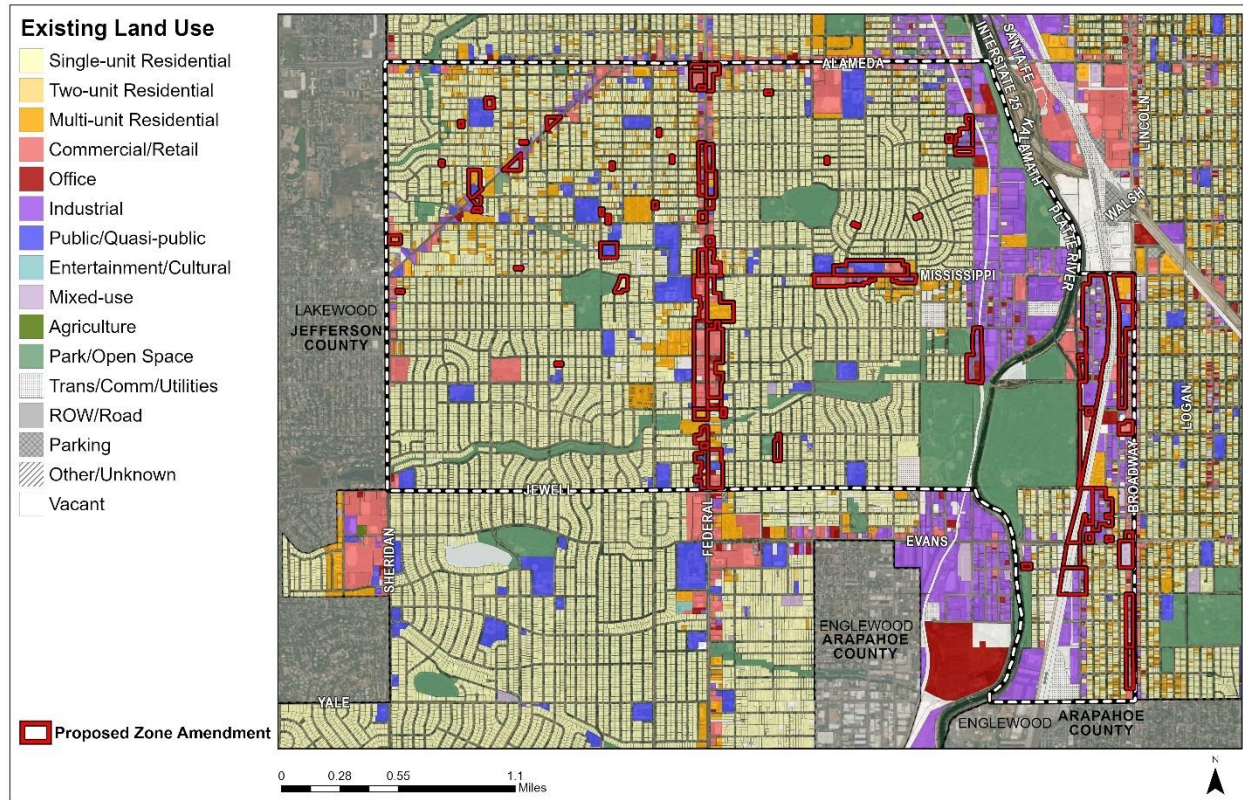
4. Status of Development Servies Review

As of the date of the staff report, there are currently no properties in the formal Site Development Plan (SDP) phase within the Southwest area, and a grace period is not proposed.

5. Large Development Review

Denver Zoning Code Section 12.4.12.2 defines the applicability of the Large Development Review (LDR) process. There is no specific development concept for this legislative map amendment proposal, and no adopted plan recommends use of LDR process for this legislative proposal. Therefore, although the area of the rezoning is larger than 5 acres, LDR was found to be inapplicable. Large Development Review may be required in the future for development proposals.

6. Existing Land Use Map



Proposed Zoning

The proposed districts are intended to implement plan guidance and are also informed by existing entitlement and uses. As stated earlier in the report, there are 4 main goals: facilitating diverse cultural hubs, creating safe communal spaces, promoting housing diversity and options, and allowing for integrated industry. Detailed maps by neighborhood showing the proposed zoning are included in the appendix.

Centers and Corridors

This category includes properties identified as centers and corridors in and along Federal Blvd., Mississippi Ave., Morrison Rd., Broadway, and the Evans Station area. These areas have a “Center or Corridor” designation in the *Southwest Area Plan* and will be rezoned to mixed use and main street districts. Heights will be increased along Federal Blvd. south of Mississippi Ave. and in the Evans Station area to align with plan guidance. The purpose of the mixed use zone districts is to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC Section 4.2.4.1.A.). Similarly, the main street districts “are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and active the public street edge” (DZC Section 4.2.6.1.A.).

Additionally, the Active Centers and Corridors Design Overlay (DO-8) is proposed for certain properties along Federal Blvd. and Mississippi Ave. The intent of this overlay “is to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC 9.4.5.12.B.). Table 2 below provides more detail on the existing and proposed zoning for each center and corridor included in the package.

Table 2

Corridor and/or Center	Existing Zoning	Proposed Zoning	Proposed Zoning Description
Federal Blvd. (north of Mississippi Ave.)	E-MX-3, PUD 154, PUD 203, PUD 217, B-2, B-4, and B-A-1	E-MX-3 and E-MX-3, DO-8	Urban Edge Mixed Use, heights up to 3 stories and some properties with the Active Centers and Corridors Design Overlay
Federal Blvd. (south of Mississippi Ave.)	E-CC-3x, E-MX-3, S-CC-3x, S-MX-3, PUD 296, R-MU-30, B-2, and B-A-1	E-MS-5 and E-MS-5, DO-8	Urban Edge Main Street, heights up to 5 stories and some properties with Active Centers and Corridors Design Overlay
Mississippi Ave.	E-MX-3A	E-MX-3A, DO-8	Urban Edge Mixed Use, heights up to 3 stories with Active Centers and Corridors Design Overlay
Morrison Road	B-4 and PUD 138	E-MX-3	Urban Edge Mixed Use, heights up to 3 stories
Broadway	C-MX-12	C-MS-12	Urban Center Main Street, heights up to 12 stories
	C-MX-5	C-MS-5	Urban Center, Main Street, heights up to 5 stories
	U-MX-3, I-A, and PUD 454	U-MS-3	Urban Main Street, heights up to 3 stories
Evans Station Area	I-MX-3	C-MX-3	Urban Center Mixed Use, heights up to 3 stories
	I-MX-3 and I-A	C-MX-5	Urban Center Mixed Use, heights up to 5 stories
	I-A	C-MX-8	Urban Center Mixed Use, heights up to 8 stories

Riverside Communities

The Riverside Communities are proposed to be rezoned to a variety of zone districts including residential, main street, and industrial mixed use. Properties along the west side of Lipan Street near Aspgren Park that have Residential Low-Medium guidance in the *Southwest Area Plan* are proposed to be rezoned to Urban Edge – Row House – 2.5 stories, which is described as “a multi-unit district allowing suburban houses, urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height, and detached accessory dwelling units” (DZC 4.2.2.2.H.). Properties on both the east and west side of Lipan Street near Ruby Hill Park and Sanderson Gulch have Local Corridor guidance in *Blueprint Denver* and are proposed to be rezoned to Urban Edge – Main Street – 3 stories (E-MS-3), which

“primarily applies to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired” (DZC 4.2.6.2.C.).

The Santa Fe Industrial area east of Santa Fe Dr. is proposed to be rezoned from industrial districts to Industrial – Mixed Use – 5 stories (I-MX-5), which “applies to industrial-dominated areas served primarily by collector streets with a maximum building height of 5 stories” (DZC 9.1.2.1.3.). Table 3 below provides more detail on the existing and proposed zoning for each of the Riverside Communities.

Table 3

Riverside Area	Existing Zoning	Proposed Zoning	Proposed Zoning Description
Properties on the east side of Lipan St. near Aspgren Park	I-MX-3 and E-SU-B	E-RH-2.5	Urban Edge Row House, height up to 2.5 stories
Properties on the east and west sides of Lipan St. near Ruby Hill Park and Sanderson Gulch	I-MX-3	E-MS-3	Urban Edge Main Street, height up to 3 stories
Properties east of Santa Fe Dr.	I-A, I-B, and E-CC-3	I-MX-5	Industrial Mixed Use, heights up to 5 stories

Housing Opportunities

Residential zone districts in the Suburban, Urban Edge, and General Urban and one mixed use district in the Urban Edge context are proposed for multiple residential properties owned by the Denver Housing Authority (DHA) and Habitat for Humanity. The residential district includes two unit (TU) and multi unit (MU). These generally allow for residential uses and some limited civic, public and institutional uses. These districts are proposed in areas that are recommended as residential places in the *Southwest Area Plan*. The one property proposed to go to a mixed use district (E-MX-3) is located at 964 S. Sheridan Blvd. will allow for a variety of residential, commercial, and office uses, and this site is designated as Community Corridor in the Plan. Table 4 below provides more detail on the existing and proposed zoning for the residential properties included in the package.

Table 4

Housing Opportunities	Existing Zoning	Proposed Zoning	Proposed Zoning Description
964 S. Sheridan Blvd.	E-TU-C	E-MX-3	Urban Edge Mixed Use, heights up to 3 stories
1121 S. Knox Ct.	S-SU-D	S-MU-3	Suburban Multi Unit, heights up to 3 stories
2880 W. Iowa Ave. and 2645 W. Colorado Ave.	R-1 and E-SU-Dx	G-MU-3	General Urban Multi Unit, heights up to 3 stories
Single unit properties in Westwood, Mar Lee, and Athmar Park	E-SU-Dx and E-SU-D	E-TU-C	Urban Edge Two Unit (min. zone lot size of 5,500sf)
Single Unit property in Athmar Park	E-SU-B	E-TU-B	Urban Edge Two Unit (min. zone lot size of 4,500sf)

Institutional Properties

There are two institutional properties that retain Former Chapter 59 zoning that are proposed to be rezoned. The Westwood Library and Community Center has Residential Low guidance in the *Southwest Area Plan* and additional guidance on expanding resources to include food access, affordable housing, parks and open spaces. It's proposed to be rezoned to General Urban – Multi Unit – 3 stories (G-MU-3). This is “a multi unit district allowing urban house, duplex, garden court, town house, and apartment building forms. The tallest building form has a maximum height of three stories (DZC 6.2.2.2.B.).

The second institutional property is the Denver Health Westwood Family Health Center where the guidance is also Residential Low in the *Southwest Area Plan*. This site retains Former Chapter 59 zoning and is proposed to be rezoned to Campus Healthcare 2 (CMP-H2), which “is generally adjacent to single unit, two unit, or row house residential zone districts to act as a transition zone by requiring more open space and limiting building height more than in the CMP-H zone” (DZC 9.2.3.1). Table 5 below provides more detail on the existing and proposed zoning for the institutional properties included in the package.

Table 5

Property	Existing Zoning	Proposed Zoning	Proposed Zoning Description
Westwood Library and Community Center	R-5 (Former Chapter 59)	G-MU-3	General Urban Multi Unit, heights up to 3 stories
Denver Health Westwood Family Health Center	H-2 (Former Chapter 59)	CMP-H2	Campus Healthcare 2

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: Approved – No Comments

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W. - City Surveyor: Approved – No Comments

Development Services - Transportation: Approved – No Response

Development Services – Wastewater: Approved – No Comments

Development Services – Project Coordination: Approved – No Response

Development Services – Fire Prevention: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, property owners and tenants; property legally posted:	3/2/2026
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, property owners, and tenants:	4/21/2026
Planning Board Public Hearing	5/6/2026
Community Planning and Housing Committee of the City Council:	6/2/2026
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:	6/22/2026
City Council Public Hearing:	7/13/2026

- **Updated Application**
 - A previous application included properties on the east side of Lipan that were proposed to be rezoned from I-MX-3, UO-2, and I-MX-3 to I-A. These properties have been removed from the rezoning.
- **Planning Board Deliberation**
 - Several members of the public spoke at the Planning Board public hearing. Two property owners along Federal had questions about how this rezoning may affect their properties. Two property owners along Lipan spoke in opposition to the proposed changes to their properties. One resident of Overland spoke in opposition to the rezoning near Evans Station and provided documents to Planning Board. One resident of Athmar Park and staff from Denver Housing Authority spoke in support of the rezoning citing the need for more housing.
 - Planning Board ask questions about how the rezoning will impact existing uses and businesses in industrial areas that are proposed to be rezoned to Main Street district. There were questions on Federal in regard to the Parkway setback requirements and lot depths. Finally, they asked if changes are still allowed to be made to the applications. During comments, the board noted the challenges with large apartment structures around transportation and safety. One board member encouraged staff to continue to work on outreach because there are misunderstandings about impact and to look at splitting the package into multiple rezonings. Ultimately the Planning Board recommended approval in a 9 to 0 vote.

- **Engagement**

Rezoning engagement and analysis were conducted concurrently with the *Southwest Area Plan* process. Staff attended workshops, focus groups, reached out to key property owners, presented to the advisory committee, and presented a Planning Board informational item. Staff also worked closely with the neighborhood planning initiative to compare the evolving plan recommendations with the existing zoning and prioritize the scope of the proposed rezoning, asking key questions to ensure the plan guidance informed the rezoning proposal.

- **Public Input**

- **Registered Neighborhood Organizations (RNOs)**

- As of the date of this staff report, staff received one comment from the Westwood Community Action Team (WCAT). The RNO wants to ensure residents can remain in place and that businesses are supportive. They are supportive of the rezoning moving forward with protections in place to support people already in the community.

- **General Public Comments**

- As of the date of this staff report, staff have received comments from eleven members of the public. Four of the comments are questions about what properties are included and how this rezoning might impact certain properties. There have been six comments in opposition to the rezoning. One resident of Overland is concerned about the height increases proposed for the Evans Station area. A resident of Athmar Park is concerned about rezoning certain properties to I-A, which does not allow for residential uses, as this does not seem in line with the plans goals to foster mixed-use, walkable, and connected neighborhoods. Staff have received two letters from businesses and property owners along Lipan Street who have expressed concerns about properties being rezoned to E-MS-3 and how this will impact what uses are allowed on their properties. Another comment was received from a resident of Athmar Park who is concerned with rezoning certain residential properties. Finally, there is one comment from a resident of Mar Lee who would like to see a fenced off dog park in Garfield Lake Park or Harvey Park.
 - Staff received an email from a resident of Athmar Park in support of rezoning industrial mixed-use properties to residential.
 - Staff received letters of support from Habitat for Humanity and Denver Housing Authority.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Public Interest
3. 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)
- *Southwest Area Plan* (2026)

For organizational purposes, *parentheses are used in the section titles to note the rezoning area where the plan guidance applies.*

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.

Vision Element: Equitable, Affordable, and Inclusive

- Goal 1. “Ensure all Denver residential have safe, convenient and affordable access to basic services and a variety of amenities” (p. 28).
- Goal 3. “Develop housing that is affordable to residents of all income levels” (p. 28).

The proposed map amendment will further the above goal by rezoning the centers and corridors to mixed use, main street, and adding the DO-8, which will allow for a variety of uses including public services, cultural, commercial, and residential uses. The districts will allow for a variety of uses that provide basic services and amenities to the residents in the surrounding neighborhoods. Additionally, the DHA and Habitat for Humanity properties will create more affordable housing opportunities in the Southwest area.

Vision Element: Strong and Authentic Neighborhoods

- Goal 1, Strategy A. “Build a network of well-connected, vibrant, mixed-use centers and corridors” (p. 34).
- Goal 1, Strategy C. “Ensure neighborhoods are safe, accessible and well-connected for all modes” (p. 34).
- Goal 2, Strategy C. “Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm” (p. 34).

- 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).

The proposed rezoning to mixed use and main street districts and the Design Overlay 8 is consistent with the abovementioned Strong and Authentic goals to create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm. The proposed zone districts’ design standards for transparency, active uses, reduced visibility of parking and building entrance locations enable the creation of an active and human-scaled experience at the street level. The application is consistent with the strategies in the Strong and Authentic Neighborhoods vision elements.

Vision Element: Environmentally Resilient

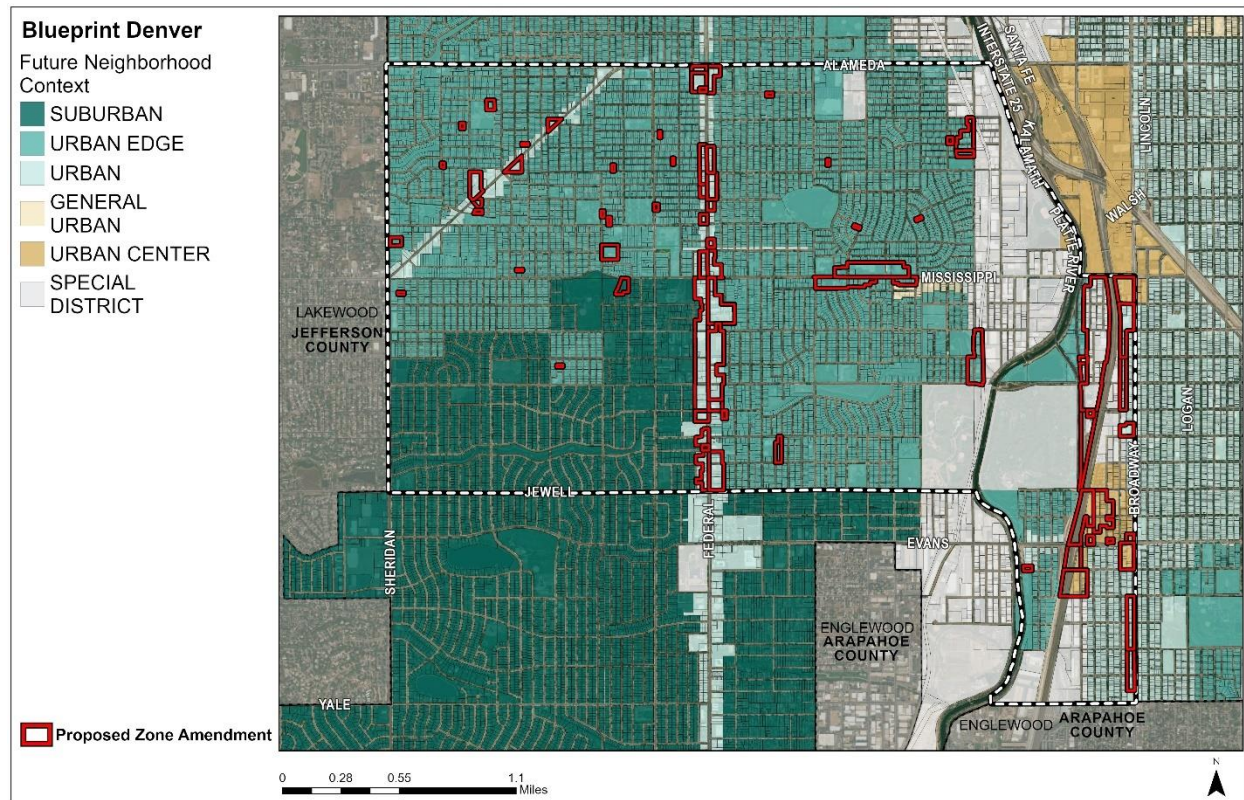
- Goal 8, Strategy A. “Promote infill development where infrastructure and services are already in place” (p. 54).
- Goal 8, Strategy B. “Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods” (p. 54).

The proposed legislative rezoning will promote high quality mixed-use development at infill locations where infrastructure is already in place. Portions of the requested rezoning areas currently have Former Chapter 59 zone districts and by rezoning out of Former Chapter 59 to the mixed use and main street zone districts, the city is enabling mixed-use development with better design standards and a variety of uses which allows for residents to “live, work and play” in the same area, which reduces resource consumption.

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. The *Blueprint Denver* future neighborhood context and place guidance for areas in Southwest was updated in 2026 with the adoption of the *Southwest Area Plan*. *Blueprint Denver* identifies the subject properties as part of the Center, Corridor, Industrial Flex, Residential Low, Residential Low-Medium future places within the Suburban, Urban Edge, Urban, Urban Center, and Districts neighborhood contexts and provides guidance for the future growth strategy of the city.

Blueprint Denver Future Neighborhood Context



The Centers and Corridors included in the rezoning have plan guidance for Urban Edge, Urban, and Urban Center future neighborhood contexts. The Riverside Communities have plan guidance for the Urban Edge and Districts future neighborhood contexts. The Affordable Housing properties have Suburban and Urban Edge guidance, and the Institutional Properties have Urban Edge future context guidance.

Suburban Neighborhood Context (Guidance applies in Housing Opportunities rezoning areas)

Blueprint Denver describes the Suburban neighborhood context as areas that “represent the most varied development in Denver’s neighborhoods. Homes in this context are largely single unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto oriented than others, there should still be quality multimodal connectivity. The aspiration of the suburban context in Denver is different than traditional suburban development of the past. Especially compared to other parts of the metro area, Denver’s suburban areas are still more urban in nature and suburban places should reflect that” (p. 189).

One Denver Housing Authority property is proposed to be rezoned from S-SU-D to S-MU-3. This is a multi-unit district in the Suburban context that allows for higher intensity residential uses.

Urban Edge Neighborhood Context (Centers and Corridors, Riverside Communities, Housing Opportunities, and Institutional Properties)

The Urban Edge context applies to most of the residential area and along W. Mississippi Ave. in the Southwest area. *Blueprint Denver* describes the Urban Edge neighborhood context as areas that “are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single- and two-unit residential with some small scale multi-unit residential. Commercial and mixed use development in this context tends to be found along the main corridors bordering traditional residential areas with some larger center development” (p. 205).

The areas with Urban Edge guidance are proposed to be rezoned to G-MU-3; CMP-H2; E-MS-3; E-MX-3A, DO-8; E-RH-2.5; E-TU-C; and E-TU-B. One of the Former Chapter 59 properties is proposed to be rezoned to G-MU-3 because there is no three-story multi-unit district in the Urban Edge neighborhood context. The other Former Chapter 59 property, the Denver Health Westwood Family Health Center, is proposed to be rezoned to a campus district to allow the existing clinic uses, which are uses important in all neighborhood contexts. All of the other proposed districts are districts within the Urban Edge context, consistent with the *Blueprint Denver* guidance.

Urban Neighborhood Context (Centers and Corridors)

The Urban Context is mapped along Federal Blvd., Morrison Rd., and Broadway. *Blueprint Denver* describes the Urban neighborhood context as “walkable due to predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood” (p. 221).

The properties with the Urban neighborhood context guidance are proposed to be rezoned to E-MX-3, DO-8; E-MX-3; E-MS-5, DO-8; E-MS-5; and U-MS-3. The properties along Federal Blvd. are proposed to be rezoned to E-MX-3, DO-8; E-MX-3; E-MS-5, DO-8; and E-MS-5 and a handful of properties along Morrison Rd. are proposed to be rezoned to E-MX-3. While these districts are in the Urban Edge neighborhood context, they will facilitate commercial and mixed use nodes consistent with the Urban description and the neighborhood plan recommendations. Properties along Broadway are proposed to be rezoned to a Main Street district within the Urban Context, consistent with the *Blueprint* guidance.

Urban Center Neighborhood Context (Centers and Corridors)

The Urban Center context is mapped near the Evans Station area and at the intersection of Mississippi Ave. and Broadway. *Blueprint Denver* describes the Urban Center context as “Dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residential living in this context is well served by high-capacity transit and have access to ample amenities and entertainment options” (p. 251).

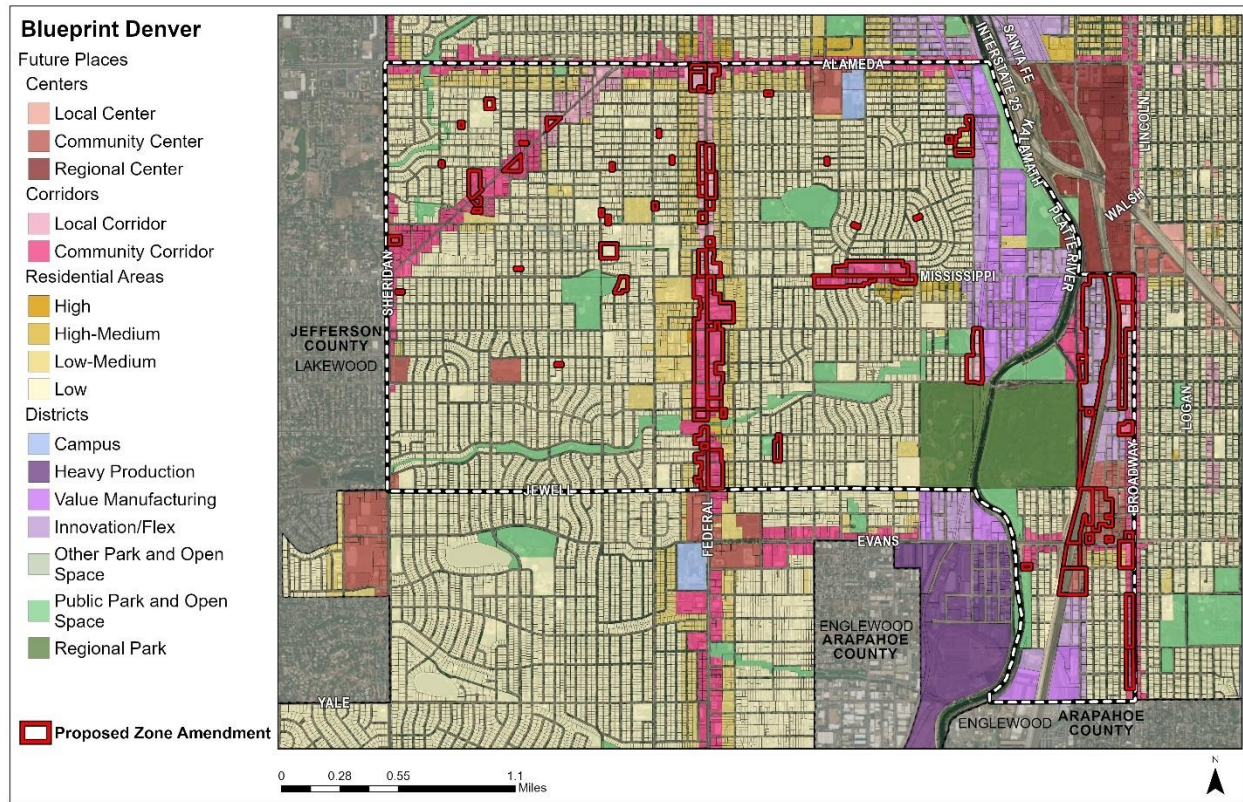
The properties mapped as Urban Center in the rezoning package are proposed to be rezoned to C-MX-3, C-MX-5, C-MX-8, C-MS-5 and C-MS-12, all districts in the Urban Center context. This will encourage a high mix of uses with good street activation and connectivity near high-capacity transit, consistent with the context description.

Special District Context (Riverside Communities)

Special Districts are described as “Areas that serve specific purpose, usually highly specific based on uses, such as education, industry or health care. Block patterns, urban design and mobility connections vary based on specific use” (p. 137).

The properties in the Santa Fe Industrial area are proposed to be rezoned to I-MX-5, an industrial mixed-use district that allows for both light industrial and residential uses.

Blueprint Denver Future Places



Blueprint Denver place guidance for the centers and corridors includes Community Center and Local and Community Corridors. The Riverside Communities have a future place guidance of Residential Low-Medium, Local Corridor, Innovation/Flex, and Value Manufacturing. The properties identified as housing opportunities are in the Residential Low and Residential Low-Medium Future Places, and the institutional properties have Residential Low future place guidance.

Centers (Centers and Corridors)

“Centers are mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. People often go to centers to engage in social activities and entertainment, such as shopping, dining, and cultural events. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide

geographic area, and may require residents to take a bus, train, or a car to visit them” (*Blueprint Denver*, p. 141).

Blueprint Denver identifies the Evans Station area as a Community Center. This area is proposed to be rezoned to C-MX-3, C-MX-5, and C-MX-8. These districts allow for an increase in density near a transit station, which will allow for social activities and entertainment with a wide customer draw. The districts also allow for a variety of uses such as residential, retail, restaurant, and office, consistent with future places designation.

Corridors (Centers and Corridors, Riverside Communities, and Housing Opportunities)

“Corridors are mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (*Blueprint Denver*, p. 141).

Blueprint Denver identifies corridors along Federal Blvd., Morrison Rd., Broadway, Mississippi Ave., and Lipan St. These corridors are proposed to be rezoned to E-MX-3; E-MX-3, DO-8; E-MS-5; E-MS-5, DO-8; U-MS-3; C-MS-12; C-MS-5; and E-MS-3. These districts will ensure new development along these corridors will result in better design outcomes and promote a mixed-use environment with a variety of uses including residential, retail, restaurant, and office, consistent with the corridor future places designation. The proposed height in the districts also align with plan descriptions and guidance.

Residential (Housing Opportunities and Institutional Properties)

“These are areas where the predominate uses is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation, and nodes of commercial/retail uses” (*Blueprint Denver*, p. 141). This rezoning includes properties in the Residential Low and Residential Low-Medium future places. Residential Low is “predominately single- and two-unit uses on small or medium lots...vacant institutional uses on corners or select site may be appropriate locations to introduce additional residential intensity” (*Blueprint Denver*, p. 214). Residential Low-Medium is a “mix of low- to mid-scale multi-unit residential options” (*Blueprint Denver*, p. 216).

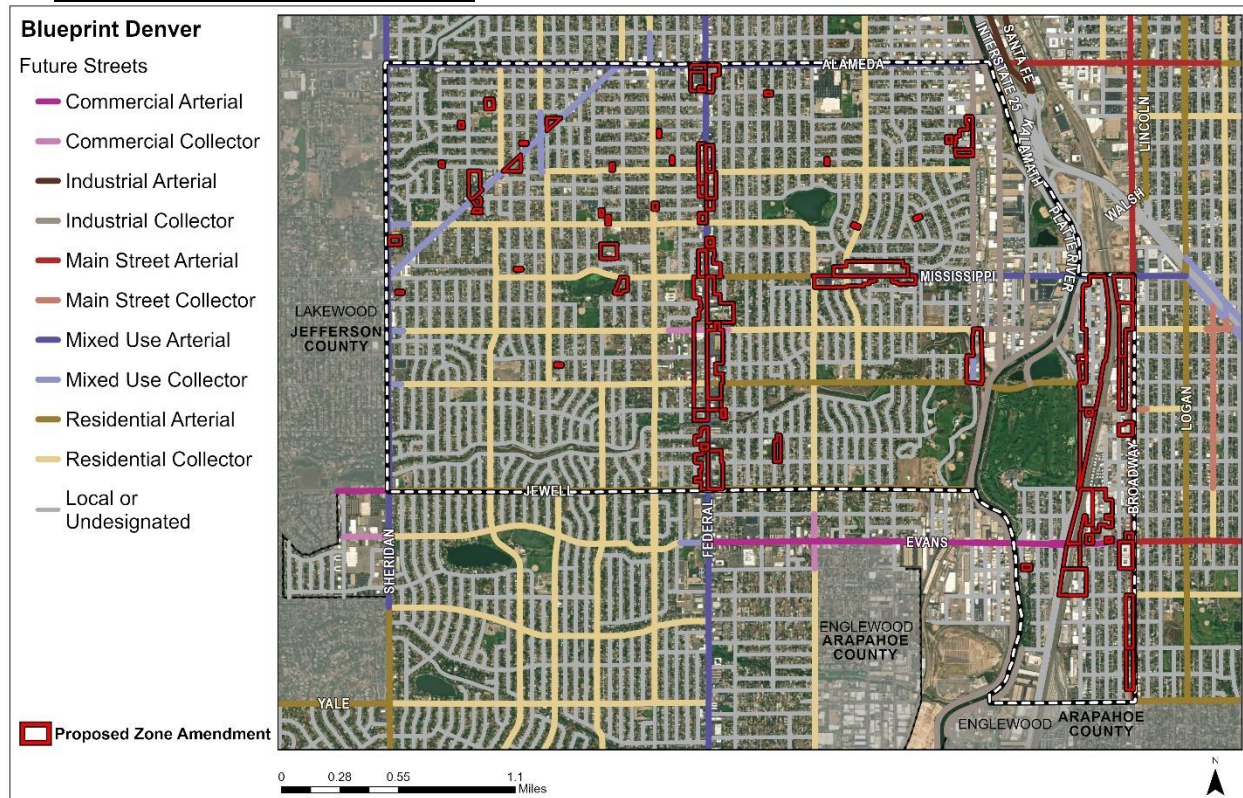
The areas with Residential Low guidance are proposed to be rezoned to E-TU-C, E-TU-B, G-MU-3, and CMP-H2. All four are consistent with the Residential Low guidance in that they will allow for two units and institutional uses. The G-MU-3 district is proposed on an existing institutional use where there is *Southwest Area Plan* guidance for more housing options. The other areas included in the rezoning package are in the Residential Low-Medium future place, which are proposed to be rezoned to G-MU-3, S-MU-3 and E-RH-2.5. These are multi-unit and row house districts, consistent with the future place guidance.

Innovation/Flex (Riverside Communities)

This future place allows for “assembly facilities, labs, small logistics and warehousing, local food catering, tech firms, value manufacturing and related office uses... Residential uses are compatible. Multi-tenant buildings, often with office use in the front and manufacturing in the back, are common” (*Blueprint Denver*, p. 293). The properties in the innovation/flex area currently have I-A and I-B zoning,

which does not all for a broader mix of uses, including residential. Rezoning to I-MX-5 will allow for a wide mix of uses, consistent with the above description.

Blueprint Denver Street Types



In *Blueprint Denver*, future street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context. The following future street types are adjacent to the proposed legislative rezoning.

Mixed-use Arterials and Collectors (Centers and Corridors)

These street types contain a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback. A street wall is present, but may vary” (*Blueprint Denver*, p. 159). This includes Federal Blvd., Morrison Rd., Mississippi Ave. and the portion of Lipan Street near Ruby Hill Park where mixed-use and main street zone districts are proposed.

Main Street Arterial (Centers and Corridors)

This street type is “Characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including café seating in the right of way” (*Blueprint Denver*, p. 158). Broadway is a Main Street arterial where main street zone districts are proposed.

Commercial Arterial (Centers and Corridors and Riverside Communities)

These street types “typically contain commercial uses including shopping centers, auto services and offices. Buildings are often set back with on-site parking” (*Blueprint Denver*, p. 159). Evans Ave. is a commercial arterial where mixed-use and industrial zone districts are proposed.

Industrial Collectors (Riverside Communities)

Industrial streets “are characterized by manufacturing but may contain other uses. Buildings are generally low-rise and may be setback to accommodate site specific needs” (*Blueprint Denver*, p. 160). I-MX-5 are proposed along Industrial Collectors, consistent with the street type description.

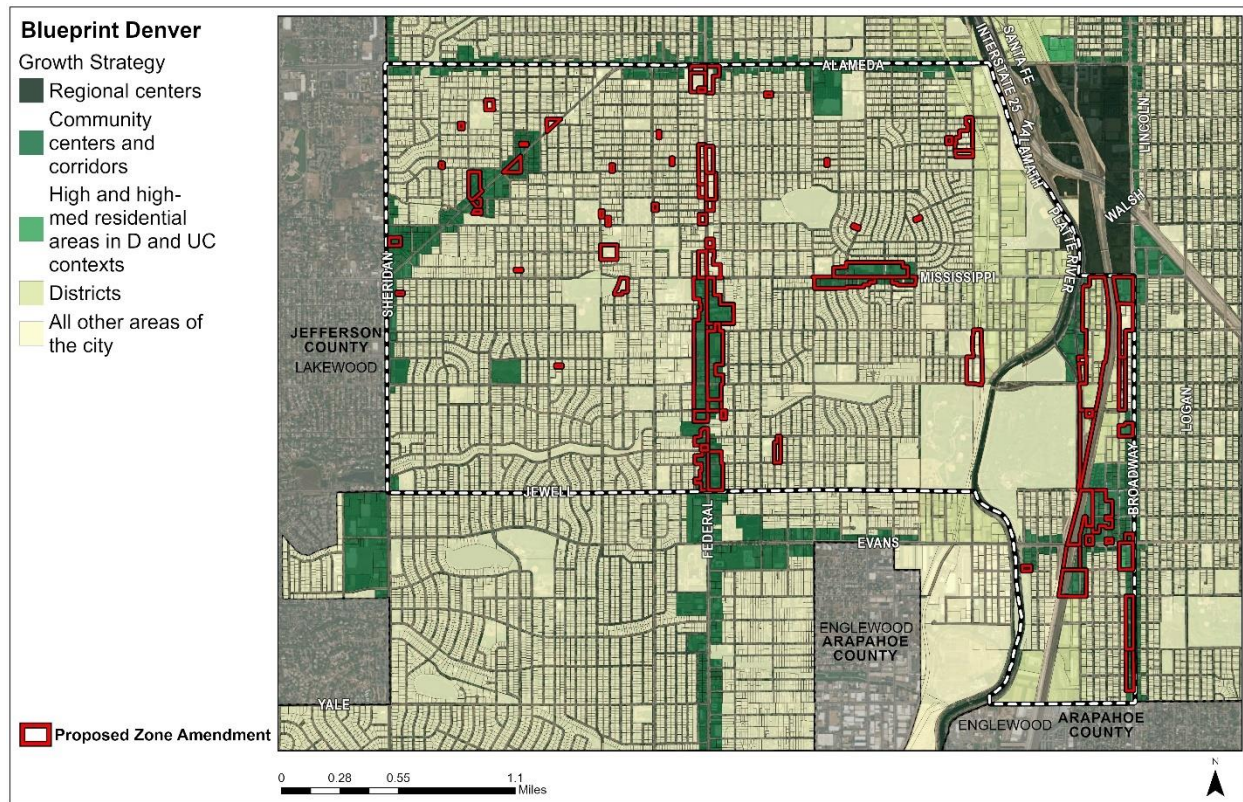
Residential Collectors (Housing Opportunities)

These are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context” (*Blueprint Denver*, p. 161). Residential districts are proposed along residential collectors.

Local Streets (Housing Opportunities and Institutional Properties)

“Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (*Blueprint Denver*, p. 161). Residential, industrial, mixed-use and campus districts are proposed along local streets consistent with the description.

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 part of the Community Centers and Corridors, Districts, and All Other Areas of the City growth strategies.

Community Centers and Corridors (Centers and Corridors)

Community Centers and Corridors anticipate 20% of new employment growth and 25% of new housing growth in the city by 2040 (*Blueprint Denver*, p. 51). Community Centers and Corridors are "where underutilized infill redevelopment sites can be repurposed" (p. 48-49). These areas are mapped in commercial areas including Federal Blvd., Morrison Rd., Mississippi Ave., Broadway., and Evans Station area.

The areas designated as Community Centers and Corridors are proposed to be rezoned to mixed-use and main street districts. The proposed districts will allow for a variety of commercial, retail, and residential uses and can accommodate growth. Therefore, the requested zone districts are consistent with the *Blueprint Denver* Growth Strategy.

Districts (Riverside Communities)

These areas anticipate 15% of new employment growth and 5% of new housing growth in the city by 2040 (p. 51). "Districts, including university and hospital campuses, the airport and value manufacturing

areas, add a broad range of job opportunities” (Blueprint Denver, p. 49). Districts are mostly mapped in industrial areas within the Southwest area.

This includes the industrial area along Santa Fe. The corresponding districts will allow for more employment growth than housing growth, consistent with the above growth strategy.

All Other Areas of the City (Centers and Corridors, Riverside Communities, Housing Opportunities, Institutional Properties)

These areas anticipate capturing 10% of new employment growth and 20% of new housing growth by 2040 (*Blueprint Denver*, p. 51). These areas are intended to “take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). Most of the Southwest is within the “all other areas of the city” growth strategy.

These areas include mixed use properties along the northern portion of Federal Blvd. and southern portion of Lipan St. as well as the Former Chapter 59 institutional properties and housing opportunity sites. The proposed mixed use, main street, residential, and campus zone districts will ensure any new development is consistent with the existing character of the neighborhood.

Blueprint Denver Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design, promotion of housing, rezoning out of the Former Chapter 59 zoning code, and the arrangement of uses in mixed-use areas. The proposed rezoning is consistent with the following policies and strategies:

Land Use & Built Form, General Policy 3: “Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible” (p. 73).

- Strategy A: “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73).

The proposed legislative rezoning encompasses properties with Former Chapter 59 zoning that will be rezoned to standard zone districts in the Denver Zoning Code and are consistent with *Blueprint Denver*.

Land Use & Built Form, General Policy 11: “Implement plan recommendation through city-led legislative rezonings and text amendments” (p. 79).

The purpose of this city-led legislative rezoning is to implement plan recommendations that are expressed in *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Southwest Area Plan*.

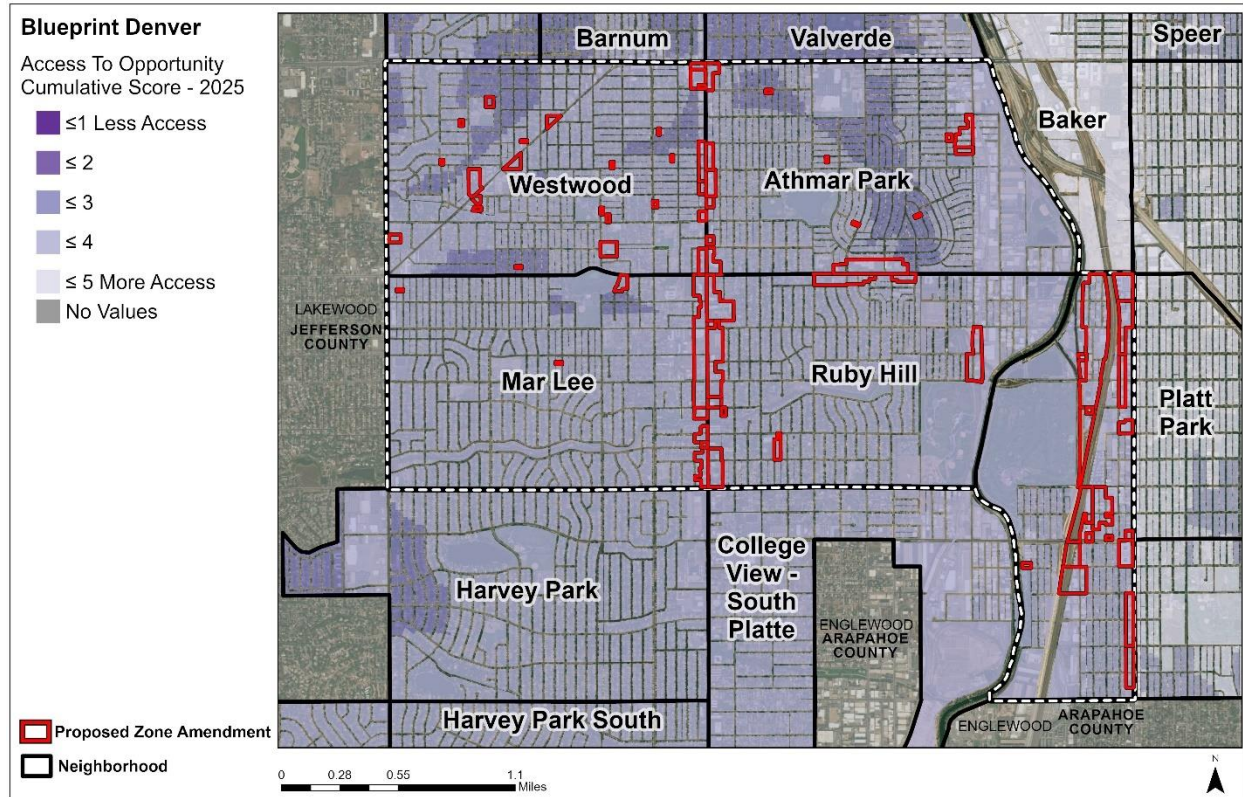
Land Use & Built Form, Design Quality and Preservation Policy 4: “Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors” (p. 103).

The proposed Mixed Use and Main Street districts, including those with the Active Centers and Corridors Design Overlay (DO-8) will promote a pedestrian-friendly environment by allowing a mix of uses and promoting better design outcomes than the current zone districts.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts: improving access to opportunity, reducing vulnerability to displacement, and expanding housing diversity. *Blueprint Denver* states the equity concepts should be used to evaluate large area rezonings (p. 67) and therefore are applicable to this rezoning proposal. Staff use Census-tract and neighborhood-wide data to measure

I. Access to Opportunity

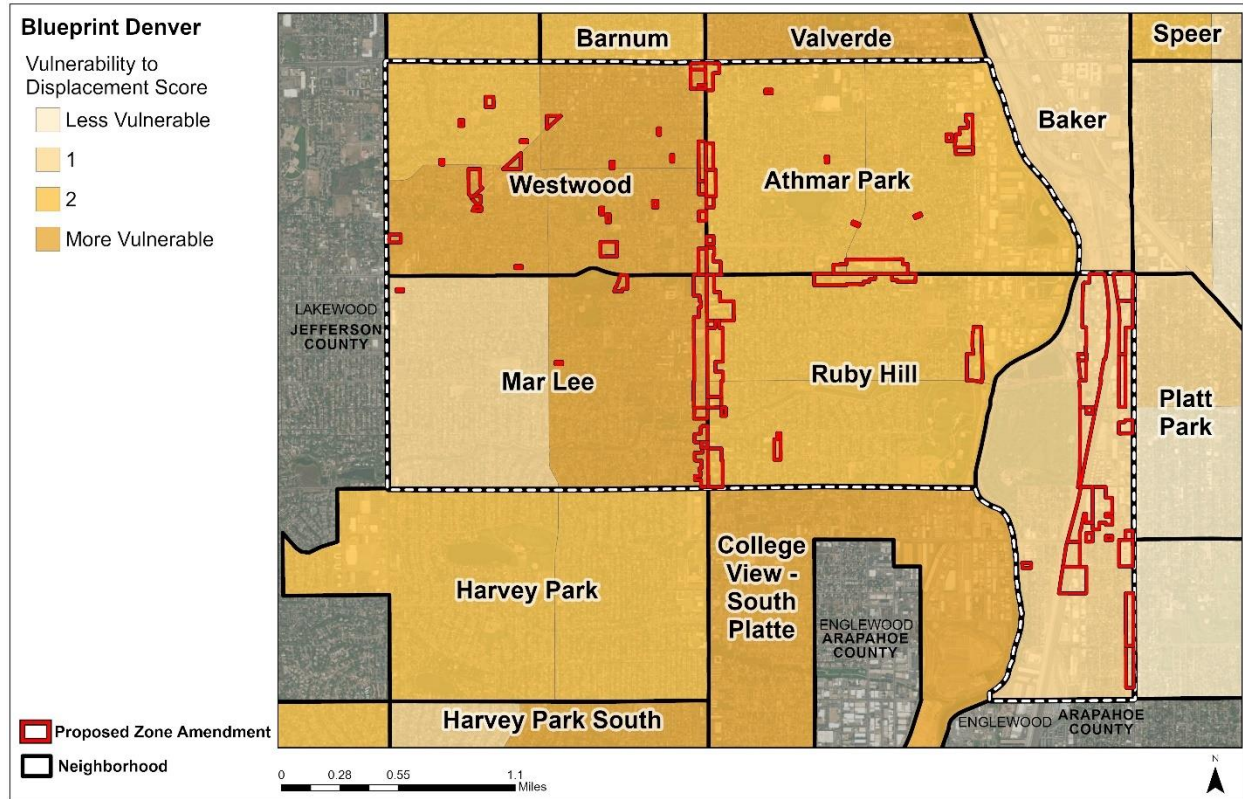


The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver's Department of Public Health and Environment, proximity to high-capacity and frequent transit and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

The Southwest area's average Access to Opportunity score is between 2 and 4, out of 5 with most of the area scoring around 3.5. The lowest scores were in the access to transit (western part of the area), mortality, child obesity, and access to healthcare. Access to centers and corridors and social determinants of health were the highest scoring categories. The Neighborhood Equity Index scores, which is a measure of barriers to opportunity, vary somewhat across the area but are generally moderate.

The proposed rezoning to mixed use and main street districts supports commercial uses along the centers and corridors, which could direct growth to community centers and corridors and incorporate elements of a complete neighborhood.

II. Vulnerability to Involuntary Displacement

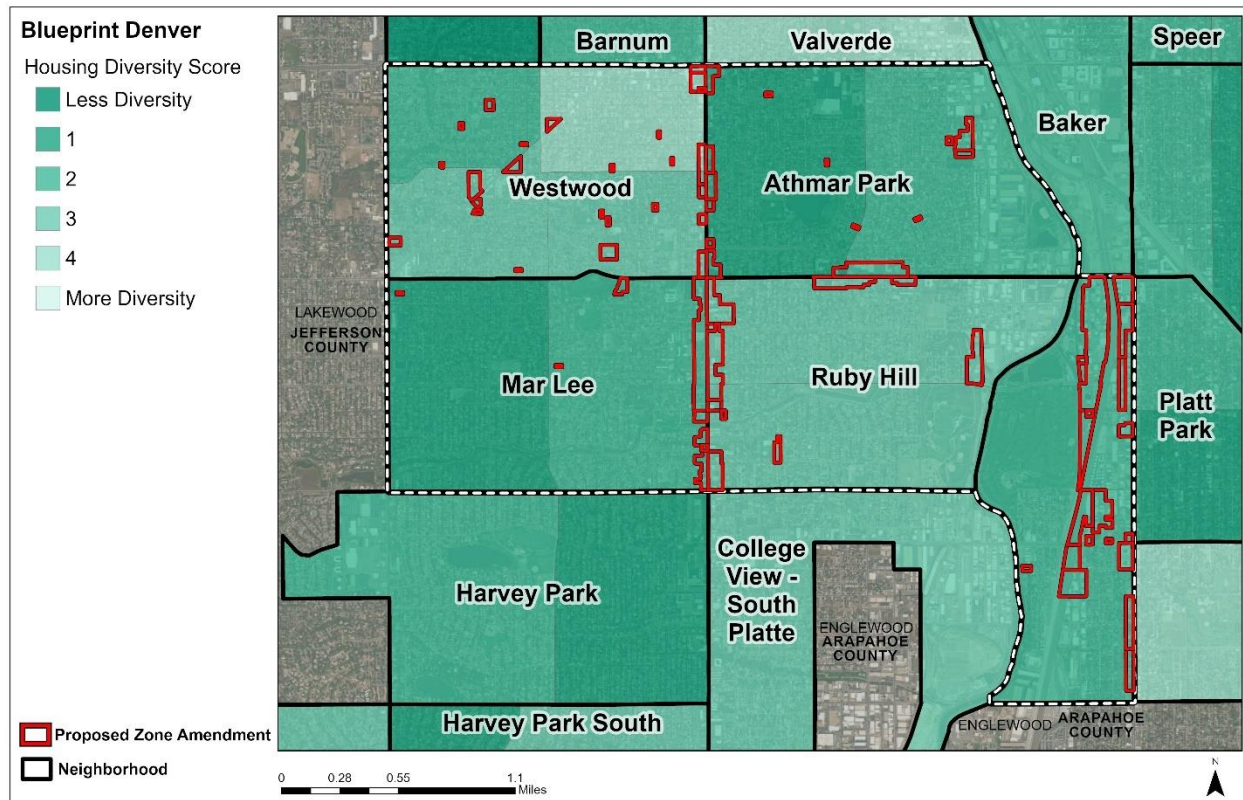


The basis for measuring vulnerability to displacement is the vulnerability to displacement index development by the Denver Economic Development and Opportunity Office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree. This concept is used to stabilize “residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents” (Blueprint Denver, P. 30).

Westwood and the eastern portion of Mar Lee are the most vulnerable to involuntary displacement, scoring as vulnerable on all three measures of the index. The least vulnerable neighborhood is Overland and the western portion of Mar Lee.

Included in the rezoning are multiple properties owned by Habitat for Humanity and Denver Housing Authority which will facilitate additional affordable housing in the Southwest area. Additionally, the Former Chapter 59 properties that are proposed to be rezoned as part of the centers and corridors will provide access to the incentive heights for affordable housing, which may bring more affordable units to the area.

III. Expanding Housing Diversity



Diversity of housing captures the city's vision for complete neighborhoods with equitable access to quality housing choices that accommodate households of different ages, sizes, and incomes.

Southwest has low to moderate housing diversity with scores ranging from 1 to 4, out of 5. The most diverse part of the area is the northeast portion of Westwood. The western portion of Mar Lee and Athmar Park have the least housing diversity.

The Evans Station area and the southern portion of Federal Blvd. are proposed to increase in height, which would allow for more housing units. Additionally, there are twenty properties owned by DHA and Habitat for Humanity included that are proposed to be rezoned to facilitate more affordable housing.

Southwest Area Plan (2026)

The future context, place, street type, and growth strategy in the *Southwest Area Plan* are the same as in *Blueprint Denver* and described above. The following strategies from the *Southwest Area Plan* are furthered by the rezoning. More detailed maps showing the future places by neighborhood can be found in the appendix.

Strategies applying to the entire rezoning package

Land Use Policy 11: “Zoning regulations should evolve to improve design outcomes, equity, and responsiveness” (p. 68).

- **Strategy B:** “Larger-scale, legislative rezoning should be prioritized over site-by-site rezonings to implement plan recommendations.”
- **Strategy C:** “Billboard overlay districts (UO-2) should be removed through the rezoning process. Billboards are not appropriate and are inconsistent with this plan.”

This rezoning package is a large legislative rezoning that will implement plan recommendations, and it removes the UO-2 where it currently exists within the rezoning boundaries.

Centers and Corridors

Land Use Policy 6: “Local businesses should be supported to create a thriving, regional cultural hub providing resources, services, and goods” (p. 57).

- **Strategy L:** “Encourage semi-permanent or mobile food vendors such as food trucks or kiosks within Centers and Corridors” (p. 58).
- **Strategy S:** “Bus Rapid Transit (BRT) and transit priority corridors should support business growth.”
 - Update zoning rules to encourage more shops and businesses on the ground floor of new buildings, especially near BRT stations and other commercial areas.”
 - Limit auto-focused buildings and uses like drive-thrus, gas stations, and car dealership within ¼ mile of BRT stations” (p. 58).

Bus Rapid Transit is currently proposed for Federal Blvd., and the proposed rezoning to include the DO-8 within one block of a BRT station, which will not allow the drive-thru building forms and will require nonresidential active uses on the ground floor, is consistent with the above recommendations. Additionally, on property along Federal and another on South Platte River Dr. are proposed to be rezoned to the Urban Edge context to allow for existing food trucks.

Land Use Policy 10: “Design vibrant commercial Centers and Corridors that preserve and reflect the neighborhood’s cultural character and create spaces that are pedestrian-friendly, comfortable, and welcoming for all” (p. 64).

- **Strategy D:** “Preservation should be a priority in the Low Intensity – Mixed Use Areas to enhance the key local corridors that feature the cultural, historic, and economic corridors of Morrison Road, Federal north of Mississippi (Little Saigon), and Broadway north of Iowa (Antique Row).”
 - Buildings in these areas should be between 1 and 3 stories tall. Historic, architecturally, or culturally significant buildings should be preserved and allow for growth through design-sensitive additions or renovations. Additional growth or infill development

- should minimize development pressures and align with zoning. Buildings are encouraged to have first-floor active uses and upper-story housing” (p. 65)
- **Strategy E:** “Buildings in Community Centers and Corridors identified as High Intensity – Mixed Use Areas should generally range from 1 story to 5 stories tall to accommodate the desired housing and employment growth.
 - “Building heights and forms should create a gradual transition between primarily commercial areas and primarily residential areas. Buildings are encouraged to have first-floor active uses and upper-story housing.”
 - “Building frontages should be pedestrian-friendly to increase comfort, safety, and visual interest at the ground floor.”
 - “Buildings should be located closer to the street to create a sense of enclosure and human scale in mixed-use areas while still allowing for wide sidewalks, landscaping, parking, and amenity space. Parking should be located to the side, rear, or interior of the buildings” (p. 65).

In the proposed rezoning package, Morrison Rd., the northern portion of Federal Blvd. and Broadway will remain three-story districts and the portion of Federal Blvd., south of Mississippi Ave., will be rezoned to five stories.

Mississippi Shopping Center Policy L1: “The Mississippi shopping center should support existing businesses and mixed-use infill development that grow the area as a Latino/a/x cultural and business destination” (p. 122).

- **Strategy B:** “Evolve shopping area into a mixed-use destination for the neighborhoods of Athmar Park and Ruby Hill that builds on the Latino/a/x culture of the area and considers the following elements:
 - Update rules, regulations, or zoning to reflect a more pedestrian-friendly built environment.
 - Promote active ground floor uses along Mississippi, especially near transit stops. Side streets like Tejon and Raritan may also present opportunities for more neighborhood-scaled commercial streets as well” (p. 122).

E-MX-3A, DO-8 is proposed along Mississippi Ave. and will implement the adopted plan guidance because it will allow for a variety of uses and require active uses on the ground floor.

Federal Boulevard Policy L5: “Encourage transit-supportive development and high land utilization near future Bus Rapid Transit areas” (p. 133).

- **Strategy A:** “Zoning should allow for a diverse mix of residential and commercial use, at transit supportive densities.
 - Within Little Saigon, (Alameda to Mississippi) building heights should be up to 3 stories. South of Mississippi to Jewell, building heights should be up to 5 stories.
 - Building and site design along Federal Boulevard should reflect a transit-supportive development pattern, as exhibited through buildings directly fronting streets and parking located behind buildings.
 - Bring properties with Former Chapter 59 zoning into the Denver Zoning Code” (p. 133).

- **Strategy B:** “Limit auto-focused buildings and uses like drive-thrus, gas stations, and car dealerships within ¼ mile of the BRT stations” (p. 133).
- **Strategy D:** “Encourage transit-supportive development and high land utilization near future BRT Stations.
 - Stations areas should feature a vibrant and diverse mix of land uses. They should provide goods and services to transit-riders, in addition to new housing options. Ground floor residential uses should face the street.
 - Development should promote walking, transit ridership, and provide opportunities for community interactions and gathering spaces.
 - Station areas should feature active ground floor uses and be free of car-oriented building, like drive-thrus” (p. 133).

Federal Blvd. is proposed to be rezoned to E-MX-3; E-MX-3, DO-8; E-MS-5; and E-MS-5, DO-8 to promote active ground floor uses and limit drive-thru forms within one block of a future BRT stop. Additionally, Former Chapter 59 properties along the corridor are also proposed to be rezoned to Denver Zoning Code districts.

Overland Policy L2: “Maintain the ‘traditional main street’ character and scale of South Broadway with local businesses and transit supportive uses” (p. 162).

- **Strategy J:** “Prioritize ground-floor commercial uses and other active uses on South Broadway” (p. 162).
- **Strategy L:** “Incentivize the transition away from car-oriented uses on the corridor” (p. 162).
- **Strategy M:** “Drive-thrus, gas stations, car dealerships, and similar auto-oriented uses and building forms should be limited along the corridor. If these sites become empty, they should be reused or redeveloped to support walking, biking, and transit use” (p. 162).

Existing Former Chapter 59, Industrial Mixed Use, and Mixed Use properties along Broadway are proposed to be rezoned to Main Street districts which will better encourage the strategies listed above.

Overland Policy L3: “Support transit oriented uses to active the area near Evans Light Rail Station” (p. 163).

- **Strategy B:** “The blocks facing W Evans Avenue as well as blocks surrounding Evans Station should allow for a mix of use and prioritize ground floor commercial uses and other active uses to support transit, activate the station area, and maintain ‘eyes on the street.’
- **Strategy E:** Heights near the Evans Station Area should support Transit Oriented Development and create mixed use and active places.
 - The community Center designation area near the station and between Evans Avenue and Colorado Avenue should be generally up to five stories. However, buildings as tall as 8 stories are recommended in strategic locations, such as adjacent to the tracks” (p. 163).

The Evans Station Area is proposed to be rezoned from Industrial and Industrial Mixed Use to Mixed Use districts in the Urban Center context to promote active uses at the station area. Additionally, 8 story heights are proposed along the rail line and five stories east of the station.

Westwood Policy 3: “Morrison Road should continue to be a key community and cultural hub and evolve into an active neighborhood corridor that follow the concept of a ‘Linear Mercado’ established in the Westwood Neighborhood Plan of 2016” (p. 180).

- **Strategy I:** “Explore existing tools and zone districts, or zoning modification to accomplish the vision of the Arts District (Perry to Nevada) and Commercial Districts (Alameda to Nevada). The goal for these areas is to continue serving as a neighborhood destination that responds to the eclectic, cultural, and artistic character while allowing flexibility on particularly challenging diagonal lots. Consider the following:
 - Retain a maximum building height of 3 stories in zoning. Encourage smaller building footprints and buildings that are 2 or 3 stories tall to create a comfortable street enclosure.
 - Maintain current zoning flexible build-to requirements to allow for efficient building forms on angled lots.
 - Maintain flexible setbacks and allowances for parking in front/side setbacks where there is limited access and/or no alleys.
 - Remove the UO-2 overlay that allows billboard signs” (p. 180).

The proposal for Morrison Road is to rezone all Former Chapter 59 properties to match the existing zoning along the corridor of E-MX-3. This will allow flexibility in build-to and setbacks and will remove the billboard use overlay, consistent with the above recommendations.

Riverside Communities

River Corridor L1: “Centers and Corridors within the Riverside Communities Focus Area should be active community gathering and commercial spaces that connect the river to the surrounding communities” (p. 113).

- **Strategy C:** “Lipan Street Local Corridor. The section of Lipan Street from Louisiana to Florida should evolve into a local commercial node that serves the community and visitors of Ruby Hill Park.
 - Existing industrial use between Louisiana Avenue and Florida Avenue should be allowed to remain. This segment of the corridor should evolve over time into a local, community-serving commercial corridor and hub that supports businesses that cater to the community and Ruby Hill Park visitors” (p. 113).

The block north of Ruby Hill Park along Lipan Street is designated as a Local Corridor currently has industrial mixed-use zoning. The proposed E-MS-3 district will support the evolution of this corridor over time into more community-serving uses with pedestrian-friendly building forms.

River Corridor L2: “The industrial areas should support new and existing industrial businesses and ensure they are part of a healthy community” (p. 114). (maps showing future places by neighborhood can be found in the appendix)

- **Strategy D:** Santa Fe Corridor Area: In the Overland neighborhood, the innovation flex area between Santa Fe and Broadway should allow a mix of uses, including residential, to reflect changes along Santa Fe and around the Broadway and I-25 station, which includes the future FC Summit soccer stadium. As the mix of uses in the area change, design, mobility infrastructure

and landscaping should be improved to support new residents including maintaining the street and alley grid and improving sidewalk widths.

- **Strategy E:** Lipan Street Corridor: In the neighborhoods of Ruby Hill and Athmar Park, the area along Lipan Street acts as the western edge of the industrial area. The Innovation Flex future places along this corridor should allow a mix of industrial, commercial and limited residential uses, prioritizing community-serving uses, small manufacturing, and compatible residential types at a low-medium scale that include first floor activation or units facing the streets. The area should serve as a transition from the higher intensity industrial uses further east. Existing industrial uses along the west side of Lipan Street between West Virginia Avenue and West Gill Place should be allowed to remain. This segment of the corridor should evolve into residential blocks with a mix of low residential and low-Medium residential as mapped on the Future Places map. A parking management strategy plan should be completed to address flow and supply of a mixed use area” (p. 114).

Properties in the Santa Fe Corridor area currently zoned I-A and I-B are proposed to be rezoned to I-MX-5. This will facilitate the plan guidance which says that area should support a mix of uses, including residential.

Finally, properties along the west side of Lipan Street, north of Aspgren Park, are proposed to be rezoned from I-MX-3 to E-RH-2.5 so the area can transition to lower intensity uses as envisioned by the Plan.

Housing Opportunities

Land Use Policy 1: “Southwest residents should have affordable and secure housing options that accommodate a wide range of needs” (p. 50).

- **Strategy H:** “Denver Housing Authority (DHA) properties should continue to offer affordable housing options and support additional amenities and units with future improvements.
- **Strategy I:** The zoning established on DHA-owned dispersed sites throughout the area should allow for redevelopment and improvements that include a range of housing forms within individual lots that allow for affordable options both for rent and for sale. Buildings should front the street and reflect surrounding setback or grid context to activate nearby amenities such as parks and recreation centers. Height should reflect the surrounding context up to 2-3 stories and allow for more density and bedroom units to support families” (p. 50).

Land Use Policy 2: “Ensure there is adequate supply of high-quality, well maintained housing that meets the needs of the community” (p. 51).

- **Strategy A:** “More housing should be added in Southwest Denver through both new construction and renovation. These homes should include options for renters and buyers, helping meet the needs of a wide range of residents” (p. 51).

Land Use Policy 3: “Low Residential places should allow for additional housing growth while promoting affordability, design, and preservation” (p. 52).

- **Strategy A:** “Explore ways to allow more housing types across the city in Low Residential places. Ensure any additional housing options introduced respond to the needs and character of the Southwest Area including the following consideration:

- Continue to allow single unit and duplex and explore at a citywide level other small scale multi-unit housing options such as duplex and triplex to introduce new choices into low-intensity residential areas. Existing forms that are already well-integrated into the neighborhoods should be replicated” (p. 52).

This proposal includes multiple properties owned by Habitat for Humanity and Denver Housing Authority (DHA) that will be rezoned from single-unit to two-unit zone districts. This will allow for more housing that is well integrated into the surrounding neighborhood. Additionally, there are four multi-unit DHA properties that are proposed to be rezoned from single and two-unit districts to multi-unit (G-MU-3 and S-MU-3) and mixed-use (E-MX-3) districts, consistent with the above recommendation to allow for more density on DHA sites.

Institutional Properties

Land Use Policy 8: “Community institutions and other non-profit organizations should be well integrated into the community” (p. 60).

- Strategy A: “Community serving organizations and businesses should co-located at key locations within neighborhoods, including Centers and Corridors or vacant lots. Existing campuses or non-profit campuses should have flexibility to expand their footprint while maintaining the neighborhood character” (p. 60).

Westwood Quality of Life Policy 1: “Public and open spaces within the neighborhood should be safe, accessible, and represent the culture and needs of the neighborhood” (p. 177).

- Strategy F: “The Westwood Community Center is a key public space and resource center for the Westwood Community. The center should continue to provide existing services and resources and should explore ways of expanding the resources or services it provides such as food access, affordable housing, parking and open spaces, or other community needs while maintaining the scale and character of the area” (p. 177).

The rezoning includes the Westwood Library and Community Center that is proposed to be rezoned to G-MU-3 to allow for the potential for the city to add additional uses in the future. The Denver Health Westwood Family Clinic is proposed to be rezoned to CMP-H2 to ensure this community institution is well integrated into the surrounding area.

2. Public Interest

The proposed official map amendment proposal furthers the public interest of the City because it directly implements adopted policy from *Comprehensive Plan 2040*, *Blueprint Denver*, and the *Southwest Area Plan*. Additionally, mapping the Active Centers and Corridors Design Overlay (DO-8) along portions of Federal Blvd. and Mississippi Ave. will ensure any new development will promote a more walkable Southwest by prohibiting the drive-thru building forms and requiring nonresidential active ground floor uses. Additionally, the Evans Station, Broadway, and Morrison Rd. will be rezoned to mixed use and main street districts to promote a mix of uses. Better design along the centers and corridors can promote a pedestrian-friendly environment, which will encourage more people to walk for their daily needs, which may lead to improved physical health for the area.

Rezoning multiple Habitat for Humanity and Denver Housing Authority properties will allow for additional affordable units. Finally, rezoning the Westwood Library and Community Center and the Denver Health Westwood Family Health Center from Former Chapter 59 districts to the Denver Zoning Code will ensure these uses are compatible with surrounding neighborhood character while allowing these civic and institutional uses to provide more public serving uses in the future.

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

Centers and Corridors

Urban Edge – Mixed Use – 3 stories (E-MX-3) and Urban Edge – Main Street – 5 stories (E-MS-5)
Properties along Federal Blvd. and Morrison Rd. are proposed to be rezoned to Urban Edge – Mixed Use – 3 stories (E-MX-3) and the southern portion of Federal Blvd. (south of Mississippi) is proposed to be rezoned to Urban Edge – Main Street – 5 stories (E-MS-5). The Urban Edge context is “characterized by a mix of elements from both the Urban and Suburban neighborhood Contexts...Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use (DZC Section 4.1.1). *Blueprint Denver* and *Southwest Area Plan* designate these corridors as Urban, but the E-MX-3 and E-MS-5 districts will further the specific strategies for both Federal Blvd. and Morrison Rd. particularly to allow for flexible standards (along Morrison Road) and food trucks (along both corridors).

The Mixed Use districts “are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping, and public gathering within and around the city’s neighborhoods (DZC 4.2.4.1.A.). Additionally, “the Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on larger sites” (DZC 4.2.4.1.C.). Both Federal Blvd. and Morrison Rd. are commercial corridors in the neighborhood where a mixed use district is appropriate.

The specific intent of the E-MX-3 district is to “appl[y] to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front” (DZC 4.2.4.1.D.). The *Southwest Area Plan* is calling for an active street front along these corridors, therefore a rezoning to E-MX-3 is appropriate.

The Main Street districts “are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge” (DZC 4.2.6.1). Additionally, “the Main Street districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets... (DZC 4.2.6.1.D.). This district will be applied linearly along Federal Blvd consistent with the purpose of the Main Street districts.

The specific intent of the E-MS-5 district is to “appl[y] primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired” (DZC 4.2.6.2.D.). Federal Blvd. is an arterial street, and five stories is called for in the plan for the portion south of Mississippi Ave.

Active Centers and Corridor Design Overlay District (DO-8)

The DO-8 is proposed along Federal Blvd. within one block of a future BRT station and along Mississippi Ave. The intent of this overlay “is to encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC 9.4.5.12.B). The DO-8 is proposed along two commercial corridors where the area plan is called for an active ground floor, which is consistent with the overlay’s intent.

Urban – Main Street – 3 stories (U-MS-3)

The Urban neighborhood context is “primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas” (DZC 5.1.1). The proposed U-MS-3 district is consistent with the character of the context.

The purpose of the Main Street districts is to “promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge” (DZC 5.2.5.1.A.). U-MS-3 is proposed along Broadway where an active, pedestrian-friendly street frontage is called for in the *Southwest Area Plan*.

U-MS-3 “applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed use area, where a building scale of 1 to 3 stories is desired (DZC 5.2.5.2). This district is applied to an area of Broadway where three stories is appropriate.

Urban Center - Main Street – 5 and 12 stories (C-MS-5, 12) and Urban Center – Mixed Use – 3, 5, and 8 stories (C-MX-3, 5, 8)

The request C-MS-5, C-MS-12, C-MX-3, C-MX-5, and C-MX-8 districts are within the Urban Center neighborhood context. C-MS-5 and C-MS-12 are proposed along Broadway Blvd., and C-MX-3, C-MX-5, and C-MX-8 are proposed in the Evans Station area. This context is characterized by “multi-unit residential and mixed-use commercial strips and commercial centers (DZC 7.1.1). The proposed Main Street and Mixed Use districts allow for a commercial center and corridor consistent with the neighborhood context description.

The Main Street districts are “intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge” (DZC 7.2.4.1). Additionally, “Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets...” (DZC 7.2.4.1.D.). The Main Street districts are proposed linearly along Broadway, which is an arterial street.

The general purpose of the C-MX districts is “to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods” (DZC 7.2.2.1.B.). Mixed Use districts vary from Main Street districts in that they are “focused on creating mixed, diverse neighborhoods... and are intended for broader application at the neighborhood scale” (DZC 7.2.2.1.D.). The proposed rezoning would allow for a variety of uses and facilitate the development of a mixed, diverse neighborhood around Evans Station.

Section 7.2.4.2.A. describes C-MS-5 as applying “primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.” C-MS-12 “applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 12 stories is desired (DZC 7.2.4.2). These districts are applied along Broadway, an arterial street, where taller heights are appropriate.

According to the zone district intent statements, C-MX-3 “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC 7.2.2.2.A.), C-MX-5 “applies to areas or intersections served primarily by collector or arterial streets” (DZC 7.2.2.2.B.), and C-MX-8 “applies to areas or intersections served primarily by arterial streets” (DZC 7.2.2.2.C.). These districts are proposed in an area served by Evans Ave., an arterial street, and near a high-capacity transit station.

Riverside Communities

Urban Edge – Main Street – 3 stories (E-MS-3) and Urban Edge – Row House – 2.5 stories (E-RH-2.5)

A description of the Urban Edge context can be found above under Centers and Corridors.

A description of the general purpose of the Main Street Districts can be found above under Centers and Corridors.

The Residential districts within the Urban Edge context intend “to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 4.2.2.1.A.).

The E-MS-3 district “applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired” (DZC 4.2.6.2.C.). This district will be mapped along Lipan St. near Ruby Hill. This is a collector street where up to three stories is appropriate.

The E-RH-2.5 district “is a multi unit district allowing suburban houses, urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height, and detached accessory dwelling units” (DZC 4.2.2.2.H.). This district is proposed west of Lipan St., north of Aspgren Park where the guidance is Residential Low-Medium.

Industrial – Mixed Use – 5 stories (I-MX-5)

The properties in the Santa Fe Industrial area, between Santa Fe and Broadway, are proposed to be rezoned to I-MX-5, a mixed-use district. The general purpose of this district is “intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts” and “accommodate a variety of industrial, commercial, civic and residential uses and encourage affordable housing” (DZC 9.1.2.1.A.1.b. and 9.1.2.1.A.1.c.).

The I-MX-5 “applies to industrially-dominated areas served primarily by collector streets with a maximum building height of 5 stories” (DZC 9.1.2.1.A.3.). The Santa Fe Corridor is an industrial area, where the plan guidance is for five stories and some residential uses.

Housing Opportunities

Urban Edge – Two Unit – B (E-TU-B) and Urban Edge – Two Unit – C (E-TU-C)

A description of the Urban Edge context can be found above under Centers and Corridors.

The General Purpose of the residential districts “is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 4.2.2.1.A.). E-TU-B and E-TU-C are both two-unit residential districts that will maintain the existing residential character of the existing neighborhoods.

E-TU-B “is a two unit district allowing urban houses, duplexes, tandem houses, and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet” (DZC 4.2.2.2.F.). E-TU-C “is a two unit district allowing urban houses, duplexes, tandem houses, and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet” (DZC 4.2.2.2.G.). These districts are proposed on scattered sites owned by Habitat for Humanity and Denver Housing Authority to allow for up to two unit and provide more affordable housing in the Southwest area.

Urban Edge – Mixed Use – 3 stories (E-MX-3)

The general purpose of the Urban Edge Neighborhood Context, Mixed Use Districts, and specific intent of the E-MX-3 district can be found above under Centers and Corridors.

General Urban – Multi Unit – 3 stories (G-MU-3)

The General Urban context is “characterized by multi-unit residential uses in a variety of building forms... Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure” (DZC 6.1.1). The proposed G-MU-3 is proposed for multi-unit DHA properties and is a multi-unit residential district, consistent with the character of the General Urban context.

The purpose of the residential districts “is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms” (DZC 6.2.2.1.A.). G-MU-3 is a higher density residential district that will protect the existing character of the surrounding lower density neighborhoods.

The specific intent of the G-MU-3 district is “a multi unit district allowing urban house, duplex, garden court, town house, and apartment building forms. The tallest building form has a maximum height of three stories” (DZC 6.2.2.2.B.). The G-MU-3 district is proposed where a maximum height of 3 stories is appropriate.

Suburban – Multi Unit – 3 stories (S-MU-3)

The suburban context is “characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks... Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms” (DZC 3.1.1). The S-MU-3 district is proposed on one of the DHA properties where the guidance is for the Suburban context.

The purpose of the residential districts “is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 3.2.2.1.A.). This district is proposed within a larger single-unit neighborhood, and the regulations will ensure the multi-unit site will maintain the existing character.

The S-MU-3 district “is a multi unit district allowing suburban houses, duplexes, row houses, and apartments, up to 3 stories in height and detached accessory dwelling units” (DZC 3.2.2.2.G.). This district is proposed where the guidance is for Residential Low-Medium and where 3 stories is appropriate.

Institutional Properties

General Urban – Multi Unit – 3 stories (G-MU-3)

The Westwood Library and Community Center is proposed to be rezoned to G-MU-3 and more information on the General Urban Context, the purpose of the residential zone district, and the specific intent of the G-MU-3 district can be found above under Affordable Housing Properties.

Campus Healthcare 2 (CMP-H2)

The Denver Health Westwood Family Health Center is proposed to be rezoned to CMP-H2. “These districts are intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. Buildings should be designed to orient outward to the surrounding area to encourage public safety” (DZC 9.2.3.1).

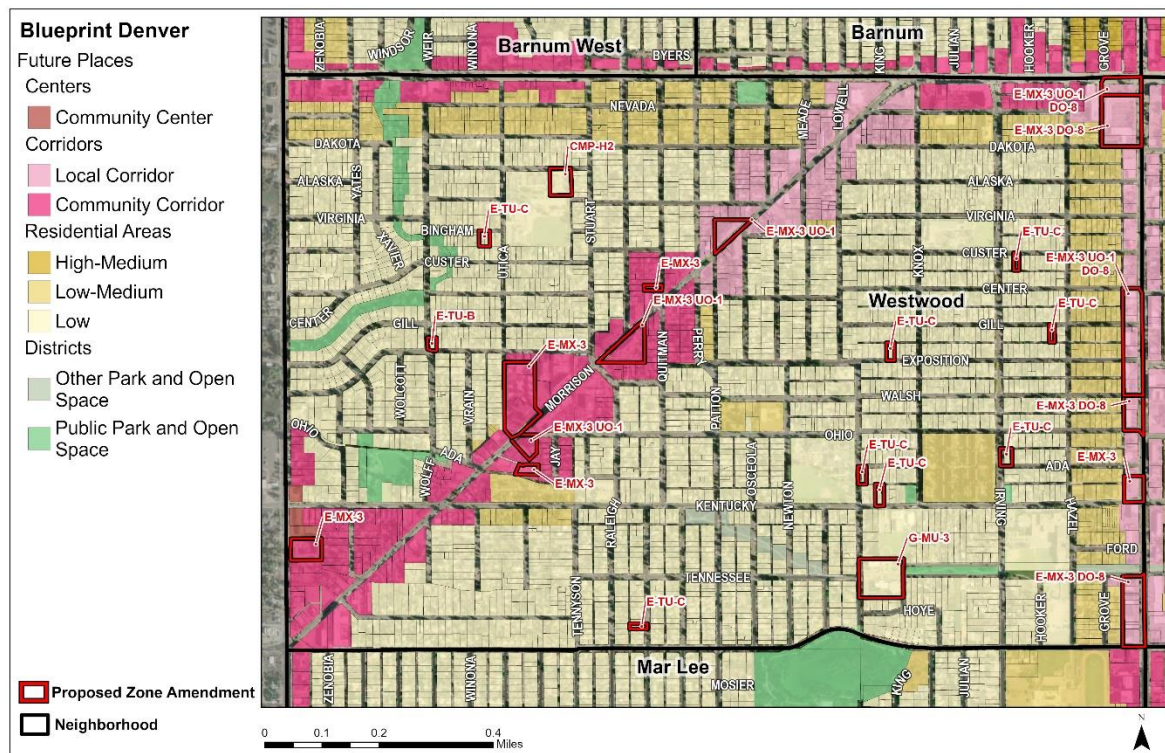
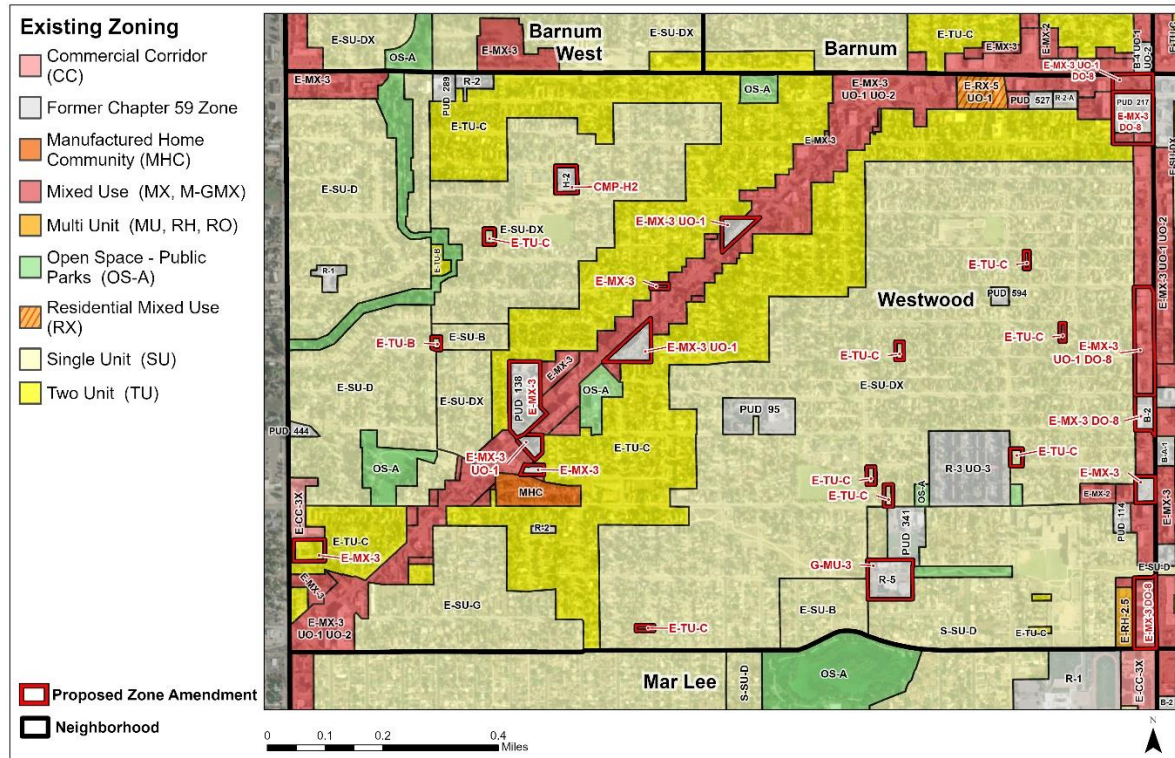
“The CMP-H2 district is generally adjacent to a single unit, two unit, or row house residential zone district to act as a transition zone by requiring more open space and limiting building height more than in the CMP-H zone” (DZC 9.2.3.1). This district is proposed next to exiting single-unit residential, and it will ensure any new development transitions to the lower-scale residential.

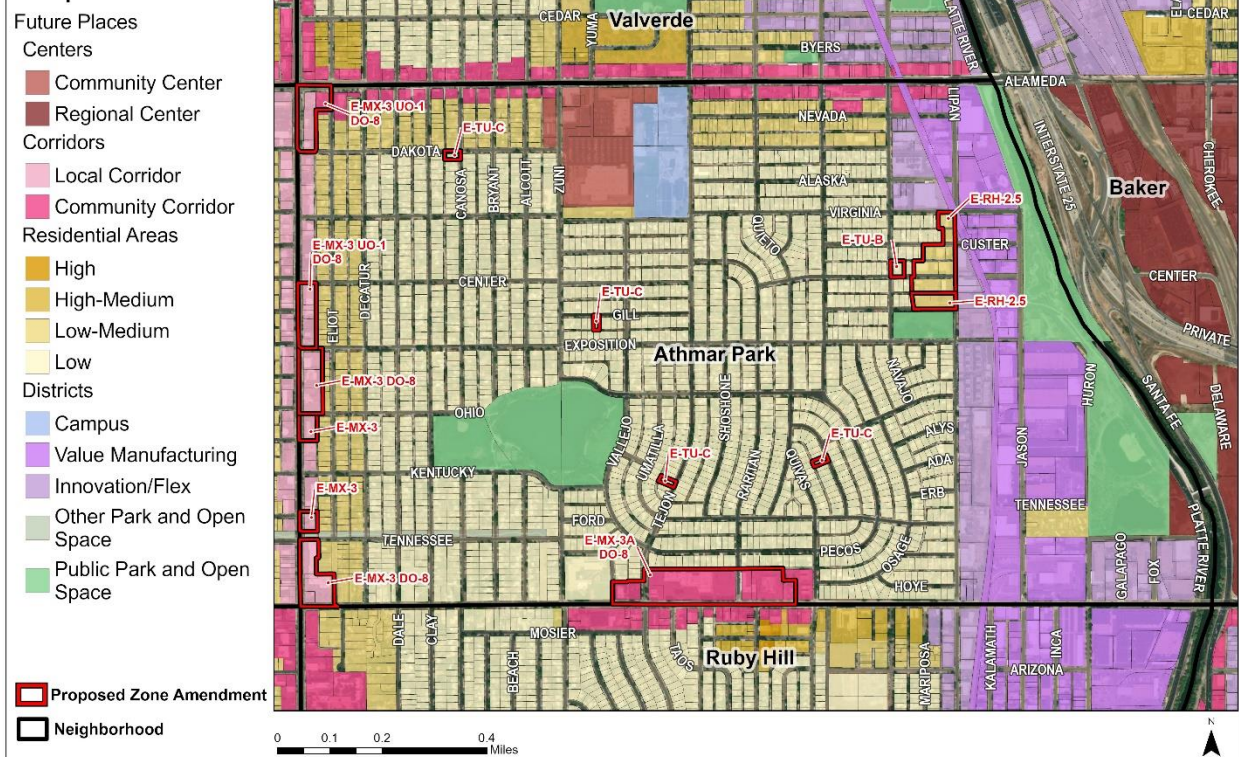
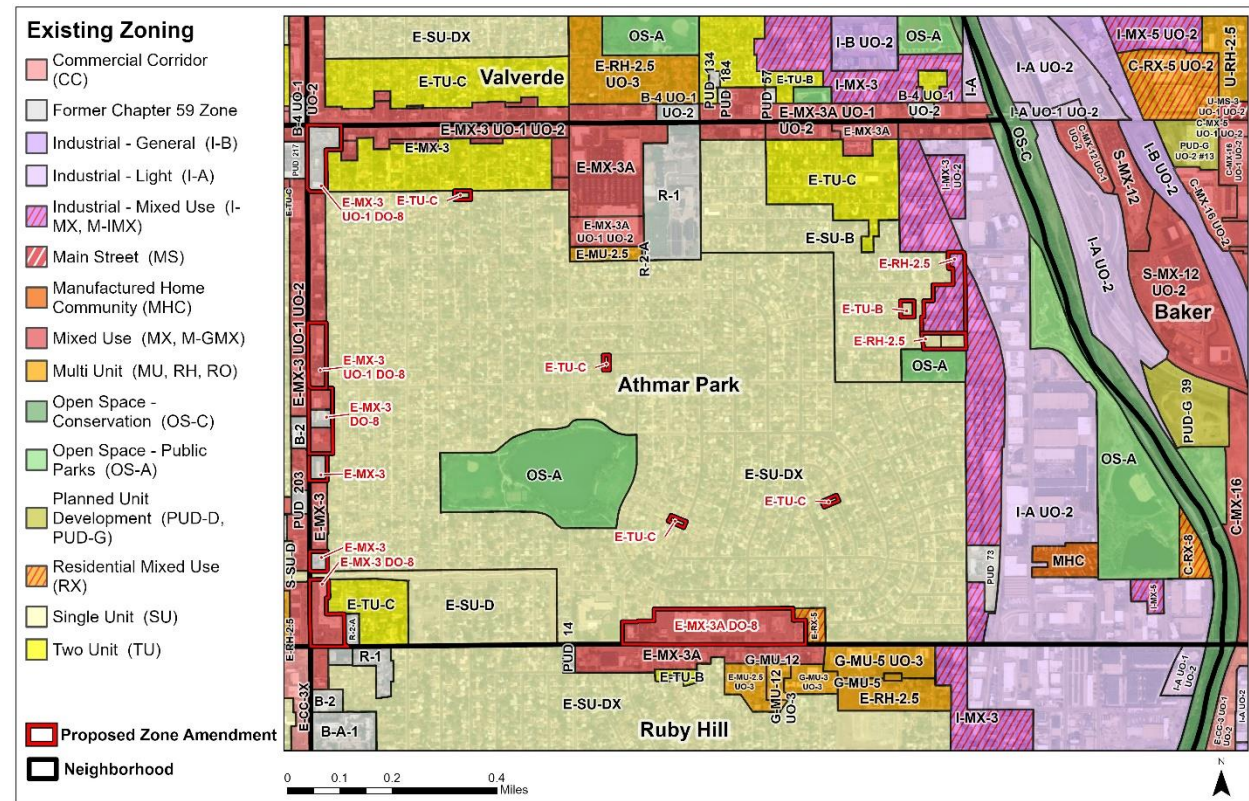
Attachments

1. Existing Zoning and Plan Guidance with proposed districts labeled by Neighborhood

Separate Documents

2. Legislative Proposal
3. Public Comment Letters

Westwood



Existing Zoning

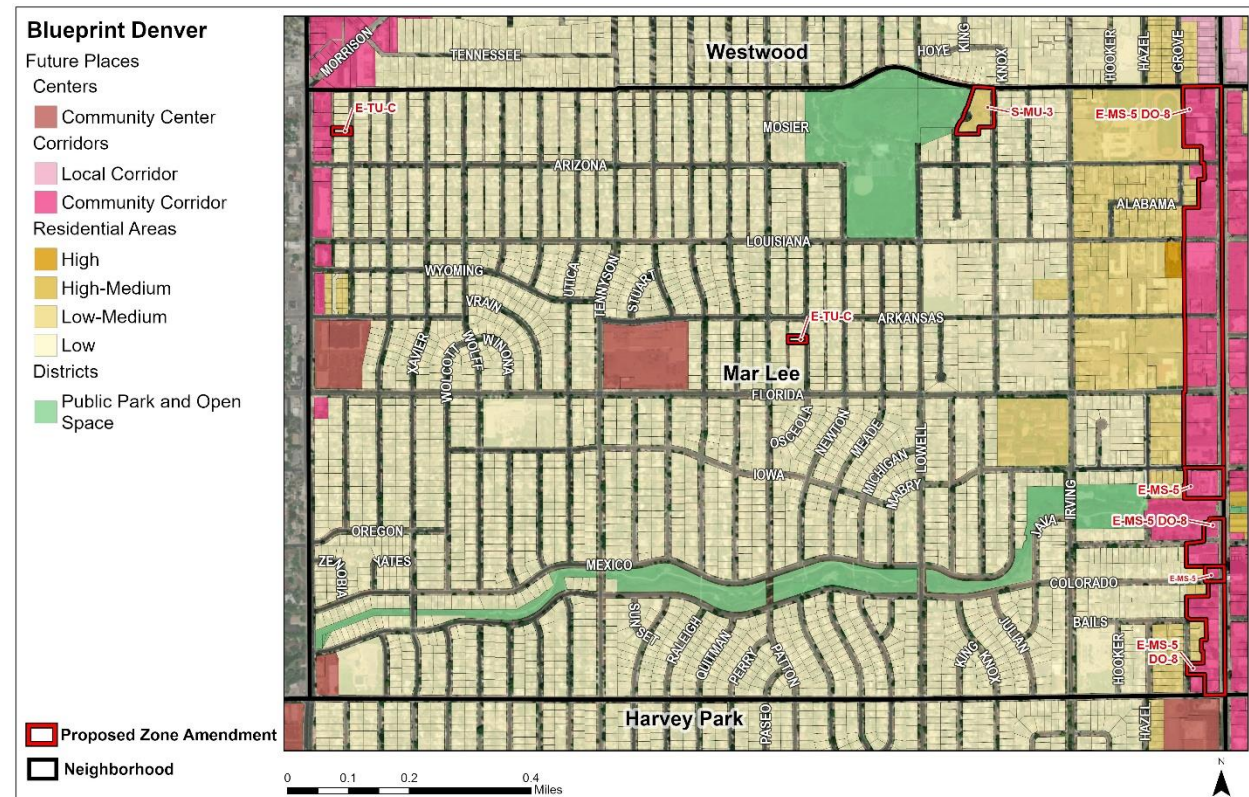
- Commercial Corridor (CC)
- Former Chapter 59 Zone
- Mixed Use (MX, M-GMX)
- Multi Unit (MU, RH, RO)
- Open Space - Public Parks (OS-A)
- Residential Mixed Use (RX)
- Single Unit (SU)
- Two Unit (TU)

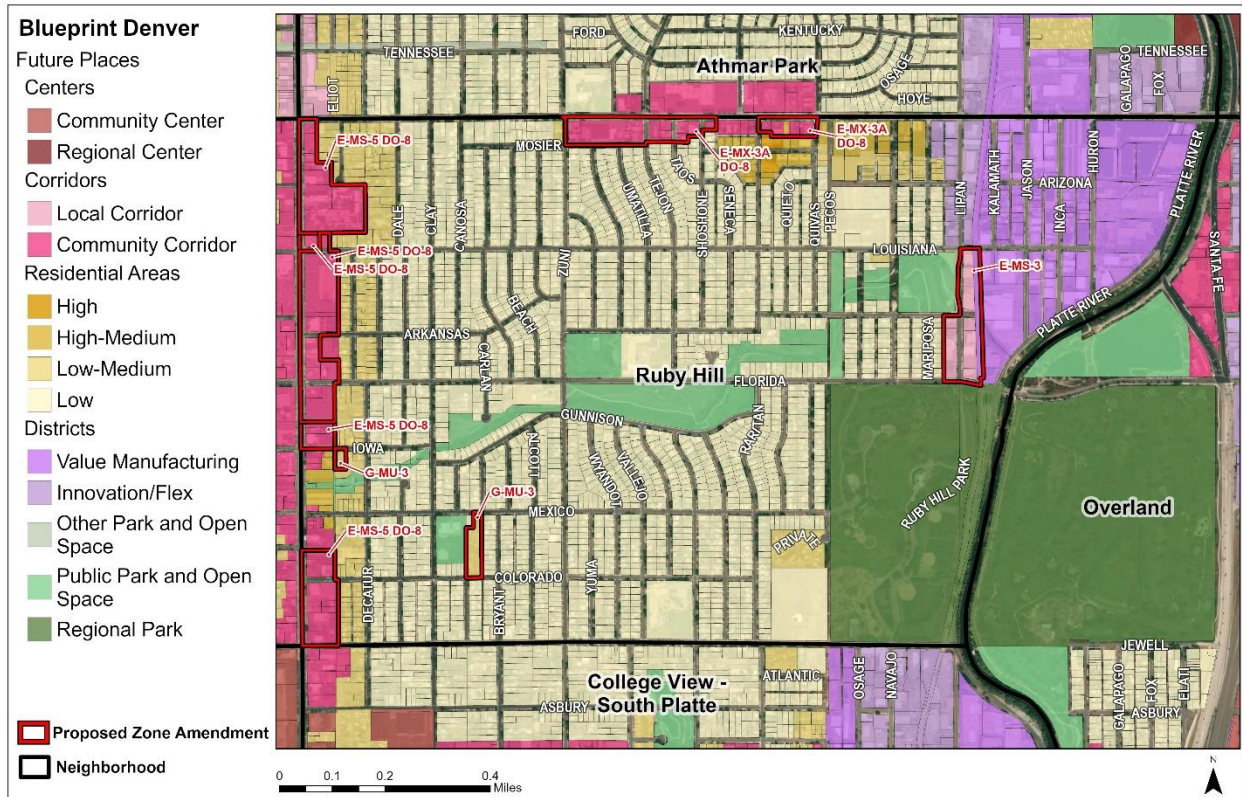
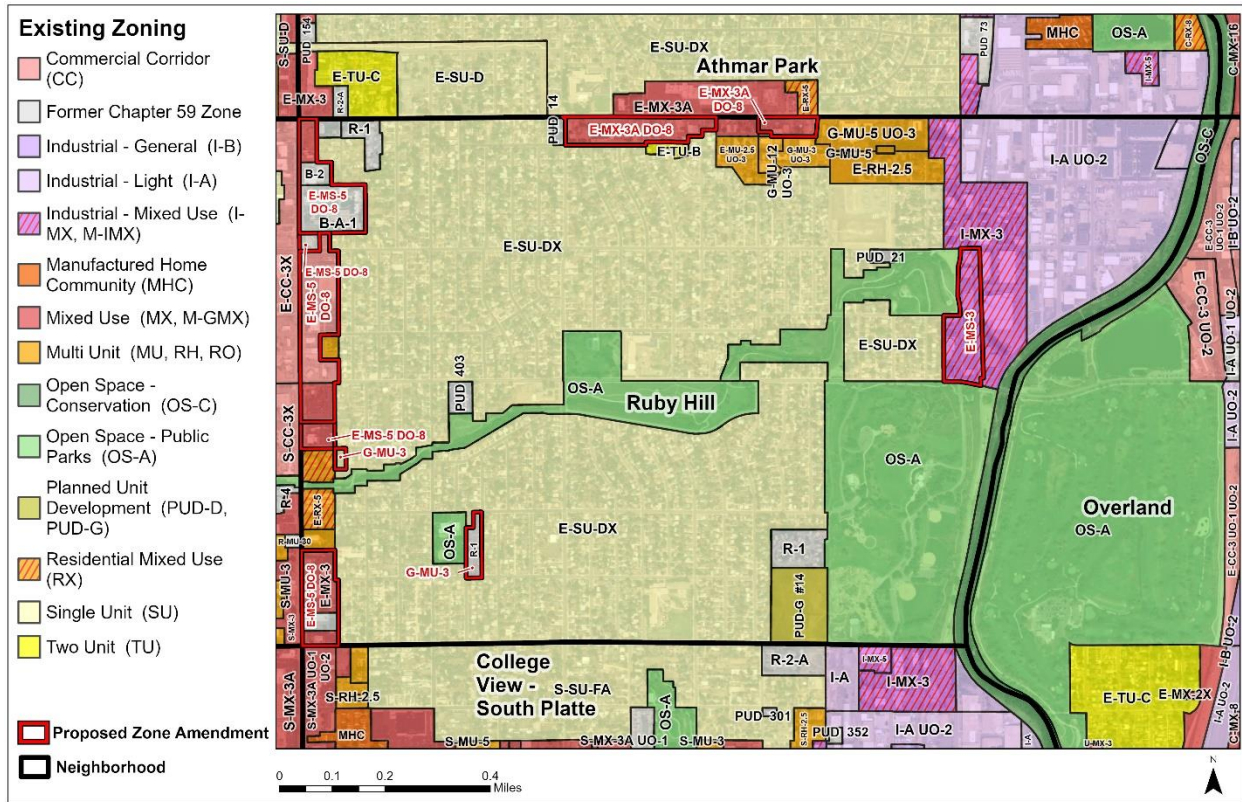
Proposed Zone Amendment

Neighborhood

0 0.1 0.2 0.4 Miles

N



Ruby Hill

Overland

