

UPDATED CRITERIA:

12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

A. Consistency with Adopted Plans

The proposed official map amendment is consistent with the City's adopted plans.

As required by the Code, the zoning map amendment application must be consistent with the City's adopted plans. The plans applicable to the Property are the Denver Comprehensive Plan 2040, Blueprint Denver, and the recently adopted 2023 West Area plan. During our pre-application meeting it was noted that, due to recent adoption, extensive public input, and detail, the West Area Plan is to play a major role in providing guidance for this project.

West Area Plan (2023)

To advance the vision and core values of Comprehensive Plan 2040, the City and County of Denver and its departments rely on a series of plans (including Blueprint Denver: A Blueprint for an Inclusive City and Game Plan for a Healthy City) to provide high-level policy direction and guide decision making.

The West Area Plan serves as a supplement to Comprehensive Plan 2040 and advances citywide visions and core values by providing important and specific guidance for the West Colfax, Villa Park, Sun Valley, Barnum, Barnum West, and Valverde neighborhoods.

Barnum Neighborhood Recommendations

Goal 1 - Land use and Built Form (159)

Neighborhood-Compatible and Accessible (pg 161)- Housing Work with neighborhoods within low and low medium residential areas composed primarily of single-unit, duplex, and row house structures to ensure that zoning tools help new construction fit into the neighborhood and meet the needs of all residents.

The rezoning will help achieve the neighborhood-compatible and accessible goals of the West Area Plan. The focus is on neighborhoods within low and low medium residential areas composed primarily of single-unit, duplex, and row house structures to ensure that zoning tools help new construction fit into the neighborhood and meet the needs of all residents.¹ This re-zoning will result in roof forms, front facing entries, and exterior materiality that draws inspiration from and complements the neighborhood character. The potential for rear-loaded garages tucked into the earth can minimize vehicle presence. The re-zoning can result in Architecture that creates opportunities for community connection with its adjacency to park space and trail networks. Building massing will strive to minimize visual impact of the project while buffering the neighborhood from 6th.

Goal 2 - Quality of Life (pg 43)

Activation of the Public Realm - Encourage public and private agencies, urban design practitioners, and private developers to activate the public realm with culturally relevant public art and other interventions. Promote design practices that focus on safety and sustainability in the built environment and increase equity, diversity, and inclusion. (pg 45)

Another goal of the West Area Plan's Barnum Neighborhood Recommendations is to activate the public realm.² This can be done by encouraging public and private agencies, urban design practitioners, and private developers to activate the public realm with culturally relevant public art and other interventions. The plan suggests promoting design practices that focus on safety and sustainability in the built environment and increase equity, diversity, and inclusion. The re-zoning creates an opportunity to preserve a location for a public art installation at Southeast corner of site visible from the park. This could act as passive wayfinding as well as enhancing the pedestrian experience from Knox to the North Barnum Park entrance. If approved, the future development will include safety improvements to the public realm through increased lighting along 5th Ave which will further support activation of the street as users access the North Barnum Park entrance.

Goal 3 - Mobility (pg 110)

Sidewalks - Install new, upgrade existing, and make repairs to West Area sidewalks to create a more connected, safe and user-friendly pedestrian realm throughout all neighborhoods. (pg 113)

¹ West Area Plan, Page 187.

² West Area Plan, Page 45.

To connect the Barnum neighborhood, the West Area Plan recommends a trail that runs through North Barnum Park, down through Downtown Barnum near 1st Ave.³ In conjunction with the sidewalk goals of the plan, new trails and sidewalks can effectively create a loop, linking the Barnum neighborhood through walkable corridors. The rezoning of the Property will place denser residential development near the park and existing sidewalk networks so that more residents can experience a walkable neighborhood. Redevelopment of the Property will also prompt sidewalk improvements, helping to close the gap between walkable areas.⁴

Additive Effects

If the proposed re-zoning is approved, the additive effect of the West Area Plan goals creates the opportunity for a development that provides increased access to a more complete neighborhood. More families will have access to community connection due to the walkability of this location and its direct adjacency to outdoor activities, nature, and recreation center. Residents will be able to walk to downtown Barnum and support local businesses, take a bus to nearby locations, or take the light rail to downtown, the airport, and beyond.

Denver Comprehensive Plan 2040

Comprehensive Plan 2040 is the vision for Denver and its people. It reflects the voice of thousands of residents and is the guiding document for shaping the city we will

become over the next twenty years. The plan is rooted in a strong planning tradition for our city. This tradition values what makes Denver great, including its diverse

community, unique natural setting and rich history as the heart of the Rocky Mountain region. The vision, composed of six vision elements, is the backbone of this plan. It knits together a set of long-term, integrated goals. The vision and goals provide a common language to connect the plans, policies and programs of multiple city departments.

Vision 1 – 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)

The Denver Comprehensive Plan includes a goal of ensuring all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities. Rezoning to allow denser residential development near North Barnum Park will meet this goal by putting more Denver residents near natural amenities, parks, and recreation. Additionally, rezoning to allow

³ West Area Plan, Page 135.

⁴ West Area Plan, Page 152.

more housing types meets the Comprehensive Plan goal of using land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

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

The Denver Comprehensive Plan also sets forth a goal of creating strong and authentic neighborhoods by ensuring neighborhoods offer a mix of housing types. The current zone district only permits single unit urban, suburban, and some tandem houses while the rezoning to the E-RH-2.5 District will allow duplexes and row homes in addition to the building forms permitted in the current district.

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

Another vision of the Denver Comprehensive Plan is to foster economically vibrant and diverse communities. Allowing more diverse housing types under the proposed zone district will allow people of more income levels to live in the area, creating economic diversity.

Vision 5 - Environmentally Resilient

Goal 6 - Protect and expand Denver's green infrastructure network. (pg 54)

Lastly, the Denver Comprehensive Plan sets goals for protecting Denver's green infrastructure and promoting healthy and active lifestyles for residents. The proposed rezoning will place residential development close to a park and will provide the infrastructure needed for new walkways/sidewalks that connect both the residents and all citizens to North Barnum Park.

Blueprint Denver

Land Use & Built Form - Housing

02 - Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (pg 82)

A goal of Blueprint Denver is to diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.⁵ The Future Places Map designates the Property as low-medium residential.⁶ The proposed zone district allows duplexes and

⁵ Blueprint Denver, page 82.

⁶ Blueprint Denver, page 143.

rowhomes, which are defined as missing middle housing types, in a low-residential area.⁷ Additionally, the rezoning will allow denser infill development on the Property as compared to the single-unit building forms allowed by current zoning.⁸ This rezoning will support the goal of overall housing diversity to expand diversity of housing types and affordability to support households of different sizes, ages, and incomes in all neighborhoods. The rezoning to E-RH-2.5 would support multi-unit building forms that would provide housing at more naturally affordable sizes when compared to the average 2200sf home.

The Blueprint Denver equity concepts focus on improving access to opportunity, expanding housing and jobs diversity, and reducing vulnerability to displacement by stabilizing residents and businesses who are vulnerable to displacement due to increasing property values and rents.⁹ Through the integration of the new building forms, the rezoning to E-RH-2.5 will not only expand housing diversity, but improve access to opportunity by allowing denser residential development to be placed near North Barnum Park. The Property is located in an area where residents are described as more vulnerable to displacement. Permitting small-scale multi-unit housing in an area vulnerable to displacement will increase the housing stock and enable residents who are being priced out of the area to live in naturally affordable, missing-middle housing.

Land Use & Built Form - Design Quality & Preservation
05 - Create design outcomes in suburban and urban edge contexts that promote active, pedestrian-friendly places (pg 103)

Another goal is to create design outcomes in urban and suburban edge contexts that promote active, pedestrian friendly places. Permitting a rezoning to E-RH-2.5 promote redevelopment, complete with sidewalks, that can link pedestrians to transit and the nearby park.¹⁰ Those same sidewalks encourage mode-shift, achieving a mobility goal of Blueprint Denver by providing the neighborhood with new sidewalks for walking and biking.¹¹

B. Public Interest

The proposed official map amendment is in the public interest.

⁷ Blueprint Denver, page 299.

⁸ Blueprint Denver, page 78.

⁹ Blueprint Denver, page 30.

¹⁰ Blueprint Denver, page 103.

¹¹ Blueprint Denver, page 108.

The proposed rezoning of the Property is in the interest of the Public because the E-RH-2.5 District will allow multi-unit residential building forms, such as row houses or duplexes, that cluster residences near North Barnum Park. North Barnum Park provides miles of walking and biking trails that will connect residents of the Property to a robust recreation center that includes a pool, playgrounds, and open space. This access to opportunity would nurture resident's mental health and sense of belonging through spontaneous community engagement opportunities and connection with nature.

Rezoning the Property to the E-RH-2.5 District will promote redevelopment that will increase the opportunities to bring new public improvements such as accessible walkways, pedestrian lighting, and increased visibility, providing more residents with the opportunity to safely access the nearby RTD bus and light rail public transportation services. These additions to the area are in the public's interest.

C. Consistency with Neighborhood Context

Description, Zone District Purpose and Intent

Statements

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.

(DZC 12.4.10.8.b) The Code requires that all non-legislative map amendments be "consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district."¹² The Urban Edge neighborhood context is characterized by a mix of elements from both the Urban and Suburban neighborhood contexts. The Urban Edge neighborhood context has primarily single-unit and two-unit residential uses with small-scale multi-unit residential uses and commercial areas embedded in the residential areas.¹³ The general purpose of urban edge residential districts is to promote and protect residential neighborhoods within the character of the urban edge neighborhood context, meaning the building form designs, standards, and uses work together to promote desirable residential areas. This includes single unit districts that accommodate the varied patterns of suburban and urban house forms.¹⁴ The specific intent of the E-RH-2.5 District is to be a multi-family district and allow suburban house, urban house, detached accessory dwelling units,

¹² Denver Zoning Code § 12.4.10.8.B.

¹³ Denver Zoning Code § 4.1.1.

¹⁴ Denver Zoning Code § 4.2.2.1.

duplexes, tandem houses, and row house building forms up to two and a half stories in height.

The proposed rezoning is consistent with Urban Edge Neighborhood Context because it proposes a zone district that maintains the residential character of the neighborhood and incorporates the small-scale multi-unit residential uses typical for the neighborhood. The proposed rezoning is consistent with the general purpose of the Urban Edge Neighborhood Context because it promotes the neighborhood's desirable residential areas by maintaining the single-unit features of the neighborhood while allowing a varied building form design and standards because of the ability to integrate multi-unit residential building forms onto the Property. The proposed rezoning meets the specific intent of the E-RH-2.5 District because the Property has the potential to accommodate the multi-family housing goals of the District through the construction of new multi-family residential building forms that are not allowed under the current district regulations.