



Valverde and Athmar Park Neighborhoods – ADU rezoning

Map Amendment #2022i-00215

From E-SU-D, E-SU-B and E-SU-Dx to E-SU-D1, E-SU-B1 and E-SU-D1x

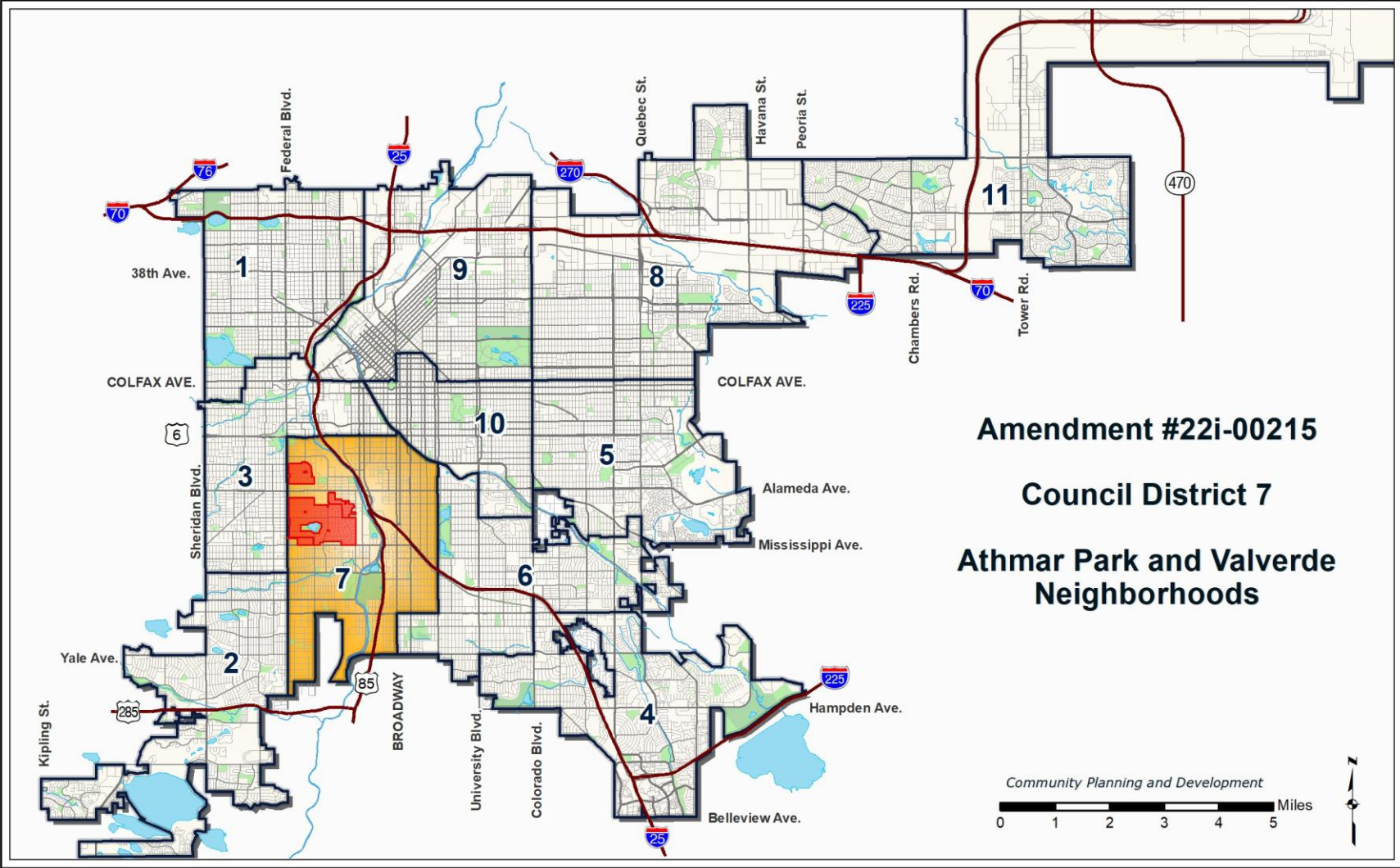
Denver City Council

May 1, 2023

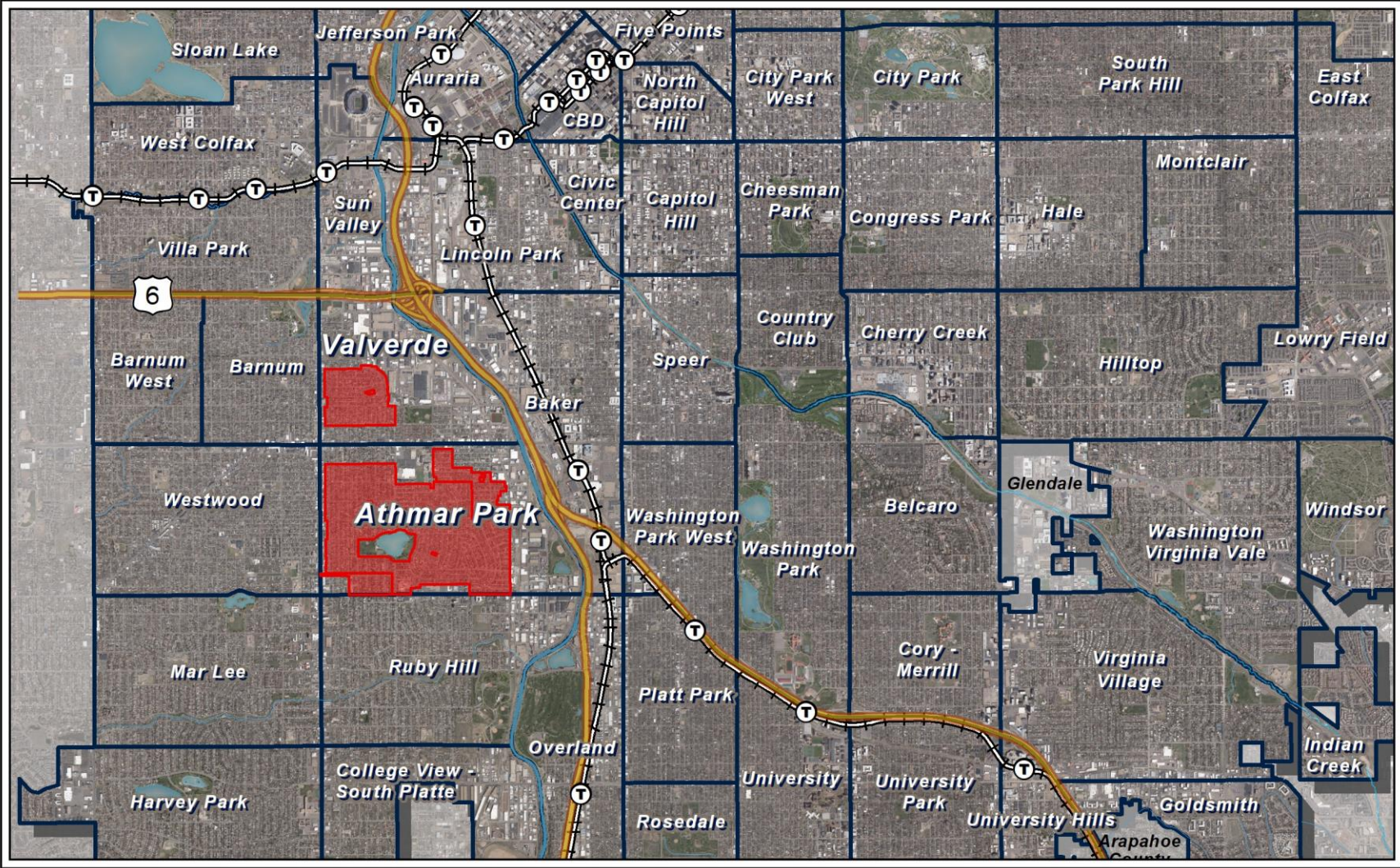
Purpose of Map Amendment

- Sponsored by Council Member Jolon Clark
- Map Amendment: Rezone multiple properties with single-unit residential zoning in the Athmar Park and Valverde neighborhoods to allow for Accessory Dwelling Units (ADUs)

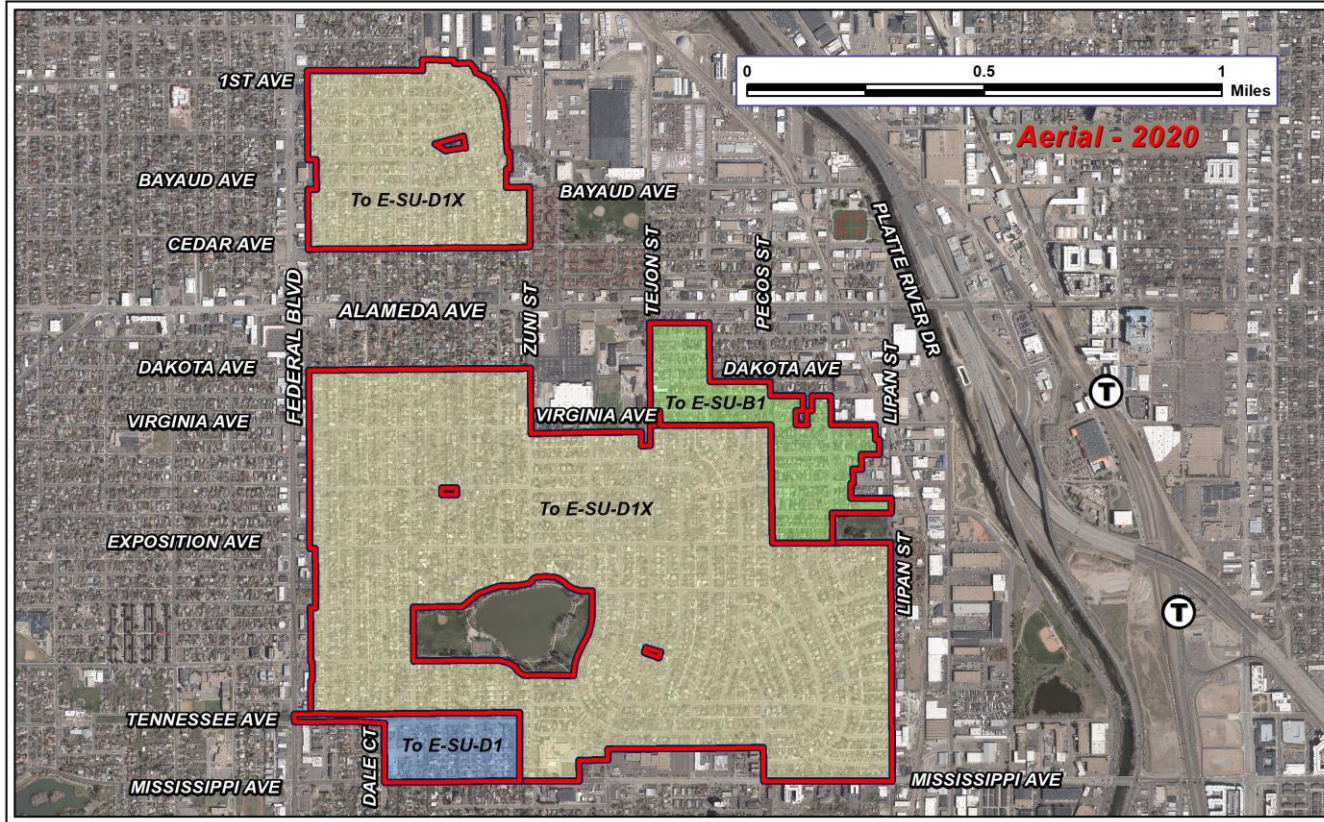
Council District 7: CM Clark



Athmar Park and Valverde Neighborhoods



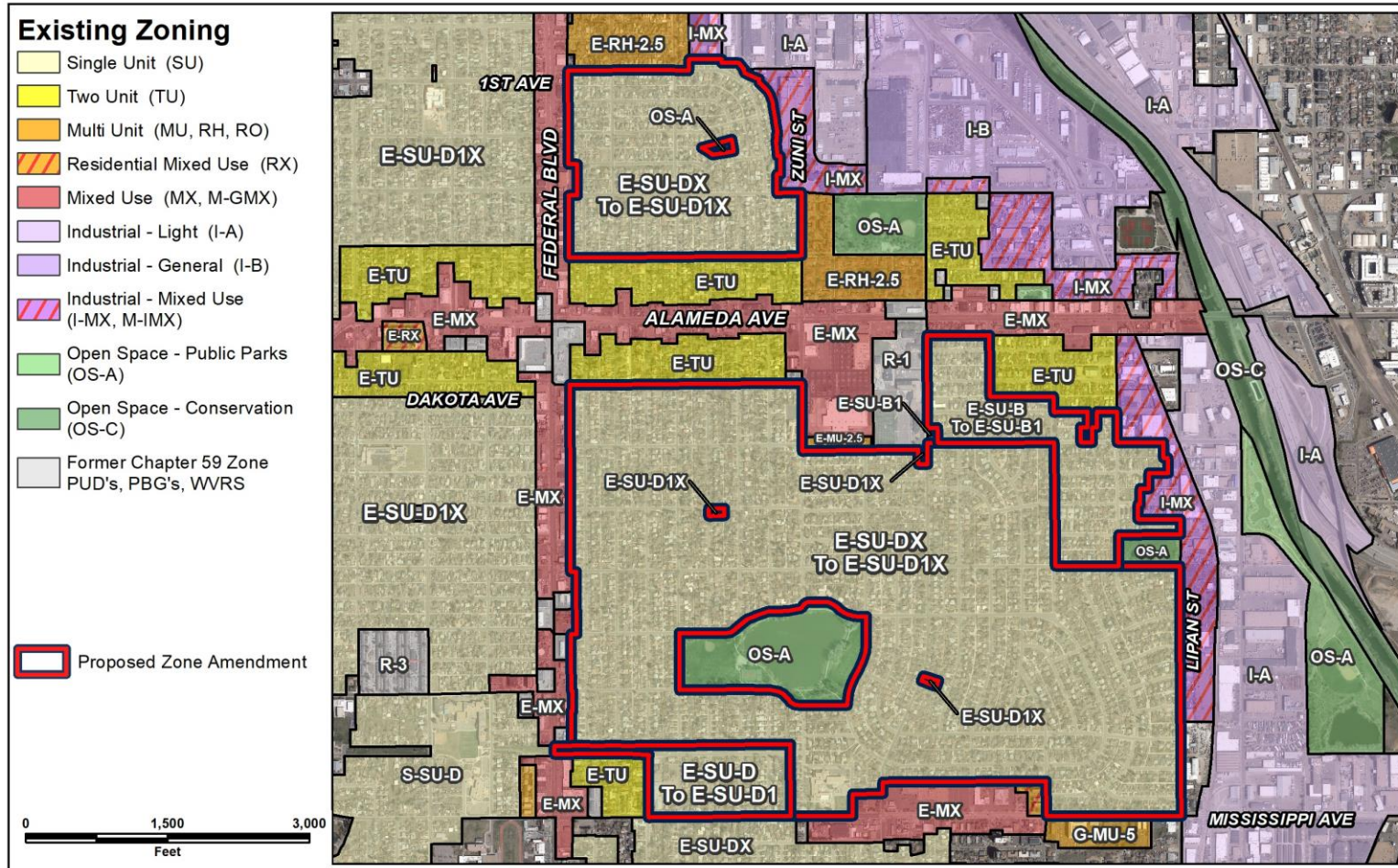
Request: E-SU-B1, E-SU-D1, E-SU-D1x



- 2,721 parcels
- +/- 469 acres total
- Urban Edge Neighborhood Context
– Single-Unit Residential Use –
allowing Accessory Dwelling Units
- Allow for the option to construct
Accessory Dwelling Units

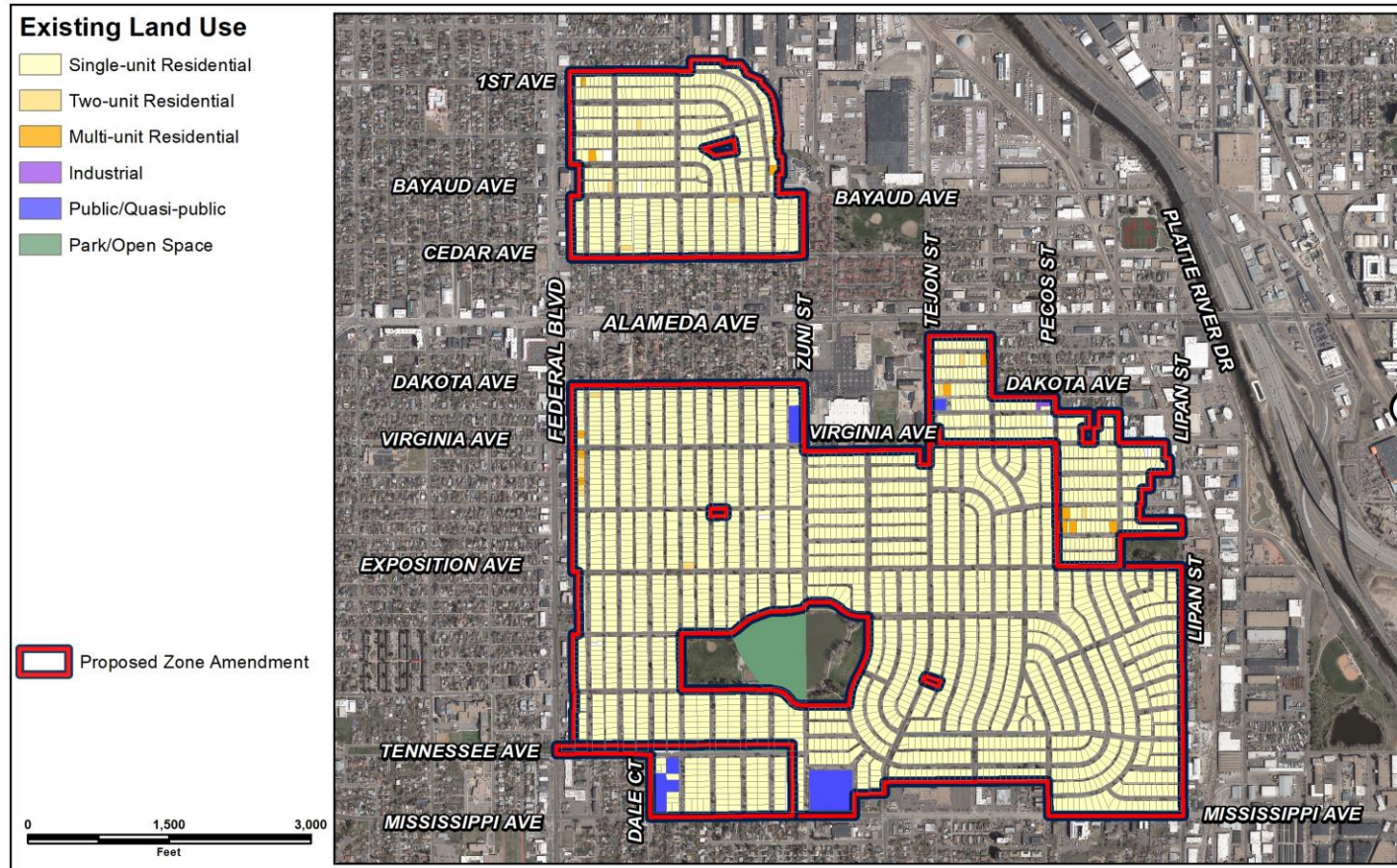
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Existing Zoning



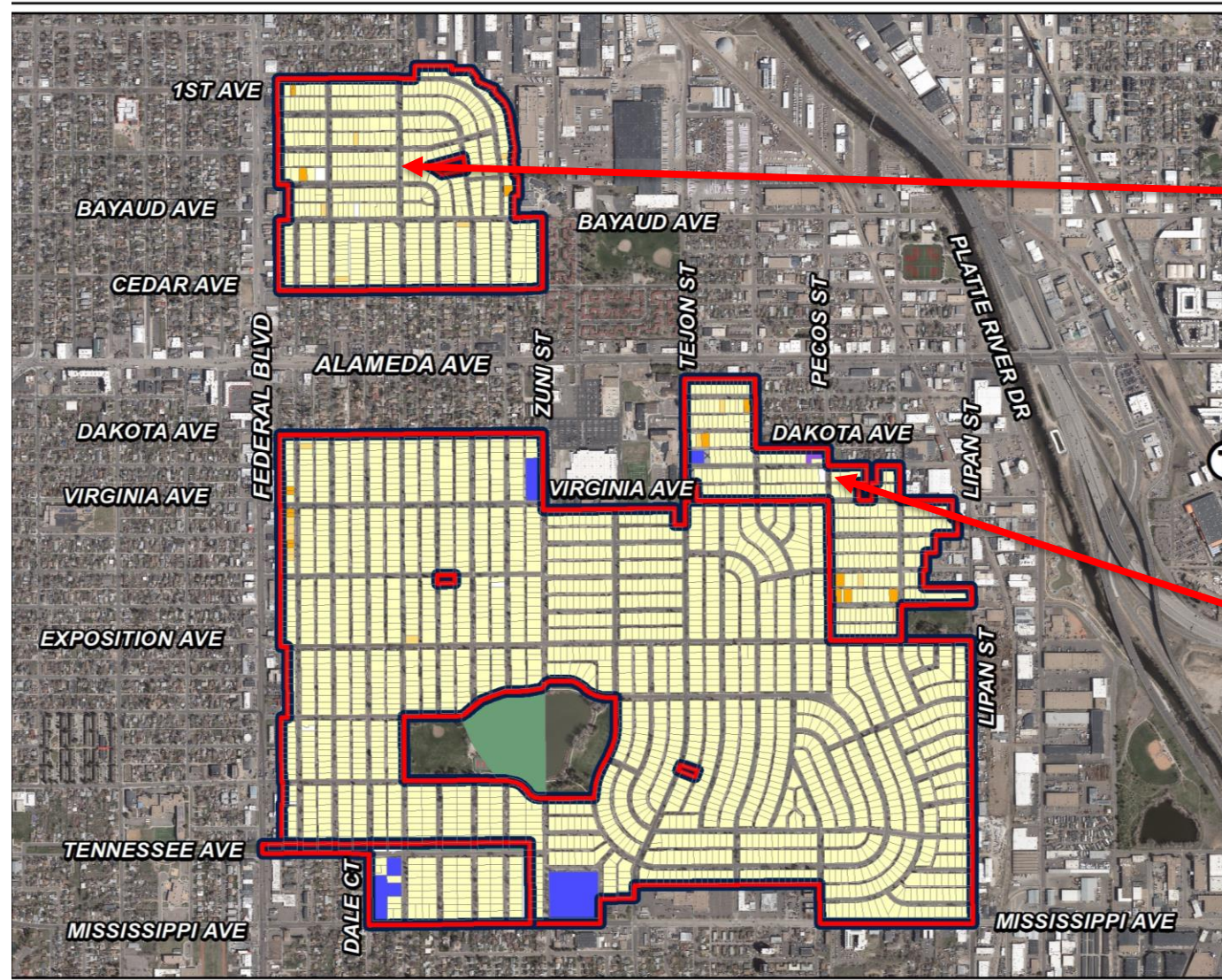
- Current zoning: E-SU-B, E-SU-D, E-SU-Dx
- Contained within the rezoning area are two properties previously rezoned to E-SU-D1x to allow ADUs.

Existing Land Use



- Single-unit residential, public/quasi public, a few two unit residential uses
- Adjacent to commercial uses along Alameda and Federal Blvd.

Existing Context – Built Form/Scale



Public Outreach

- Athmar Park Neighborhood Association ADU Survey: Fall 2021
- Virtual Open Houses – 2022
- District 7 newsletter - October 2022
- Details on outreach can be found p. 14 of Application attachment

Process

- Informational Notice: 2/9/23
- Planning Board Notice Posted: 2/28/23
- Planning Board Public Hearing: 3/15/23 (unanimous)
- LUTI Committee: 3/21/23
- City Council Public Hearing: 5/1/23

Public Comment

- RNOs: Letters of Support from Valverde RNO and Athmar Park RNO
- Members of the public
 - 4 letters in support
 - 2 letters against

Review Criteria

Denver Zoning Code Review Criteria for legislative rezonings

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

Review Criteria

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Denver Office of Housing Stability 5-year Plan*
- *Athmar Park Neighborhood Perimeter Plan (2000)*
- *West Area Plan (March 2023)*

2. Uniformity of District Regulations

3. Further Public Health, Safety and Welfare

Review Criteria: Consistency with Adopted Plans

Equity



Comprehensive Plan 2040

- Equitable, Affordable and Inclusive Goal 2, Strategy A – Create a **greater mix of housing options** in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy D – **Increase the development of senior-friendly** and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).

Review Criteria: Consistency with Adopted Plans

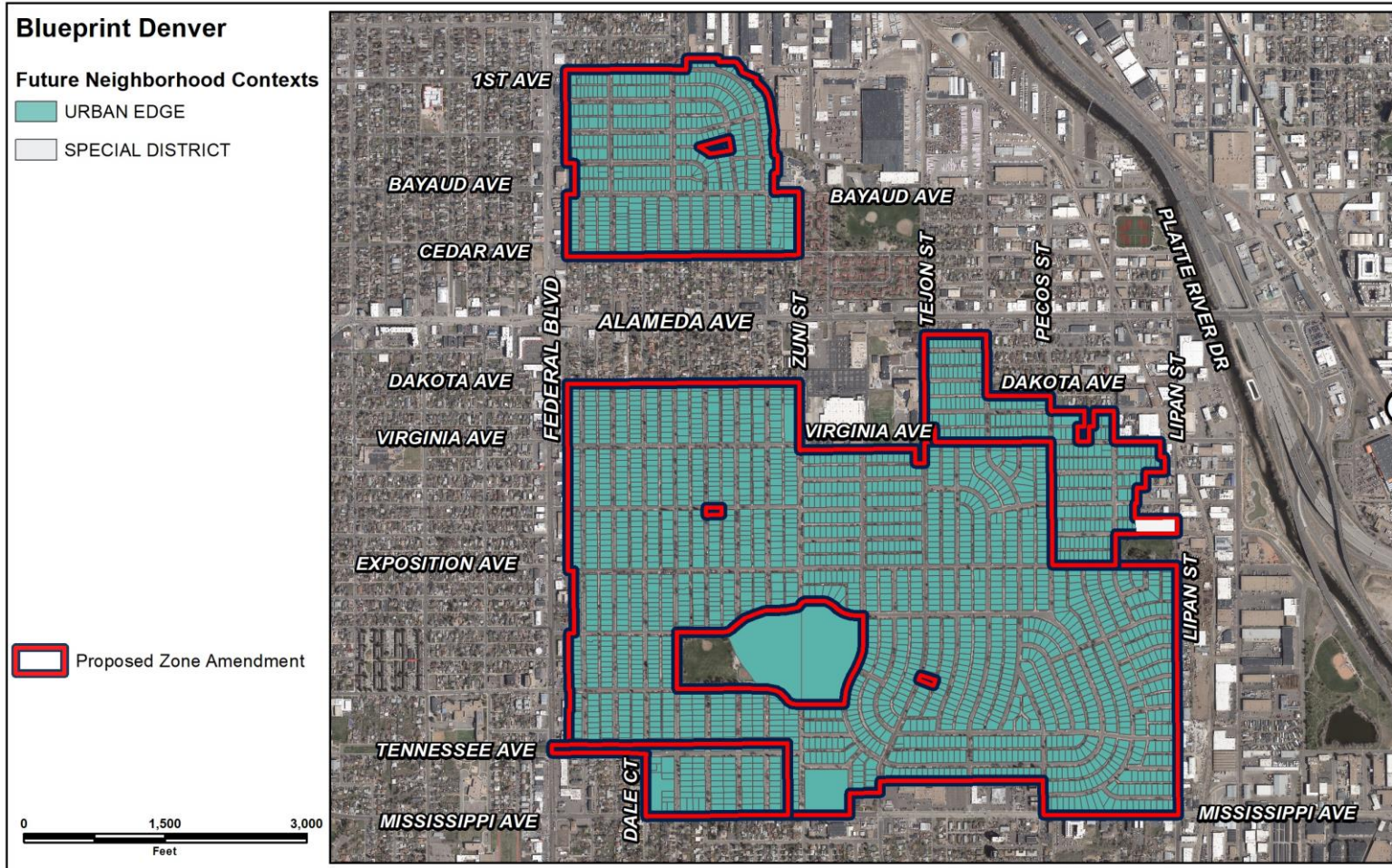
Climate

Comprehensive Plan 2040

- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).

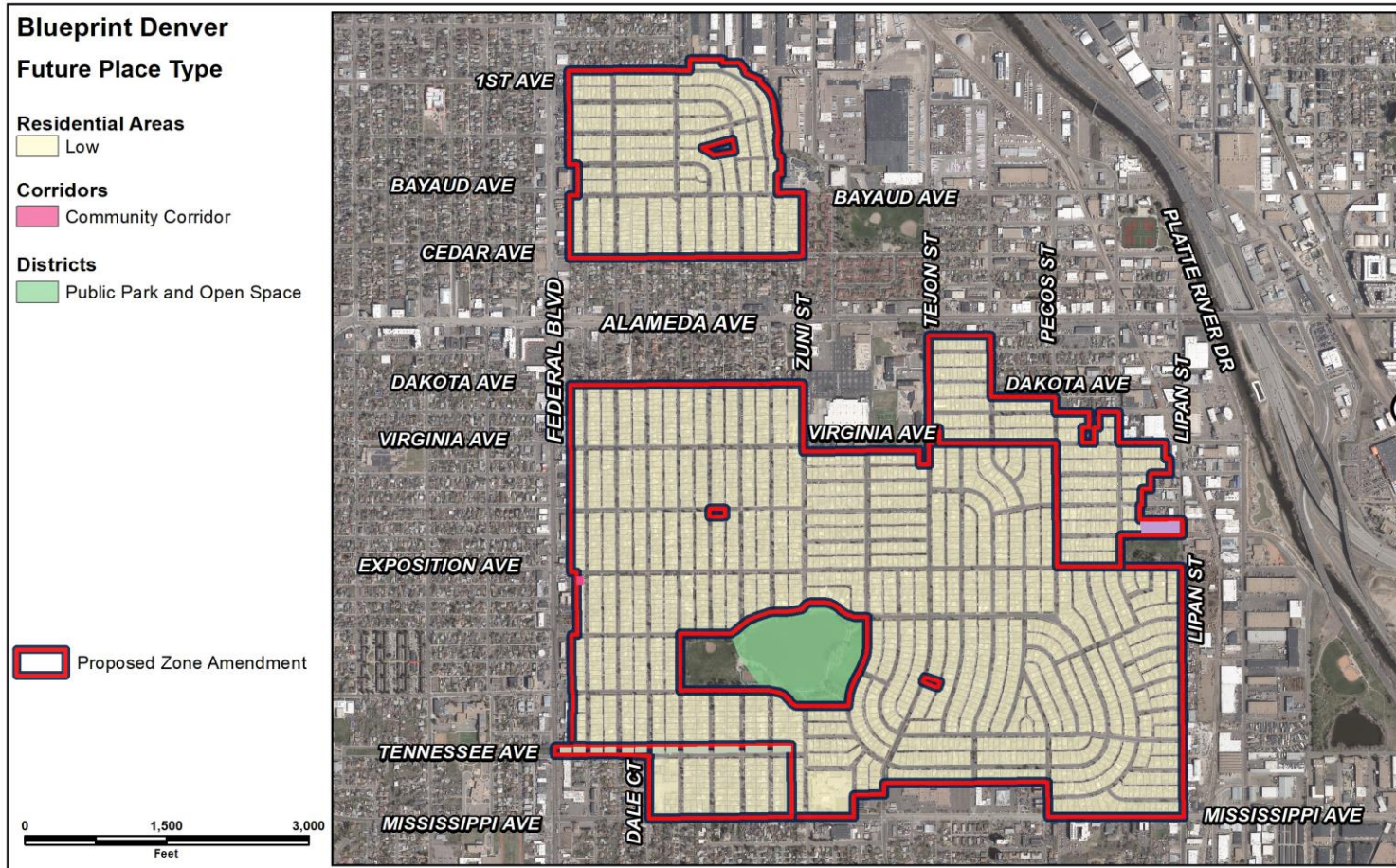


Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge Neighborhood Context**
 - single-unit and two-unit uses...block patterns are generally a mix of suburban and urban elements – streets may be rectangular or curved and alleys are sometimes present

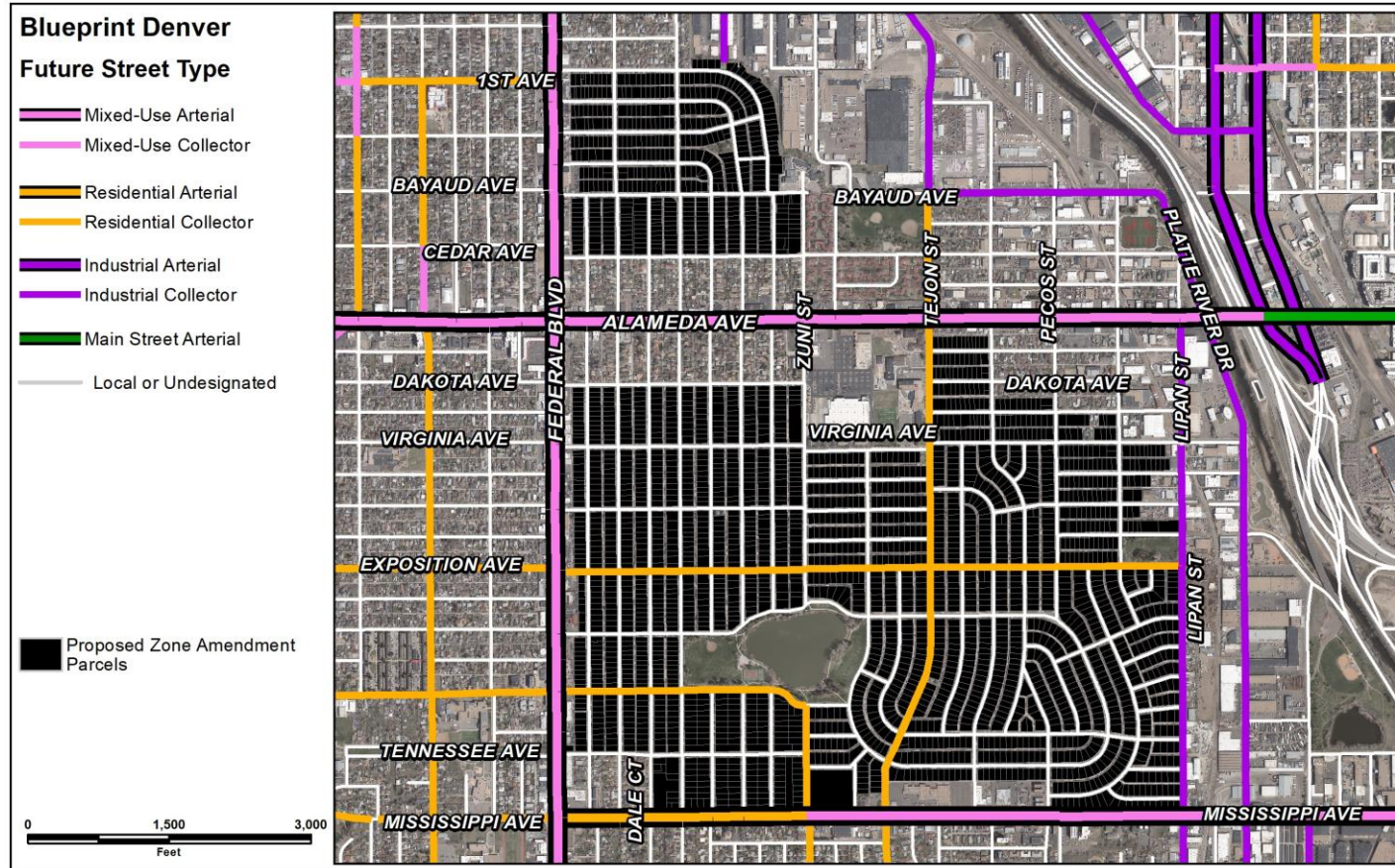
Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

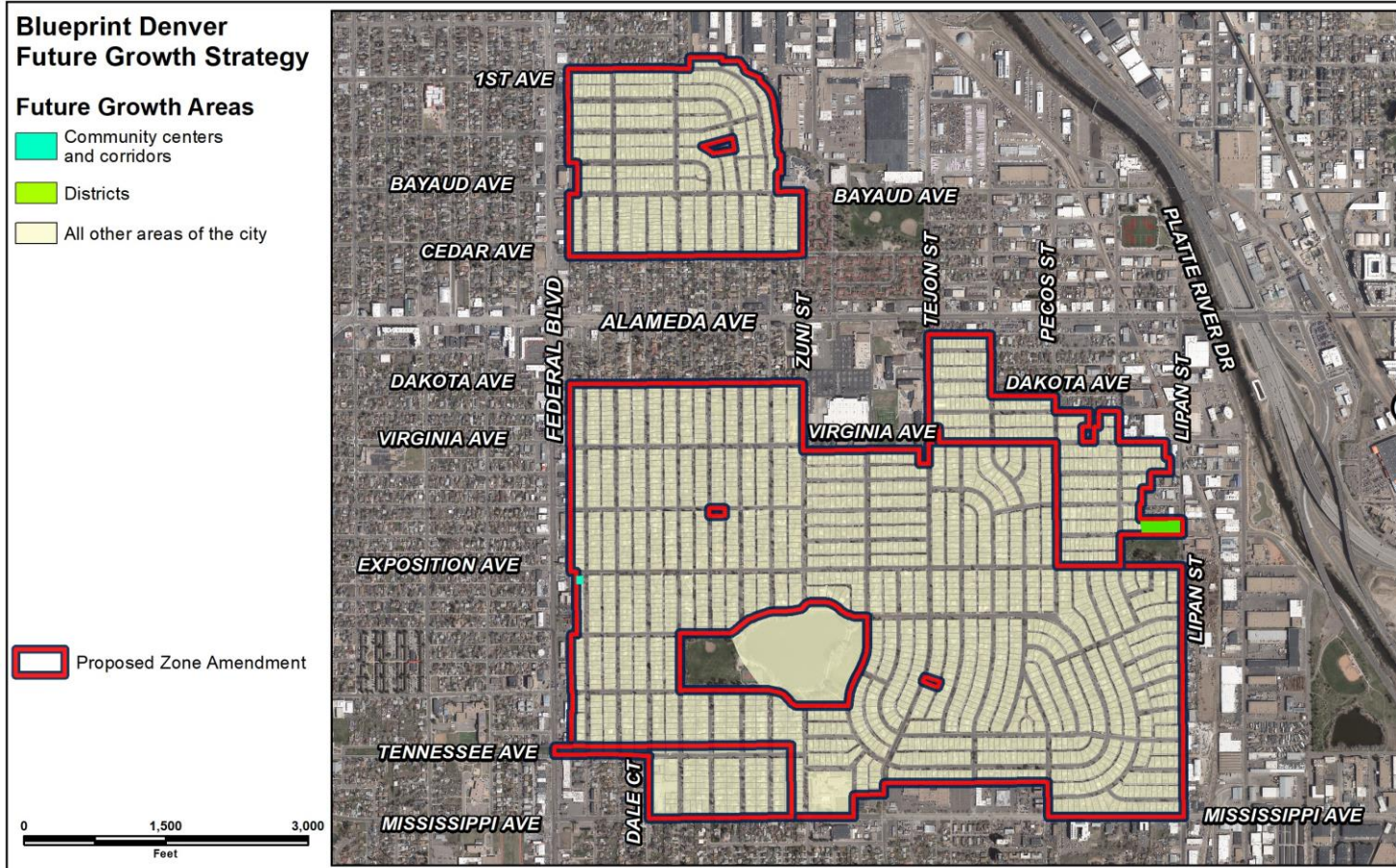
Consistency with Adopted Plans: Blueprint Denver



- Future Street Types
 - ❑ Residential Collector
 - Exposition Ave.
 - Tejon St.
 - ❑ Industrial Collector
 - Lipan St.
 - ❑ Commercial Arterial
 - Federal Blvd.
 - ❑ Local Streets
 - All others

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Consistency with Plans: Blueprint Denver 2019



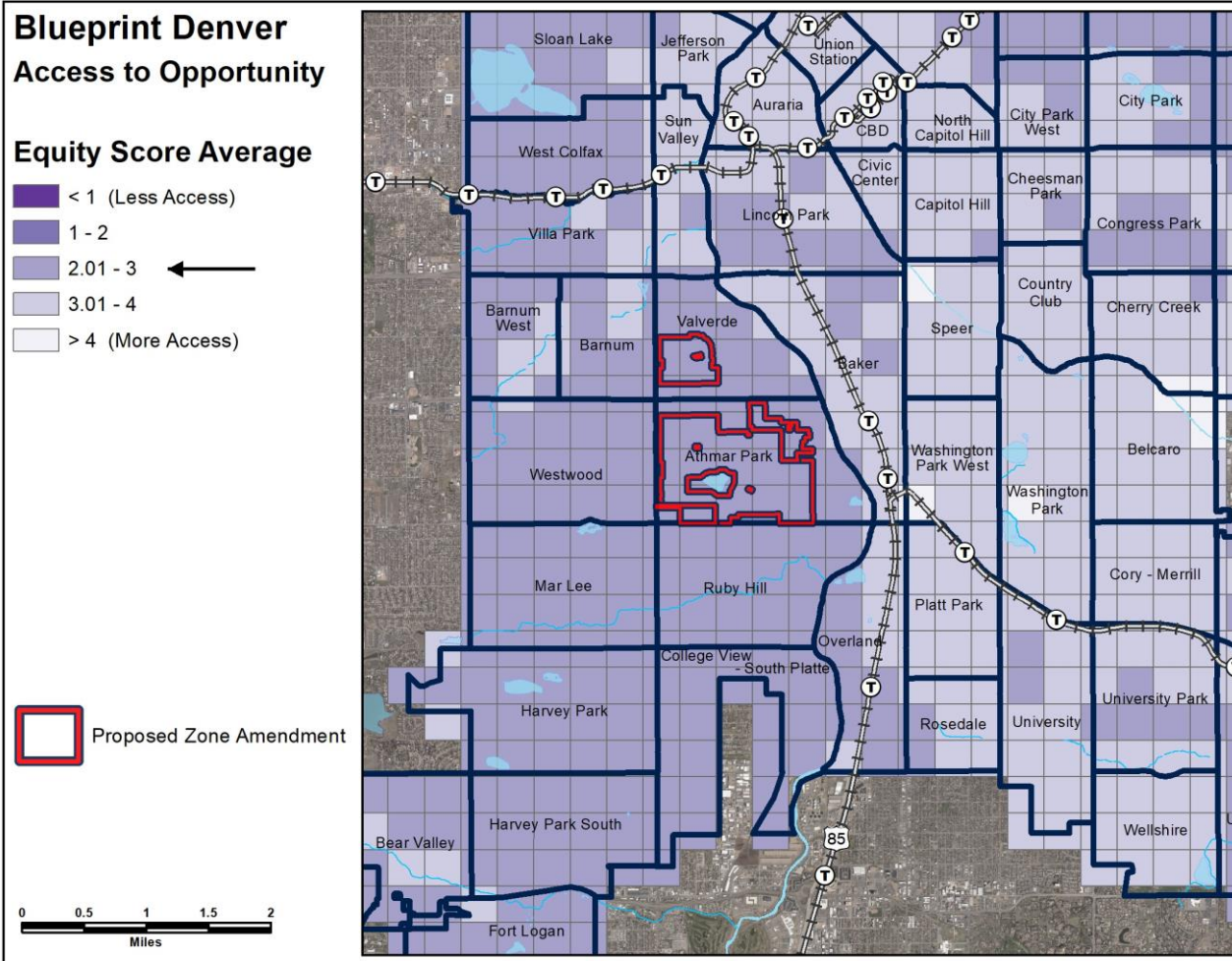
- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, Housing, Policy 4
- Land Use & Built Form, General, Policy 11
- Land Use and Built Form: General, Policy 5

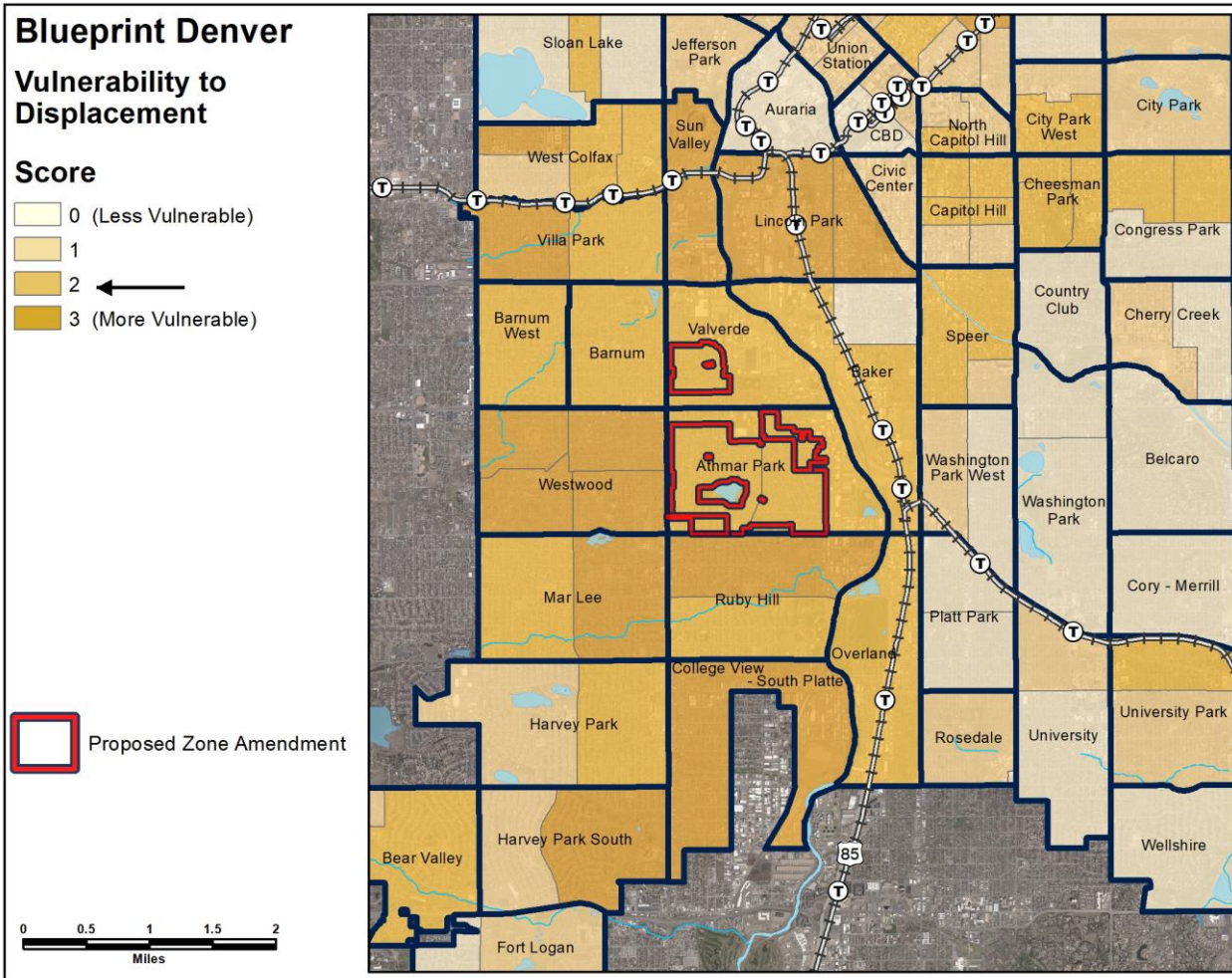
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Access to Opportunity

- Less than Average Access
 - Average access to healthcare
 - Lower access to transit
 - Slightly less than average access to centers and corridors
- Proposed rezoning will increase housing in area with access to jobs and services

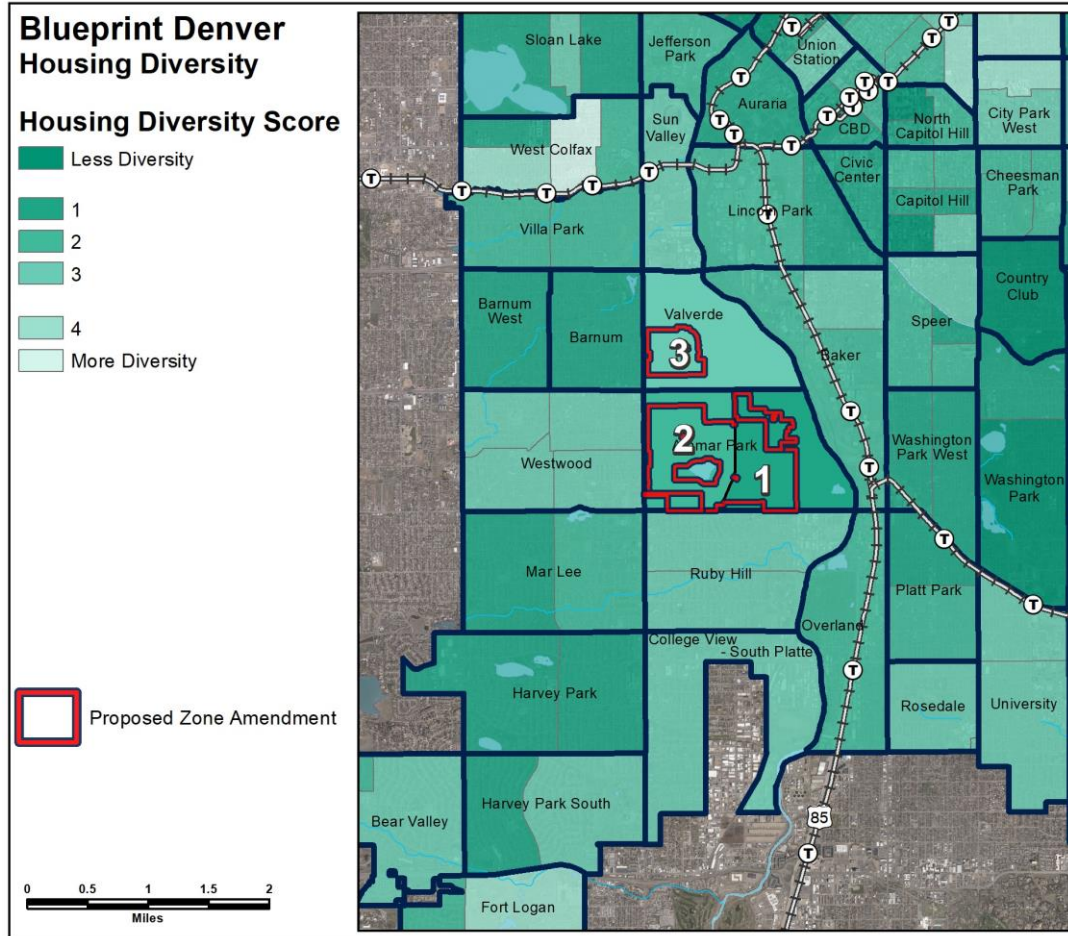
Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Vulnerability to Involuntary Displacement

- Moderately Vulnerable, based on two of three metrics in Valverde:
 - Percent of renters
 - Educational attainment
- Moderately Vulnerable, based on two of three metrics in Athmar Park:
 - Lower median income
 - Educational attainment
- ADUs expand housing options, wealth-building tool, opportunity to keep current residents in place

Consistency with Adopted Plans: Blueprint Denver Equity Concepts



Housing Diversity

- Average to less-than-average Housing Diversity
 - Missing middle
 - Home size
 - Ownership vs. rental
 - Housing costs
 - Affordable units
- ADUs = new housing type, typically smaller and lower-cost

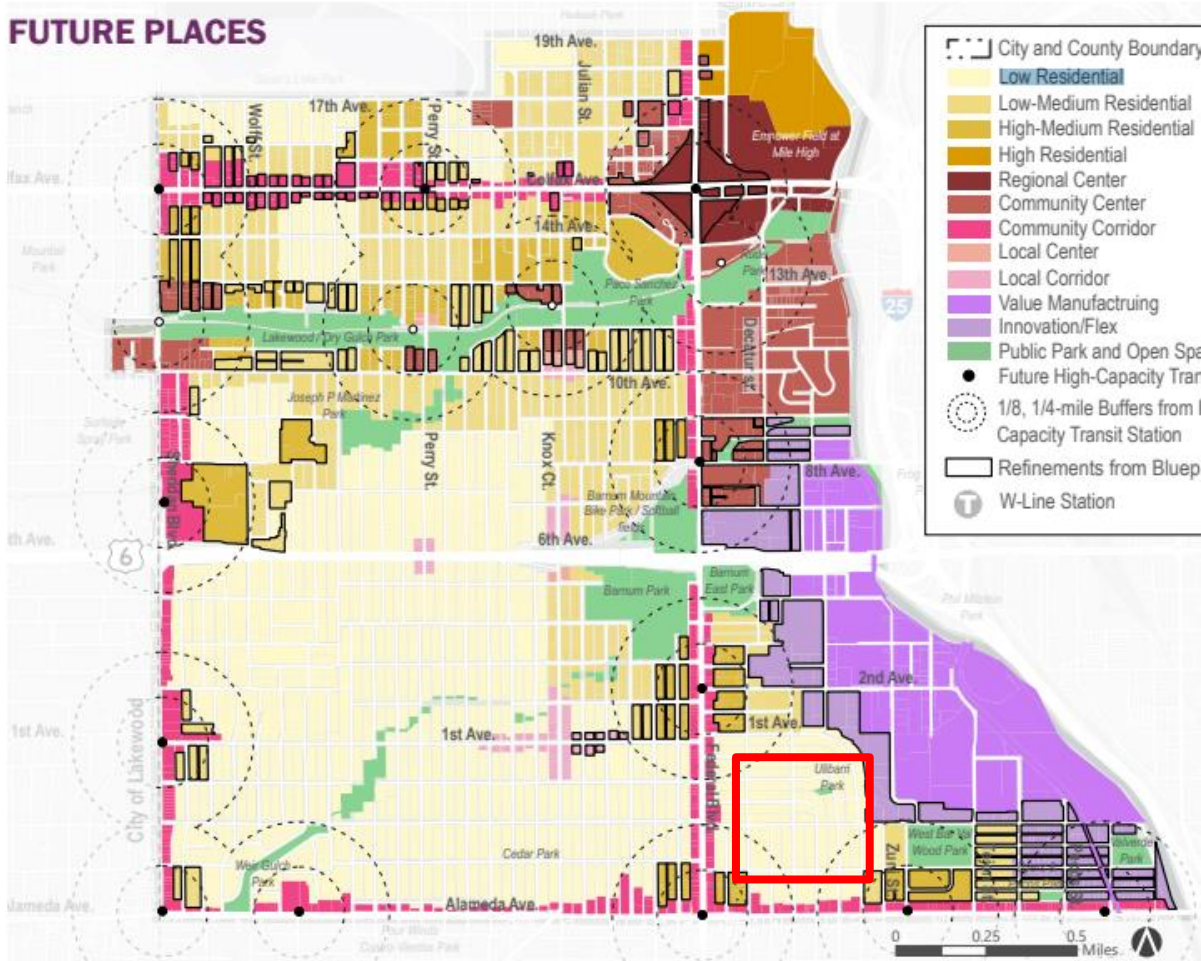
Consistency with Plans: Denver HOST Five Year Strategic Plan

- **Program and Development Strategies:** Partner with agencies involved in the development review process to assess barriers to small-scale affordable housing and propose solutions that enable smaller projects (e.g., projects with a small number of units, accessory dwelling units, etc.). (p. 31)
- **Policy and Systems Change Strategies:** Support efforts to advance key land use strategies to advance affordable housing outlined in Blueprint Denver. These include: Diversify housing choice through the expansion of accessory dwelling units and remove barriers to the construction. (p. 51)

Consistency with Plans: Athmar Park Neighborhood Perimeter Plan (2000)

- “Maintain existing residential R-1 and R-2 zoning in the neighborhood...” (p. 59).
- “continu[ing] to monitor zoning change, variance, street and alley vacation, and conditional use requests to ensure the continuity and character of the neighborhood in all zone districts” (p. 59).
- Rezoning to allow for ADUs to be built will maintain the existing residential character of the Athmar Park neighborhood.

Consistency with Plans: West Area NPI



- Valverde portion of proposal is in the West Area Plan boundaries
- West Area Plan recommends expanding housing options within Low Residential Places E3.B – Integrate ADUs and missing middle housing

Review Criteria

Denver Zoning Code Review Criteria

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

CPD Recommendation

Staff recommends that City Council **approve** map amendment proposal #2022I-00215, rezoning properties in the Athmar Park and Valverde neighborhoods from E-SU-B, E-SU-D and E-SU-Dx to E-SU-B1, E-SU-D1 and E-SU-D1x