

Villa Park Neighborhood Association

November 10, 2016
Attn Zach Rothmier
Legislative Analyst
Denver City Council Office
1437 Bannock Room 451
Denver, CO. 80202

Re: 1007-1095 Julian St/3424 W 12th Ave & 1030-1090 Knox Ct: 2014I-00037,
Council Bill 16-0818

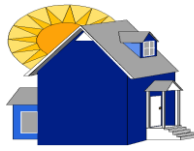
Honorable City Councilmembers,

Villa Park Neighborhood Association (VPNA) members at its general monthly neighborhood association meeting at 6:30 p.m. on December 2, 2015 reviewed the proposed rezoning of 1007-1095 Julian/3424 W 12th Ave & 1030-1090 Knox Ct: 2014I-00037. Villa Park Neighborhood Association boundaries are from Federal Blvd to Sheridan Blvd and from 6th Ave to the 12th Ave gulch border and is a registered neighborhood organization with the City of Denver. The property owners and/or residents of our neighborhood can become members of the association by attending the association meetings three times a year. At this meeting we had a vote of twelve against and zero for the rezoning. Neighbors are informed of upcoming zoning issues by either coming to our monthly meetings, the Villa Park Neighborhood Association web site or our newsletter. We did not hear from any other members or residents regarding this zoning issue. With the recent posting of the rezoning signs for this hearing, we did hear from several neighbors on the Next Door web site and most were in opposition to this rezoning.

Also submitted with this letter is a Petition of Protest from both inside and outside of the rezoning area as noted in the Protest Petition requirements for Zone Map Amendment, (Denver Zone Code Section 12.4.10.5). We submit the protest petition as a way to illustrate that community members are not in support of this rezoning application. As we went door to door, residents shared their concerns about the impact this rezoning would have on their ability to stay in their homes. They were concern about the increase in property taxes that will make it harder for them to pay their mortgage and make their homes less affordable, the increase pressure from developers to purchase their property that will displace their affordability with rental housing. They spoke of the incompatibility with the neighborhood with the large massing structures, taller height than existing homes, the loss of parking, and the increase density. Over and over again, residents stated to us, "will we have to sell". Therefore we submit to you their petition of protest and their concerns of preserving their affordable homes. Preserving affordable housing for low to moderate income families and seniors allows them access to employment, education, retail and community opportunities. A rezoning of these two blocks will eliminate their affordability and will not provide a public need.

Based on the rezoning criteria this application does not meet the criteria in several areas. The rezoning is not consistent with adopted plans. For example, the Villa Park Neighborhood Plan strategy LZ-1: discourages higher density development that is inconsistent with the neighborhood character, quality and scale of the surrounding neighborhood. Villa Park N.A has included the zoning of the area and this proposed development is surrounded by E-SU-D1X zoning which is single family dwelling units. Prior to the form based zoning ordinance in 2010 the area of Julian and Knox was zoned R-1 and continued with this type of zoning under the E-SU-D1X category.

*Villa Park Neighborhood Association, P.O Box 140239
Edgewater, CO. 80214-0239*



Villa Park Neighborhood Association

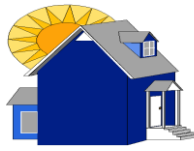
The 2010 form based zoning also included several areas in the Villa Park Neighborhood that included the E-TH 2.5 and by and large these zoned areas have not seen much redevelopment.

The rezoning application of 20141-00037 is not consistent with the Comprehensive Plan. The Comprehensive Plan for Denver under the Land Use Strategies 1-C of incorporating relevant recommendations from neighborhood, corridor and area plans, this application is counter to the Villa Park Neighborhood Plan in regards to preserving the neighborhood character, quality and scale of the neighborhood. Under the City of Denver's Comprehensive Plan in the Housing Section, strategies 2-B & 3-B lists the need to preserve existing housing, support stabilization programs that help people stay in their homes, and under objective 5; it states to support home ownership for low and middle-income households to become home owners. The Denver Livability Partnership/Housing Development Fund, along with the Villa Park Plan, West Colfax Plan explicitly notes the need to maintain stabilized areas of the neighborhood. If this rezoning is approved it will reduce the preservation of existing houses and will not stabilize the neighborhood with a price point of \$400,000 per unit.

In regards to the criteria of public need, this proposal clearly is not meeting a public need since it would be eliminating current affordable housing. The neighborhood character of this area is stable but will quickly become unstable with the change in housing prices of \$400,000 per unit as a start point. Villa Park is one of the few affordable housing areas in the city. The application clearly notes the comparable sales in this area and overwhelmingly the housing sale price varies from \$120,000 to \$250,000 which is well below the median in the city. This further illustrates the affordability of Villa Park. If this rezoning is approved, the city will be eliminating affordable housing for Denver residents. Villa Park Neighborhood states that this rezoning application does not meet the public need criteria for affordable housing.

Regarding the criteria of Justifying Circumstances, Villa Park has met with this developer several times and it has always been the position of the developer and initially their original zoning application to redevelopment only three lots which they owned. They were unable to proceed with the application since it didn't meet the rezoning criteria of two acres and it was at that time that they explored expanding the rezoning area to the east face block of Julian St and the west face block of Knox Ct. from 10th to 11th ave. The character of the neighborhood around Julian and Knox Ct reflects the single-family dwelling unit. The applicant does not have justifying circumstances to rezone this area as stated in the application since the surrounding areas in Villa Park are not changing and this rezoning application proposal is for the ease of construction. Villa Park Neighborhood states that this rezoning application does not meet this criteria.

Under the rezoning criteria of neighborhood context, this proposal as stated earlier, falls short in this area. The context of the neighborhood is single-family dwelling units that were developed when Villa Park was platted. The pattern of residential development has remained consistent in this area. Under the form-based zoning update, Villa Park noted that the higher density housing development would occur along the Sheridan Light Rail Station where the zoning allowed for this transition. In addition the Federal Blvd Corridor was noted for more mixed use zoning with the predominant commercial area of the neighborhood. Both of these areas would be more in neighborhood context to what the developer is proposing. The change that has occurred in west Denver has predominately occurred in the West Colfax neighborhood where the zoning is at a higher density level. Based on the justification found in the aforementioned plans, the proposed rezoning from E-DU-1X to E-TH-2.5 will not result in the uniform application of the zone district, building form, use and design regulations to all buildings within the subject area but reflect spot zoning.



Villa Park Neighborhood Association

Therefore, City Council should deny this rezoning application based on the the rezoning criteria. This rezoning application: 20141-00037 does not have consistency with adopted plans, falls short in demonstrating uniformity of district regulations and restrictions, lacks in the demonstration of a public need for the rezoning, and does not have justifying circumstances in illustrating the land surrounding the proposed rezoning area is changing in Villa

Park. This concludes Villa Park Neighborhood Association position statement.

Respectfully Submitted by

A handwritten signature in blue ink, appearing to read 'Kathy Sandoval', is written over the printed name.

Kathy Sandoval on behalf of the Villa Park Neighborhood Association