

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☒ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		☒ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Habitat for Humanity of Metro Denver	Representative Name	City Council Member Darrell Watson
Address	7535 E. Hampden Ave. Suite 600	Address	2855 Tremont Pl, Suite 201
City, State, Zip	Denver, CO 80231	City, State, Zip	Denver, CO 80205
Telephone	707-228-5790	Telephone	(720) 337-7709
Email	kwhitaker@habitatmetrodenver.org	Email	Dwight.Clark@DenverGov.org
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):		4631 Josephine St, Denver, CO 80216	
Assessor's Parcel Numbers:		0224212018000	
Area in Acres or Square Feet:		16,500 square feet	
Current Zone District(s):		PUD 335, created in 1993	
PROPOSAL			
Proposed Zone District:		U-RH-2.5	
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		☒ Yes - State the contact name & meeting date <u>Edson Ibanez & 9/15/25</u> ☐ No - Describe why not (in outreach attachment, see page 3)	
Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application?		☒ Yes - State date below and describe method in outreach attachment, see page 3 City Council Member Darrell Watson has met with the team in pursuing the council-sponsored rezone.	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans. Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section. 1. Denver Comprehensive Plan 2040 In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies. 2. Blueprint Denver In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable): <u>Elyria-Swansea Neighborhood Plan</u>
General Review Criteria DZC Sec. 12.4.10.7.A.1 Only check this box if your application is not consistent with 12.4.10.7.A	☐ Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans. Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☒ Public Interest: The proposed official map amendment is in the Public Interest. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city. ☒ 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. In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

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REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☒ **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☒ **Review Criteria Narratives.** See page 2 for details.
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☒ **Written narrative explaining reason for the request** (optional)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- ☒ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☒ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

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Application initiated by a member of City Council. No owner authorization documents are required per DZC 12.4.10.4.A.2.a

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Application initiated by a member of City Council. No owner authorization documents are required per DZC 12.4.10.4.A.2.a						YES NO n/a
						YES NO



DARRELL B. WATSON

DENVER CITY COUNCIL MEMBER, DISTRICT 9

November 13, 2025

To: **Community Planning and Development Department, City of Denver**
Wellington E. Webb Municipal Office Building at 201 W. Colfax, Denver, CO 80202

Re: **Request for a Council-Sponsored Rezoning at 4631 Josephine Street, Denver, CO 80216**

Dear Director Brad Buchanan and Community Planning and Development Staff

I am writing to request a council-sponsored rezoning for 4631 Josephine Street in the Elyria Swansea neighborhood. The site is a vacant lot zoned as a PUD, created in 1993, allowing B-2 uses and auto repair. **The request is to rezone the site to U-RH-2.5, allowing for the development of new affordable homes that match the residential character of the neighborhood.** The homes will support working families who contribute to the GES community but struggle to find affordable housing.

The Tierra Colectiva Community Land Trust, Habitat for Humanity, and my city council office are collaborating on this project. The plan is to develop the vacant lot into four permanently affordable family homes. These will be townhomes or duplexes with three or four bedrooms each. **The homes will likely be sold to families earning between 50% and 80% area median income, with a target resale affordability rate of 57% AMI, roughly a third of the market rate in Denver.** Homes will be kept permanently affordable through Tierra Colectiva Community Land Trust. This ensures that the homes will remain affordable for future generations and provide stability for neighborhood families.

As you know, the Elyria Swansea neighborhood is one of Denver's most historic and most at-risk areas for displacement. CDOT displaced 56 families through eminent domain from the GES neighborhoods during the expansion of I-70; this project replaces four of those homes on a remnant parcel from the CDOT project. Further, the project will provide stable housing for working families and help mitigate displacement in Elyria-Swansea. This project also demonstrates the power of community collaboration between residents, nonprofits, and city government to build solutions that last. **Supporting this rezoning will help protect longtime GES residents by creating homes that are safe and affordable.**

I respectfully ask that Community Planning and Development prepare this council-sponsored rezoning and move it forward. This has been a community-led application process initiated by Tierra Colectiva and vetted with Elyria Swansea neighbors. Thank you for your review and partnership in supporting this vital community effort. Please do not hesitate to contact our office with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell B. Watson".

Darrell B. Watson

Denver City Council Member, District 9 | (720) 337-7709 | District9@DenverGov.org
2855 Tremont Place, Suite 201, Denver, CO 80205



8/12/2025

To Whom It May Concern,

This letter serves as formal authorization from Habitat for Humanity of Metro Denver for the GES Coalition's Tierra Colectiva Community Land Trust ("TCCLT") to act on our behalf in matters related to the rezoning of the following property:

4631 Josephine St, Denver, CO, 80216

Habitat for Humanity of Metro Denver owns or has controlling interest in the above-referenced property and is authorizing GES Coalition to prepare and submit rezoning applications and all supporting documentation, attend meetings, engage with stakeholders, and otherwise represent owner and long-term stewardship interest throughout the rezoning process with the City and County of Denver Community Planning and Development Department (CPD).

Should you require any further information or verification, please contact me directly at the information provided below.

Sincerely,

Kory Whitaker

Digitally signed by Kory Whitaker
DN: C=US,
E=kwhitaker@habitatmetrodenver.org,
O=Habitat for Humanity of Metro Denver,
CN=Kory Whitaker
Date: 2025.08.12 02:10:32-06'00'

Kory Whitaker
Habitat for Humanity of Metro Denver
kwhitaker@habitatmetrodenver.org

Mailing Address:
PO Box 5667
Denver, CO 80217-5667

Physical Address/Deliveries:
430 S Navajo St,
Denver, CO 80223

Donations by Mail:
PO Box 5202
Denver, CO 80217-5202



DARRELL B. WATSON

DENVER CITY COUNCIL MEMBER, DISTRICT 9

November 18, 2025

To: The City of Denver's Community Planning and Development Department
Wellington E. Webb Municipal Office Building at 201 W. Colfax, Denver, CO 80202

From: The Office of Denver City Council Member Darrell B. Watson, District 9
2855 Tremont Street, Suite 201, Denver, CO 80205

**Re: Memo Supporting the Council-Sponsored Rezoning at 4631 Josephine Ave. for
Tierra Colectiva Community Land Trust to Develop Affordable Housing**

Executive Summary

The Office of Council Member Darrell Watson requests a Council-sponsored rezoning of 4631 Josephine Street in the Elyria-Swansea neighborhood from PUD (Planned Unit Development) to U-RH-2.5. The site, a 9,485-square-foot vacant parcel, was previously a mechanic shop and small retail store removed through CDOT's I-70 expansion. This rezoning will enable the development of permanently affordable family homes that match the surrounding residential pattern. The project directly addresses the housing needs of long-time neighborhood residents facing severe displacement pressures. The proposal is led by Tierra Colectiva Community Land Trust (TCCLT), in partnership with Habitat for Humanity Metro Denver and City Council District 9. Since its founding, TCCLT has helped create 14 homeownership units, all of which have been occupied by families of color, and all of whom were GES residents facing displacement.

The rezoning will enable the construction of four two-story townhomes or duplexes designed for families. Each home will feature three or four bedrooms, a private yard, and a parking space. The homes will serve households earning 50 to 80 percent of the Area Median Income (AMI), which is approximately \$65,000 to \$78,000 for a family of four in 2025. These homes will remain permanently affordable under the Community Land Trust model. The development will help replace four of the 56 homes lost during the I-70 expansion. Rezoning this site restores community housing capacity lost to previous public projects and demonstrates a collaborative approach to ensuring long-term affordability, environmental health, and neighborhood stability.

Community Outreach with Elyria-Swansea neighbors and the Larger GES Community

Elyria-Swansea neighbors have strongly supported the development of affordable ownership housing on this site. TCCLT and the District 9 office have carried out extensive, ongoing community engagement throughout Elyria-Swansea. Community outreach focused on bilingual, neighbor-led conversations that emphasize inclusion, transparency, and resident control. The outreach for this specific site began in the fall of 2025 and included direct engagement on Josephine Street and the surrounding blocks.

Community outreach and engagement included, but is not limited to, the following:

- Bilingual door-knocking and flyering took place in October 2025 on nearby blocks to inform residents and collect feedback.
- The project was presented at the TCCLT Orientation on October 7, 2025, and at the GES Coalition Annual Member Meeting and Board Election on October 14, 2025, with about 75 neighbors in attendance.
- Flyers were distributed at local stores, including Tepetate Market and Sanchez Panaderia.
- The project was featured in the October and November TCCLT newsletters, reaching current members, homeowners, and supporters.
- Updates were shared through local organizations, including the Denver North Business Association, the Elyria Swansea Neighborhood Association, the Opportunity Corridor Coalition, and the United Community Action Network.
- Residents were invited to join the TCCLT interest list, refer family members, attend homeownership readiness workshops, and provide feedback or sign-on letters of support.

Through governance structures established by the GES Coalition, every development must receive input and approval from TCCLT development committees, composed of residents, homeowners, and technical experts. Community outreach confirmed that residents value the design, affordability, and ownership model proposed for 4631 Josephine. Neighbors see the project as a direct replacement for housing lost to I-70 and a vital step in protecting long-time families from displacement.

Consistency with Neighborhood Context and Zone District Intent

The property is located within the Urban Neighborhood Context, which supports walkable, mixed-use residential developments. Rezoning from the current PUD to U-RH-2.5 will restore the property to the neighborhood's prevailing pattern of modest two-story homes and duplexes. The existing PUD zoning allows outdated commercial uses that are no longer compatible with the area. The U-RH-2.5 zone better aligns with both the surrounding built environment and Denver's citywide zoning framework.

Below are some of the many examples demonstrating how the U-RH-2.5 district is consistent with the Elyria-Swansea neighborhood context and zone district.

- **Urban Neighborhood Context:** Encourages low- to moderate-density housing and walkable, transit-connected communities.
- **U-RH-2.5 District Purpose:** Allows two-and-a-half-story duplexes and rowhouses that fit the existing scale of the street.
- **Current Condition:** A vacant, fenced lot where CDOT previously took homes and small businesses for I-70.
- **Proposed Condition:** Four affordable ownership homes developed using prefabricated methods to reduce construction time and neighborhood disruption.

- **Environmental Commitment:** TCCLT will complete brownfield remediation before construction and deliver all-electric, energy-efficient homes equipped for solar power.

Rezoning to U-RH-2.5 replaces a defunct commercial designation with a neighborhood-compatible residential designation. It aligns with community priorities for walkability, sustainability, and affordability, while transforming a vacant lot into a source of local pride and stability.

Consistency with Comprehensive Plan 2040

This project directly advances the goals of Denver’s Comprehensive Plan 2040, particularly those related to equitable housing, neighborhood stability, and environmental resilience. It reflects a straightforward application of city policy aimed at addressing displacement, expanding affordable ownership, and increasing access to opportunities. TCCLT’s community land trust model offers a sustainable solution to rising housing costs and the erosion of generational wealth among long-time GES residents. The project also exemplifies how local government can work with neighborhood-based organizations to achieve inclusive growth.

The rezoning supports and is consistent with the following Comprehensive Plan 2040 plan guidance.

- **Equitable, Affordable and Inclusive – Goal 2, Strategy A (p. 28):** Rezoning supports this by allowing 4 permanently affordable homes in a CLT, increasing affordable ownership opportunities in Elyria-Swansea.
- **Equitable, Affordable, and Inclusive – Goal 3, Strategy B (p. 28):** The site is within walking distance of transit, parks, schools, and community services, and the rezoning enables the development of missing middle homes.
- **Equitable, Affordable, and Inclusive – Goal 5, Strategy B (p. 28):** The community land trust model enables families to remain in their community permanently, addressing long-standing displacement in Elyria-Swansea.
- **Strong and Authentic Neighborhoods – Goal 1, Strategy B (p. 34):** The rezoning ensures neighborhoods offer a mix of housing types and services.
- **Environmentally Resilient – Goal 4, Strategy D (p. 53):** New homes will include efficient appliances, energy-efficient building strategies, solar-ready roofs, yard space, and access to adjacent green space, including the GES Coalition’s TCCLT Food Forest.

Rezoning 4631 Josephine Street supports the city’s long-term vision of an inclusive and sustainable Denver. It delivers practical, measurable benefits for working families while preserving the cultural identity of Elyria-Swansea.

Consistency with Blueprint Denver

Blueprint Denver identifies Elyria-Swansea as an urban neighborhood where small-scale, affordable infill housing can promote stability and diversity. The proposed rezoning fulfills this policy by converting a vacant parcel into four permanently affordable ownership homes that respect the area’s

residential character. The project represents the kind of context-sensitive growth Blueprint Denver promotes, compact, walkable, and rooted in community participation. The design and zoning match the plan's guidance for the "Low Residential" place type and "Local Street" classification.

The rezoning supports and is consistent with the following Blueprint Denver plan guidance.

- **Neighborhood Context:** Urban context designation supports compact single-unit and multi-unit housing. Rezoning to U-RH-2.5 aligns with this by allowing a small-scale 4-unit development that is consistent with the surrounding neighborhood's fabric.
- **Equity Concepts (p. 12)**
 - **Access to Opportunity:** Close to schools, library, recreation center, parks, and bus lines.
 - **Reduce Displacement:** All TCCLT homeowners and waitlisted families who are likely buyers for these homes are long-term GES residents facing displacement.
 - **Expand Housing Diversity:** Add ownership options and low-density development in a rental-heavy area.
- **Land Use and Built Form (p. 72):** Policy 2C: Allow increased density in exchange for desired outcomes, such as affordable housing.
- **Future Place Type – Low Residential (p. 231):** The rezoning supports single- and two-unit housing, as well as missing middle housing, up to 2.5 stories, which is consistent with Blueprint Denver.
- **Street Type – Local Street (p. 154):** The rezoning supports residential uses with low-intensity traffic, which is appropriate for Josephine Street, aligning it with Blueprint Denver's street type.
- **Growth Strategy (p. 49–51):** This project strengthens housing supply in a displacement-vulnerable area that allows "All other areas" to absorb modest residential growth.
- **Policies & Strategies (pp. 82–83):** Integrate missing middle housing into low-density residential areas, focus affordability incentives near transit, and support the preservation/addition of smaller affordable homes.

Rezoning this site aligns with the goals of Blueprint Denver by providing the necessary housing choices without compromising the area's character. It strengthens the neighborhood's future while ensuring that affordability and access remain at its core.

Consistency with the Elyria-Swansea Neighborhood Plan

The Elyria-Swansea Neighborhood Plan calls for reinvestment that benefits residents, supports family housing, and protects against displacement. This rezoning directly advances these objectives by rebuilding homes lost to the I-70 expansion and providing attainable ownership opportunities for long-time GES families. This site-specific rezoning also responds to the plan's clear directive for Council-led action to enable duplexes, rowhouses, and other missing-middle housing types that reflect the area's traditional residential form.

The rezoning of 4631 Josephine is consistent and compliant with the Elyria Swansea Neighborhood Plan in many ways, including, but not limited to:

- **Council-Led Rezoning (B.7):** Explicitly supports rezoning to enable duplexes and rowhouses on underused parcels.
- **Balanced Land Use (B.3, p. 29):** Replaces a vacant lot with four affordable homes for working families.
- **Improve Access (B.23, p. 46):** Adds moderate-density housing in a walkable location without displacement.
- **Traditional Residential Areas (p. 88):** Rebuilds four of the 56 homes lost through eminent domain during the I-70 project.
- **Encourage Investment (E.2, p. 88):** Supports affordable development consistent with anti-displacement goals and environmental cleanup standards.

Rezoning this property delivers precisely the kind of balanced, community-led reinvestment envisioned by the Elyria-Swansea Neighborhood Plan. It restores local housing options, builds equity for families, and demonstrates the power of neighborhood collaboration.

Promoting the Public Interest

The proposed rezoning and development at 4631 Josephine serve the public interest through environmental restoration, permanent affordability, neighborhood stabilization, and displacement prevention. The project reflects how city, nonprofit, and community partnerships can deliver meaningful public benefit through coordinated investment and stewardship.

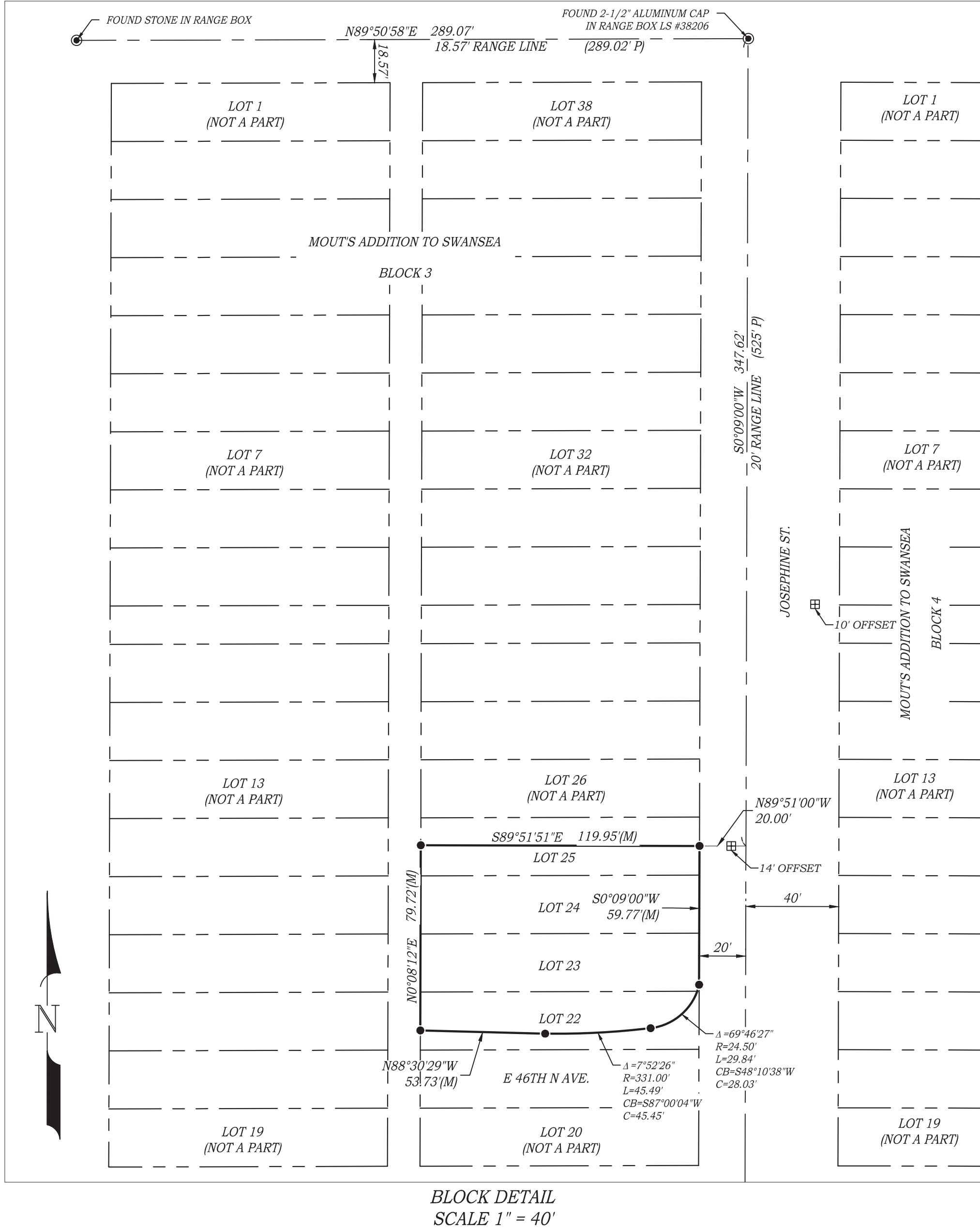
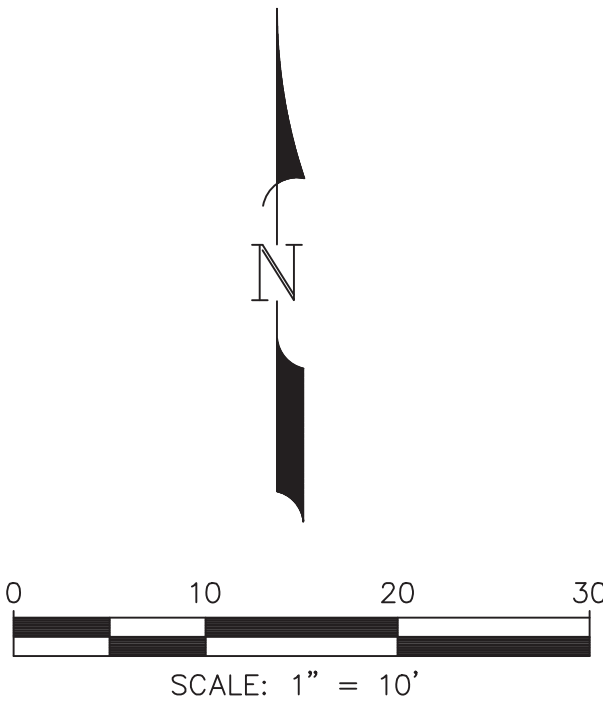
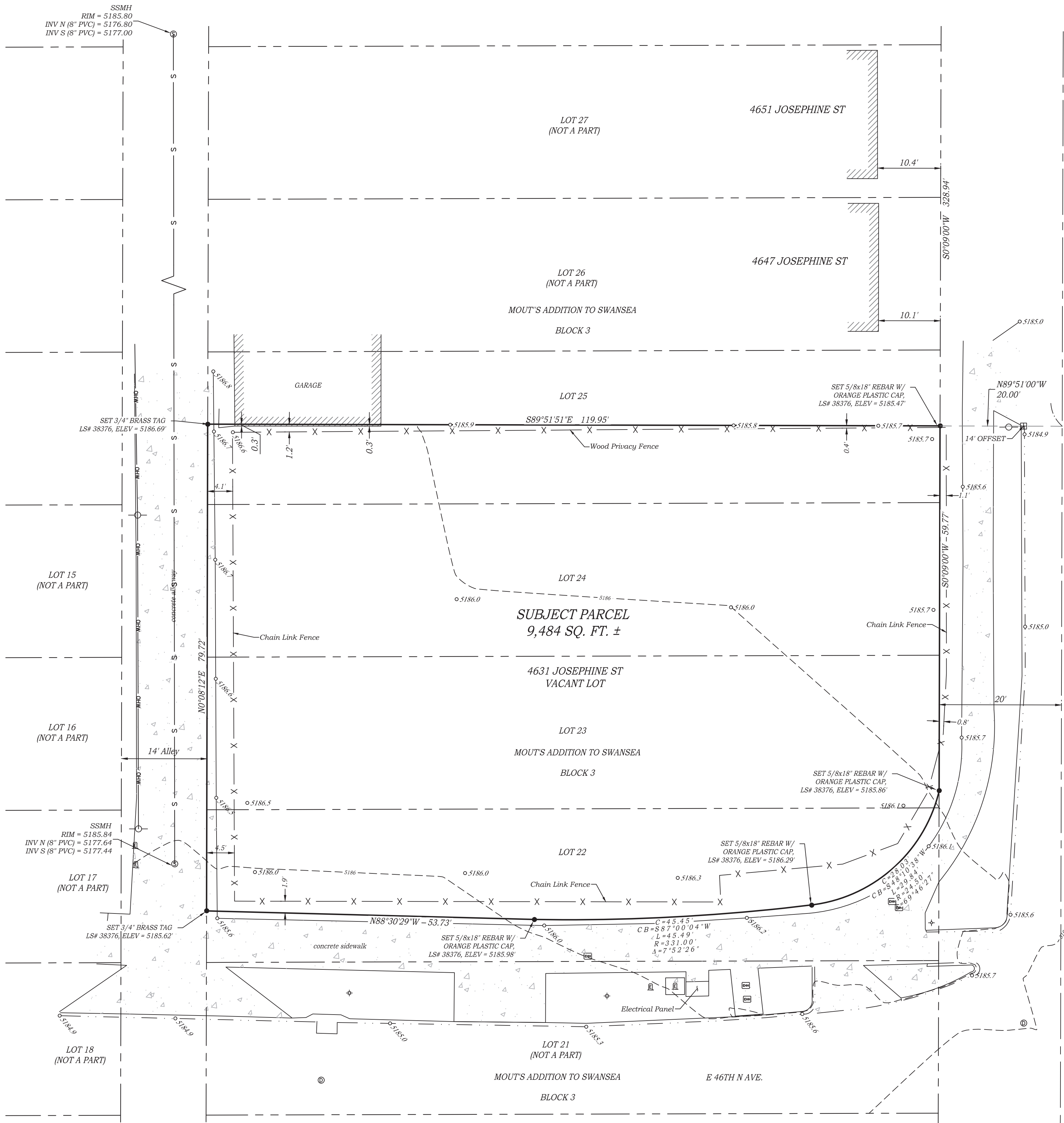
The rezoning serves and promotes the public interest in many ways, including, but not limited to:

- **Environmental Remediation:** Cleanup coordinated with EPA, CDPHE, and DDPHE before construction.
- **Public Health:** Redevelops a brownfield site into safe, efficient homes for families.
- **Sustainability:** Homes will be all-electric, energy-efficient, and solar-ready to reduce carbon emissions.
- **Walkability:** Provides proximity to schools, parks, libraries, and public transit, lowering transportation costs.
- **Funding and Partnership:** Supported by federal, state, and city housing grants, with Habitat for Humanity offering technical and administrative support.
- **Permanent Affordability:** The CLT model ensures long-term affordability, enabling residents to build equity and stability.

Ultimately, this initiative transforms a contaminated, fenced lot into homes that are healthy, energy-efficient, and accessible to long-time residents. It demonstrates how Denver's housing policy can be effectively implemented at the neighborhood scale to achieve meaningful impact.

Conclusion

Rezoning 4631 Josephine Street from PUD to U-RH-2.5 fulfills Denver's housing, equity, and environmental goals while addressing long-standing community needs. The project replaces housing lost through public infrastructure expansion and offers permanently affordable homeownership opportunities for working families. It is grounded in years of neighbor-led planning, governance, and outreach through TCCLT and the GES Coalition. Finally, this rezoning turns a vacant, contaminated parcel into a cornerstone of stability and opportunity. It honors the history and resilience of the Elyria-Swansea community while providing a forward-looking model for equitable development.



PROPERTY DESCRIPTION (PER CLIENT)

A PARCEL OF LAND NO. 52-EX OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO PROJECT NO. FBR 0704-234 CONTAINING 9,485 SQ. FT. (0.218 ACRES), MORE OR LESS, LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3S, RANGE 68W, OF THE 6TH PRINCIPAL MERIDIAN, IN DENVER CITY AND COUNTY, COLORADO, BEING LOTS 23, 24, THE SOUTH HALF OF LOT 25 AND A PORTION OF LOT 22, BLOCK 3, MOUAT'S ADDITION TO SWANSEA, A SUBDIVISION RECORDED IN DENVER CITY AND COUNTY RECORDS IN BOOK 13 AT PAGE 16 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL AND WASHER, CDOT PLS 38027, AT THE TERMINUS OF AN 18.57 FOOT RANGE LINE, WHENCE A STONE WITH A CHISELED X IN A RANGE BOX BEARS S89°50'58" W ON SAID RANGE LINE A DISTANCE OF 289.07 FEET; THENCE S00°09'00" W, ON A 20 FOOT RANGE LINE A DISTANCE OF 347.62 FEET; THENCE 20.00 FEET WEST PERPENDICULAR TO SAID 20 FOOT RANGE LINE, TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF LOT 25, SAID NORTHEAST CORNER BEING THE POINT OF BEGINNING;

THENCE S00°09'00" W, ON THE WEST RIGHT-OF-WAY LINE OF JOSEPHINE ST., A DISTANCE OF 59.77 FEET; THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 24.50 FEET, A CENTRAL ANGLE OF 69°46'27", A DISTANCE OF 29.84 FEET, (A CHORD BEARING S48°10'38" W, A DISTANCE OF 28.03 FEET); THENCE ON THE ARC OF A CURVE TO THE RIGHT, A RADIUS OF 331.00 FEET, A CENTRAL ANGLE OF 07°52'26", A DISTANCE OF 45.49 FEET, (A CHORD BEARING S87°00'04" W, A DISTANCE OF 45.45 FEET); THENCE N88°30'29" W, A DISTANCE OF 53.73 FEET TO A POINT ON THE WEST LINES OF SAID LOTS 22 TO 25; THENCE N00°08'12" E, ON SAID WEST LINES, A DISTANCE OF 79.72 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF LOT 25; THENCE S89°51'51" E, ON SAID NORTH LINE, A DISTANCE OF 119.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,485 SQ. FT. (0.218 ACRES), MORE OR LESS.

CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____, 20____, IN THE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHT-OF-WAY SURVEYS AT RECEPTION NUMBER _____, IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER.

SIGNED _____

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY TO HABITAT FOR HUMANITY THAT ON 12/13/2024 A SURVEY WAS MADE UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY SITUATED IN DENVER COUNTY, COLORADO. THE SURVEY WAS MADE ON THE GROUND USING THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN DENVER COUNTY, COLORADO, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. THE LOCATION AND DIMENSIONS OF ALL EASEMENTS AND RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE PREMISES ARE ACCURATELY SHOWN. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ENCOMPASS SERVICES, LLC, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE:

1. OWNERSHIP OF THE TRACT OF LAND.
2. COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND.
3. RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY. A TITLE INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.



ELIJAH FRANK, LICENSED SURVEYOR PLS 38376
FOR AND ON BEHALF OF
ENCOMPASS SERVICES, LLC

"NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON."

BASIS OF BEARINGS:

CONSIDERING AN 18.57' RANGE LINE TO HAVE AN ASSUMED BEARING OF N89°50'58"E AND MONUMENTED AS SHOWN HEREOF.

UNITS OF MEASUREMENT ARE US SURVEY FEET REFERENCED TO GROUND.

NOTE:

1. CLIENT DID NOT WANT EASEMENTS OR RIGHT OF WAY RESEARCHED.

BENCHMARK

BENCHMARK, CCD 167B, A BRASS CAP AT THE WEST SIDE OF THE INTERSECTION OF YORK STREET AND E 39TH AVE. HAVING A PUBLISHED ELEVATION OF 5206.96'

LEGEND:

	SUBJECT PROPERTY LINE		FOUND MONUMENT (AS DESCRIBED)		LIGHT POLE
	ADJOINER PROPERTY LINE		SET MONUMENT (AS DESCRIBED)		TELEPHONE MANHOLE
	EASEMENT LINE		FOUND "X" IN CONCRETE		STORM SEWER MANHOLE
	ROAD RIGHT OF WAY		UTILITY POLE		
	EDGE OF ROAD		SEWER MANHOLE		
	OVERHEAD WIRES		ELECTRIC PEDESTAL		
	FENCE LINE		UTILITY POLE		
			TRAFFIC		
			ELECTRIC VAULT		

IMPROVEMENT SURVEY PLAT
A PORTION OF SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 68 WEST, 6TH P.M.
COUNTY OF DENVER, STATE OF COLORADO

REVISIONS:		
NO.	DATE	DESCRIPTION

encompass
Providing Solutions

2750 S. WADSWORTH BLVD, SUITE C-202
DENVER, COLORADO 80227
303-955-6080
WWW.ENCOMPASSSERVICES.COM

HORIZONTAL SCALE IN FEET
10' 0 10' 20'

DRAWN BY: MNB PROJECT NO. 66784
CHECKED BY: BFP DATE: 12/14/2024 SCALE: 1" = 10'
FIELD WORK COMPLETED: 12/12/2024 SHEET 1 OF 1

4631 Josephine Affordable Housing Rezone Sponsored by Denver City Council District 9 Darrell Watson

Prepared for Denver City
Council

9/2025

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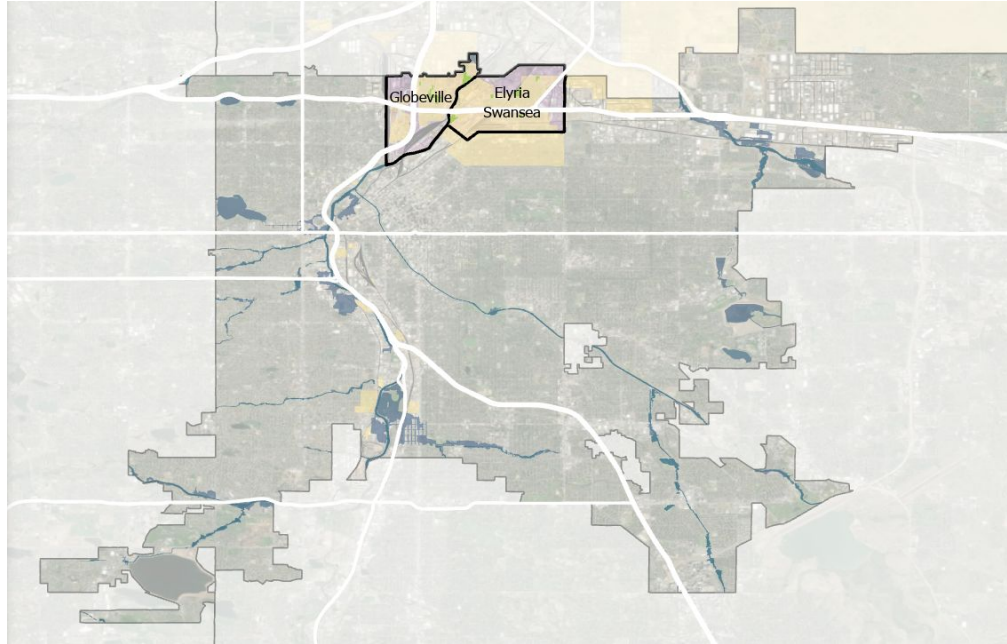
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*Building an organized, powerful, healthy, and thriving, collectively-owned
community – controlled and stewarded by GES neighbors.*

TCCLT History + Context

- Grounded in Globeville, Elyria + Swansea nbhds
- Responsive to displacement pressures: \$2B+ in CCD public investment 2020-2025, CDOT and Nat'l Western Ctr. eminent domain and real estate speculation in all 3 neighborhoods



2015: GES coalition formed as a neighbor-led effort anti-displacement effort

2017: Community Survey GES Coalition Community Survey revealed **88% of households facing displacement**

2018-2020: Building power with neighbors Neighbor-led exploration, of community-led development leads to a vision for TCCLT

2021: Neighbors release a community plan, “we decide the future”

2020-2025: TCCLT Emerges under incubation and in partnership with CO CLT, Grounded Solutions Network, Habitat Metro Denver, Brothers Redevelopment, and continue to grow to become an independent CLT continuing to partner with a variety of developers

TCCLT Impact So Far



14 homeownership units built, 230 rental in pipeline, 1 community open space
Across the first 14 homes, **57 individuals housed**

- **50%** Children
- **93%** BIPOC families
- **100%** GES families facing displacement
- **64%** women head of household



4631 Josephine - site overview

Current zoning: PUD

Proposed zoning: U-RH-2.5

Square footage/current condition: 9,485 sqft, empty fenced in lot

Previous use: Store and mechanic repair shop and homes taken by CDOT through eminent domain during I-70 expansion

Proposed use: 4 units of permanently affordable homeownership. Affordability restriction at 80% AMI max with target sale cost at 50-60% AMI. 3-4 bedroom homes. Land will stay in Tierra Colectiva CLT creating permanent affordability and community stewardship of this parcel.

Plan alignment?: Yes, see slides 6-9



Left: Site location

Below: General concept plan for 4 units with parking and yard space.



4631 Josephine - proposed development

Potential building types include duplexes or row-homes.

May be built using pre-fabricated building methods to maintain affordability and reduce neighborhood disruption during construction.

Environmental efforts will be made to make the homes all electric and ideally have solar panels and other remediating additions



Left: Tierra Colectiva Row Homes on Josephine St.

Right: Modular construction duplexes

Above: Tierra Colectiva Fillmore duplexes (under construction)

4631 Josephine - Comprehensive Plan 2040 Alignment

Equitable, Affordable & Inclusive

- *Goal 2, Strategy A (p. 28):* Allows 4 permanently affordable CLT homes, expanding affordable ownership in Elyria-Swansea.
- *Goal 3, Strategy B (p. 28):* Walkable to transit, parks, schools, and services; supports “missing middle” housing.
- *Goal 5, Strategy B (p. 28):* CLT model keeps long-time families in their neighborhood, reducing displacement.

Strong & Authentic Neighborhoods

- *Goal 1, Strategy B (p. 34):* Adds housing diversity and services to strengthen community fabric.

Environmentally Resilient

- *Goal 4, Strategy D (p. 53):* Energy-efficient design, solar-ready roofs, and access to green space.

4631 Josephine - Blueprint Denver Alignment

Neighborhood Context & Land Use

- *Urban context designation:* Supports compact single-unit and multi-unit housing.
- *Rezoning to U-RH-2.5:* Fits existing character with a small-scale 4-unit development.
- *Policy 2C (p. 72):* Slightly increases density in exchange for affordable housing.

Future Place Type & Street Type

- *Low Residential (p. 231):* Supports single/two-unit and “missing middle” housing up to 2.5 stories.
- *Local Street (p. 154):* Consistent with low-intensity, residential street patterns.

Growth Strategy (p. 49–51):

- Supports modest growth in “all other areas” by adding affordable housing in a displacement-vulnerable neighborhood.

Policies & Strategies (p. 82–83):

- Integrates missing middle housing in low-residential areas.
- Uses affordability incentives near transit.
- Preserves and adds smaller affordable homes.

Equity Concepts (p. 12):

- **Access to Opportunity:** Close to schools, library, recreation center, parks, and bus lines.
- **Reduce Displacement:** All TCCLT homeowners and waitlisted families who are likely buyers for these homes are long-term GES residents facing displacement.
- **Expand Housing Diversity:** Adds ownership options and gentle density in a rental-heavy area.

4631 Josephine - Elyria-Swansea Neighborhood Plan Alignment

Council-Led Rezoning for Single-Family/Duplex (B.7):

- Explicitly supports rezoning to allow ADUs, duplexes, and rowhouses.

Balanced Land Use – B.3 (p. 29):

- Encourages more housing choices and diversity; replaces a vacant lot with affordable family homes.

Improve Access – B.23 (p. 46):

- Promotes moderate-density housing such as duplex or rowhouse units without displacement.

Traditional Residential Areas (p. 88):

- Reverses population loss by replacing 4 of 56 homes removed by CDOT's eminent domain actions.

Encourage Investment – E.2 (p. 88):

- Supports duplexes and rowhouses consistent with the single-family/duplex designation.
- Reinvests in affordable housing and anti-displacement goals in a Brownfield redevelopment context.

4631 Josephine - Public Interest & Community Benefit

- Converts a remnant auto-shop parcel into safe, permanently affordable homes.
- Environmental cleanup coordinated with EPA, CDPHE, and DDPHE before construction.
- Walkable access to transit, schools, library, parks, and community green space.
- Reduces transportation costs and supports healthy, sustainable lifestyles.
- CLT model and resale restrictions ensure permanent affordability and community stewardship

4631 Josephine - Neighborhood Context & Zone Intent

- **Urban Neighborhood Context:** Walkable, mixed-unit residential character.
- **U-RH-2.5 District Purpose:** Encourages multi-unit housing that complements surrounding scale.
- **Zone Intent:** Allows row homes up to 2.5 stories, matching the proposed design.
- **Outcome:** Modest, permanently affordable ownership homes that enhance neighborhood diversity, stability, and affordability

Neighbor-led Governance Structure

In addition to site-specific community outreach for this rezone, Tierra Colectiva Community Land Trust (TCCLT) is directly governed by neighbors.

GES Coalition Members: Current or displaced GES neighbors committed to the GES Coalition Mission. All Tierra Colectiva CLT homeowners are voting members of the GES Coalition.

Neighborhood-wide elections

GES Coalition Central Board: 100% GES neighbors

Appointed by Central Board

Tierra Colectiva Community Land Trust (TCCLT) Development Committee:

- $\frac{1}{3}$ TCCLT homeowners
- $\frac{1}{3}$ GES community members
- $\frac{1}{3}$ technical experts

Outreach Efforts

Through neighborhood governance all potential development sites go through the TCCLT development committee and the Central GESC board before purchase, and then throughout the development process. All projects must pass threshold criteria that hold addressing displacement as the priority (30-50 AMI rental, 50-70 AMI homeownership).

Initial Discussions from outreach around the TC food forest at 4790 Josephine showed interest from neighbors in having replacement housing, in particular homeownership at that site.

Site-Specific Outreach Activities

- Bilingual door knocking and flyering on directly adjacent blocks (October 2025)
 - Develop follow up and communication list for updates on the project
- Shared at Orientation for Tierra Colectiva Oct 7th
- Tabling at GES Coalition Annual Member Meeting and Board Election (Oct 14th) - ~ 75 neighbors in attendance
- Flyer distribution at local stores like Tepetate and Sanchez panaderia
- Shared through the November Tierra Colectiva Newsletter
- Will be shared through other neighborhood organizations including Denver North Business Association, Elyria Swansea Neighborhood Association, Inter-Neighborhood Cooperation (INC), Opportunity Corridor Coalition of United Residents, United Community Action Network
- Shared through the October Tierra Colectiva Community Land Trust Homeowner Newsletter

At all outreach events, neighbors are invited to;

- Join or refer family and friends to join TCCLT homeownership interest list, attend a TCCLT orientation, and/or begin the process of homeownership readiness with a housing counseling session
- Ask questions or voice concerns and feedback about the proposed re-zone - documented by GESC & TCCLT staff
- Express support through a sign-on letter of support
- Request follow up information from GESC or D9 office