



Villa Park, Barnum, and Barnum West

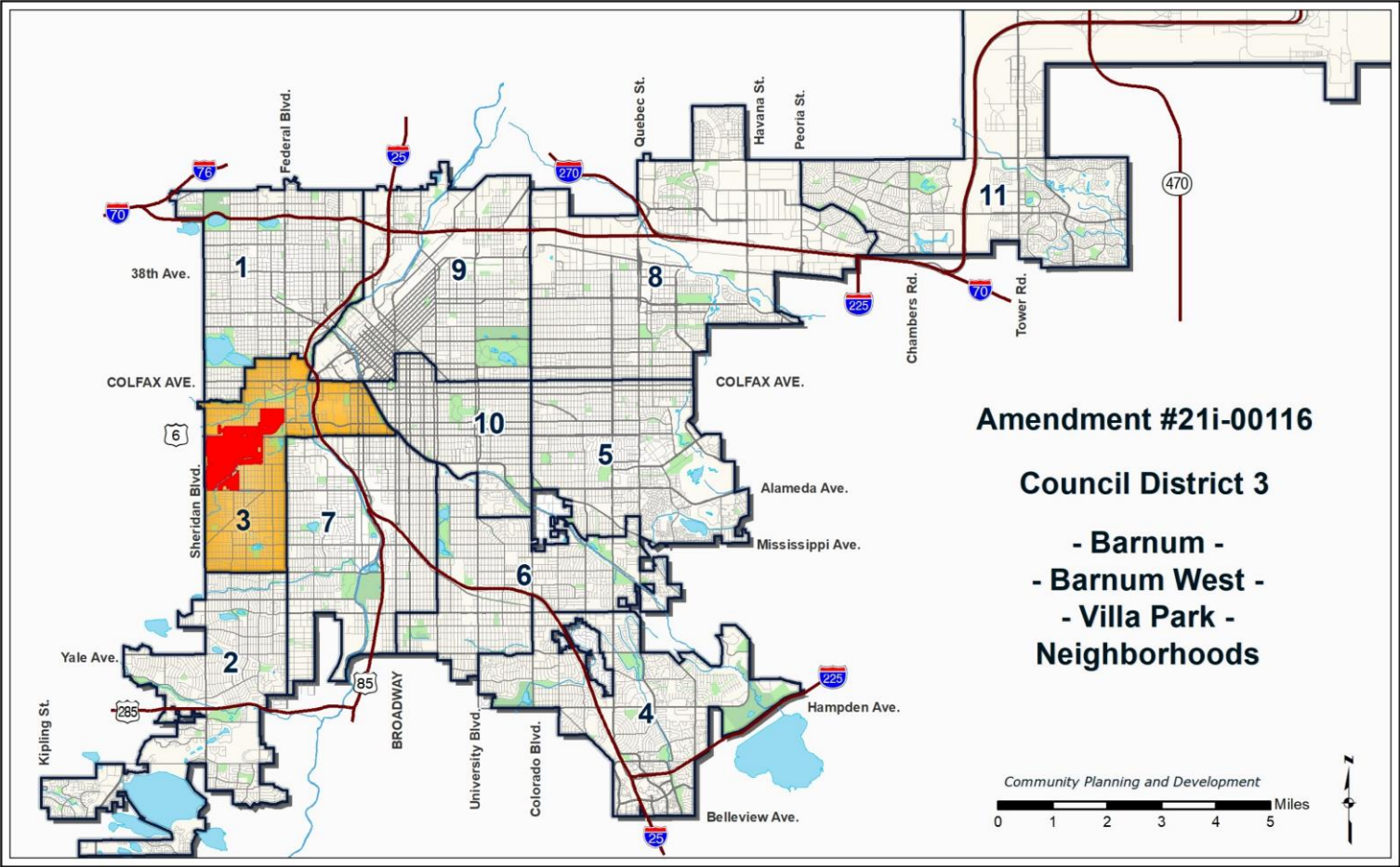
Map Amendment #2021I-00116: from E-SU-D and
E-SU-Dx to E-SU-D1 and E-SU-D1x

Date: 05/09/2022

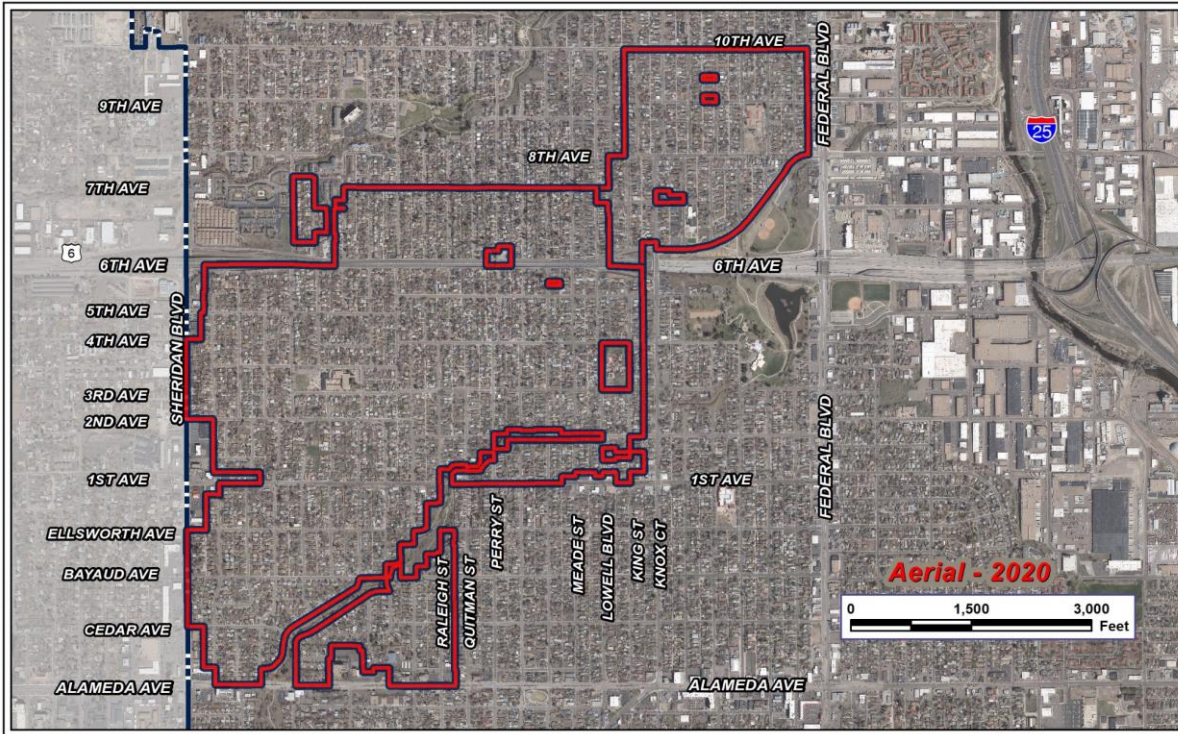
Purpose of Map Amendment

- Sponsored by Council Member Jamie Torres
- Map Amendment: Rezone all properties with single-unit residential zoning in portions of Villa Park, Barnum, and Barnum West to allow ADUs
- Portions of these neighborhoods already allow for ADUs

Council District 3: Torres



Request: E-SU-D1 and E-SU-D1x



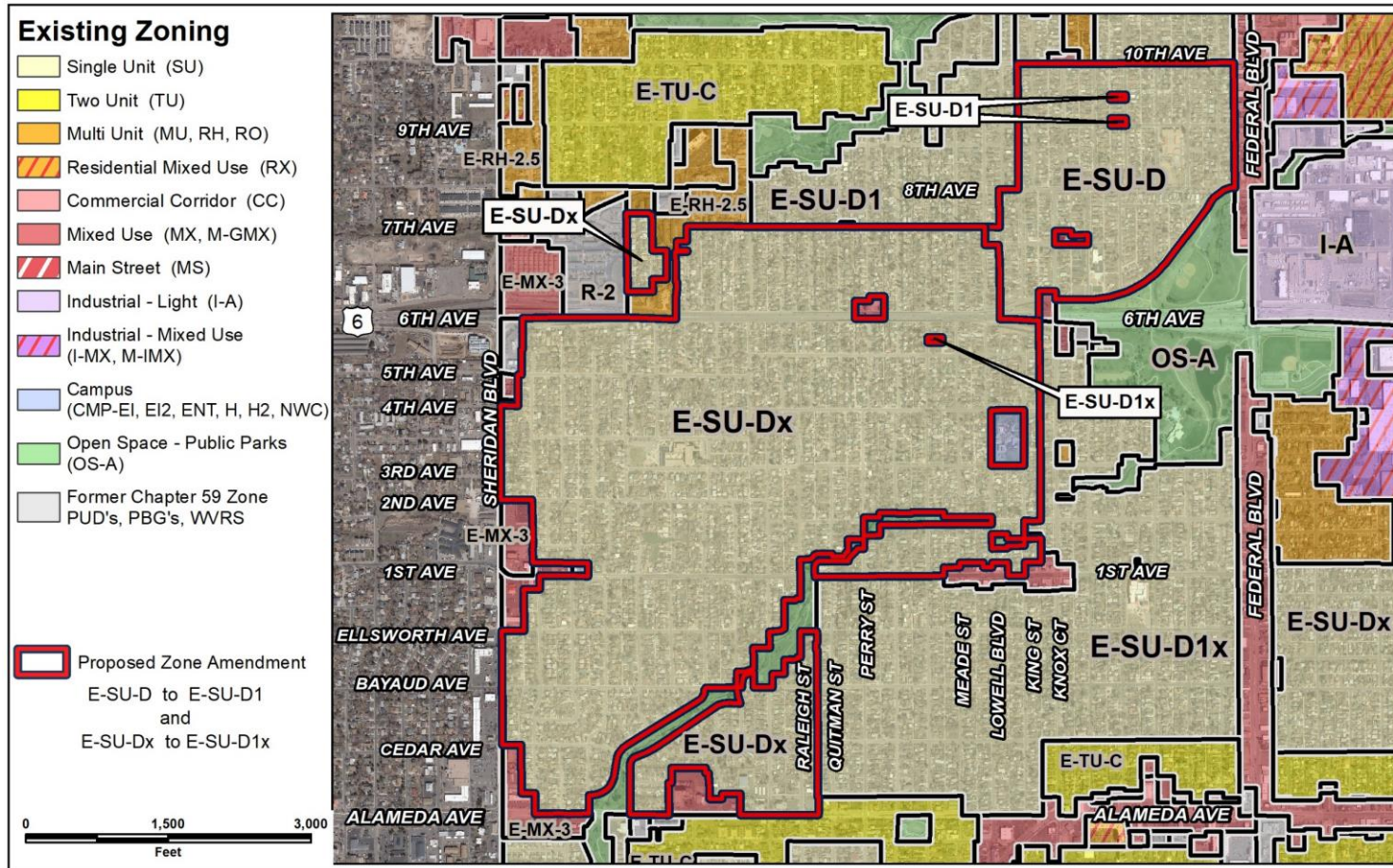
- Nearly 3,000 parcels
- Approximately 439 acres
- Urban Edge Neighborhood Context – Single-Unit Residential Use – allowing accessory dwelling units
- Requesting rezoning to facilitate accessory dwelling units

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

Existing Context Overview

- Zoning
- Land Use
- Building Form/Scale

Existing Zoning



- Current zoning: E-SU-D and E-SU-Dx
- Surrounding zoning: E-SU-D1, E-SU-D1x, E-MX-3, OS-A, E-RH-2.5
- Contained within the rezoning area are three properties previously rezoned to E-SU-D1 and E-SU-D1x to allow ADUs.

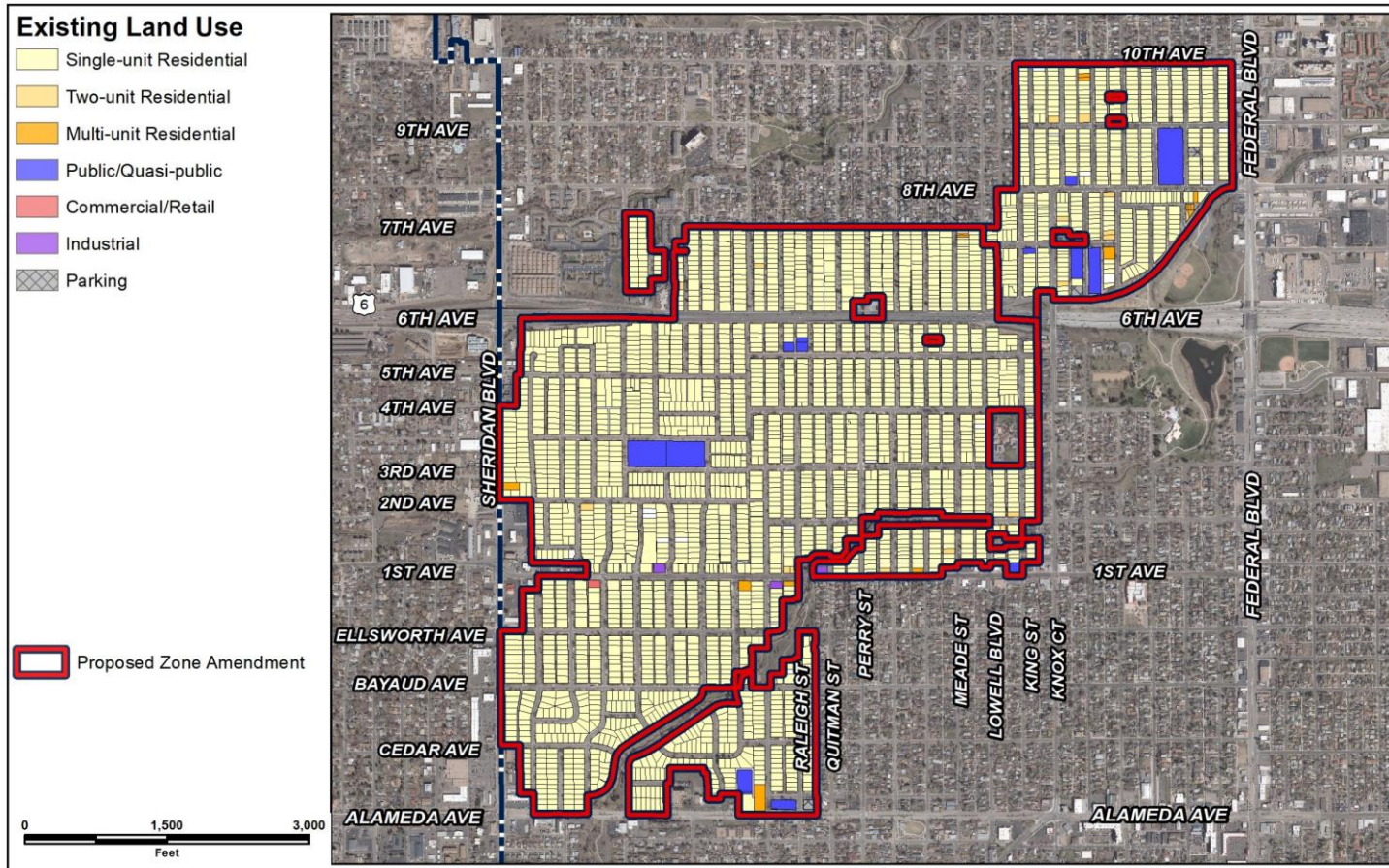
Historic Structure



666 King Street

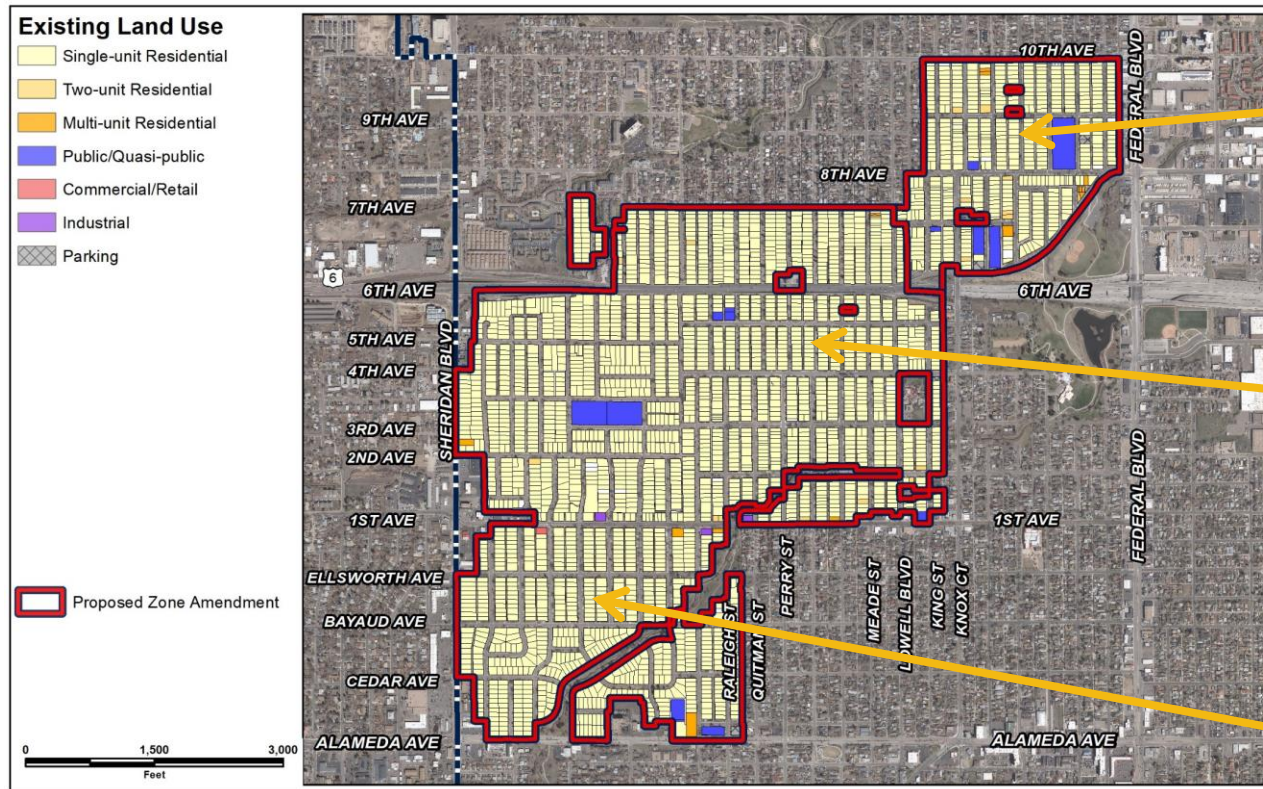
- Development would be subject to landmark review and regulations that currently exist on property

Existing Land Use

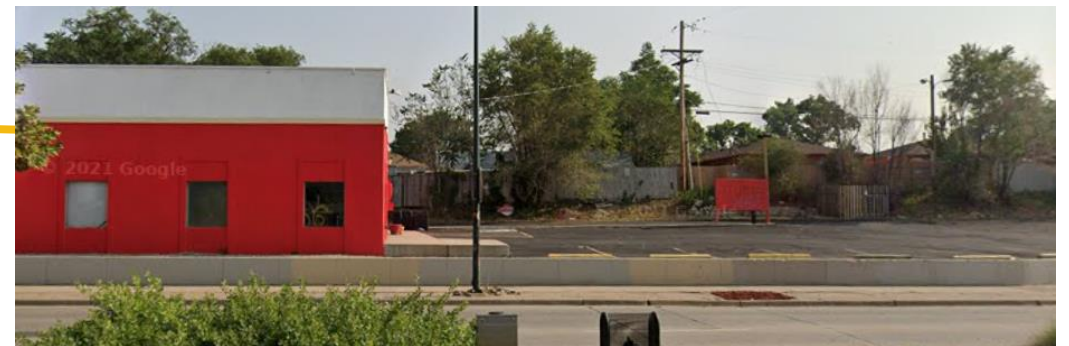
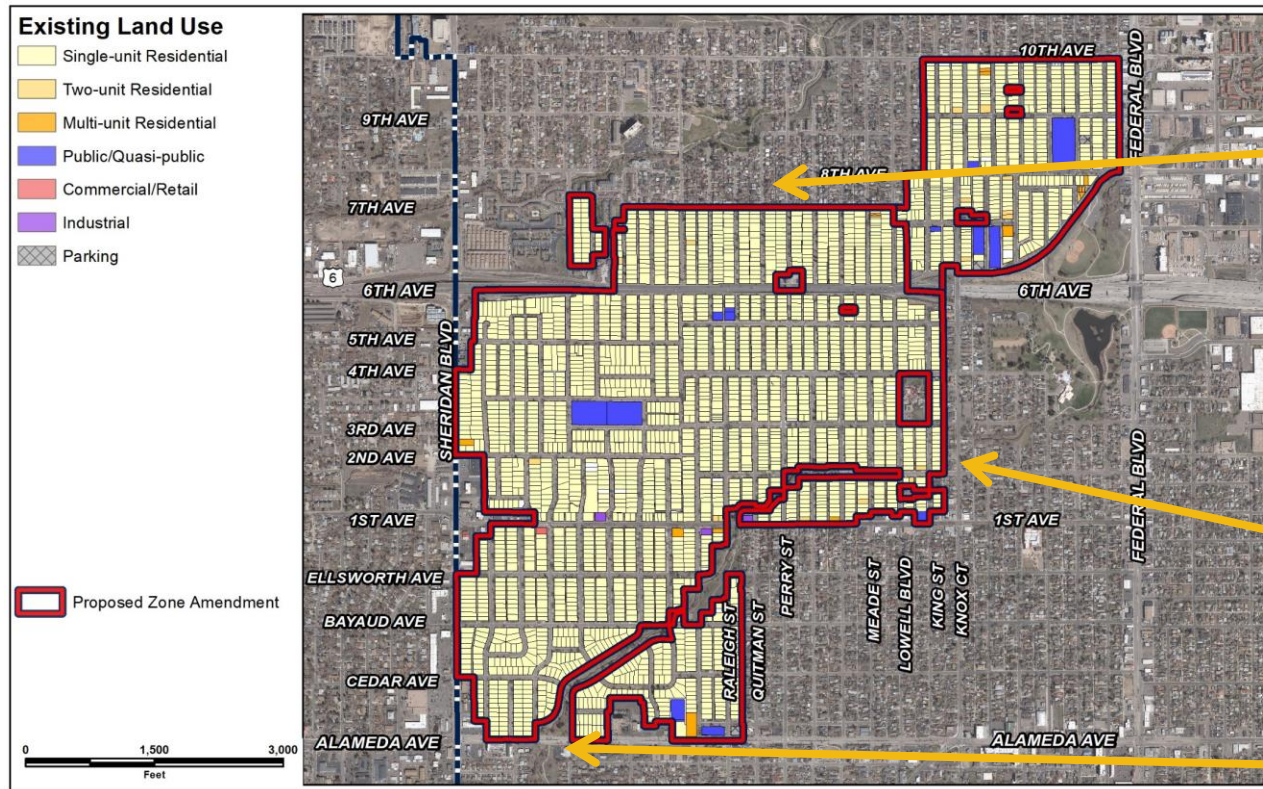


- Single-unit residential, public/quasi public, handful of two- and multi-unit residential uses
- Adjacent to commercial, office, mixed use, public/quasi public, park/open space, single-unit residential, two-unit residential, multi-unit residential

Existing Context – Built Form/Scale



Existing Context – Built Form/Scale



Public Outreach: June 2021 – August 2021

- Created a public facing website
- Mailed postcards to every household in the rezoning area
- Went door-to-door twice to share 3,000 flyers with every household
- Posted flyers at 19 community locations with contact information
- Posted yard signs at 8 community locations
- Presented to Villa Park Neighborhood Association & Community Coalition of Barnum
- Sent notice to 13 Registered Neighborhood Organizations
- Provided a bilingual phone line for 43 neighbors to ask questions and express support or opposition
- Hosted two virtual office hour sessions
- Hosted two virtual townhalls
- Hosted on in-person townhall, with Spanish interpretation
- Collected 140 surveys



Process

- Informational Notice: 12/8/2021
- Planning Board Notice Posted: 3/1/2022
- Planning Board Public Hearing (unanimously recommended approval): 3/16/2022
- LUTI Committee: 3/29/2022
- City Council Public Hearing: 5/9/2022

Public Comment

- RNOs: letters of support from Community Coalition for Barnum and Villa Park Neighborhood Association
- Members of the public
 - Detailed survey response comments, majority in support, included with application
 - Staff has received 4 letters in opposition and 33 comments in support

Review Criteria

Denver Zoning Code Review Criteria

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

Review Criteria

Denver Zoning Code Review Criteria

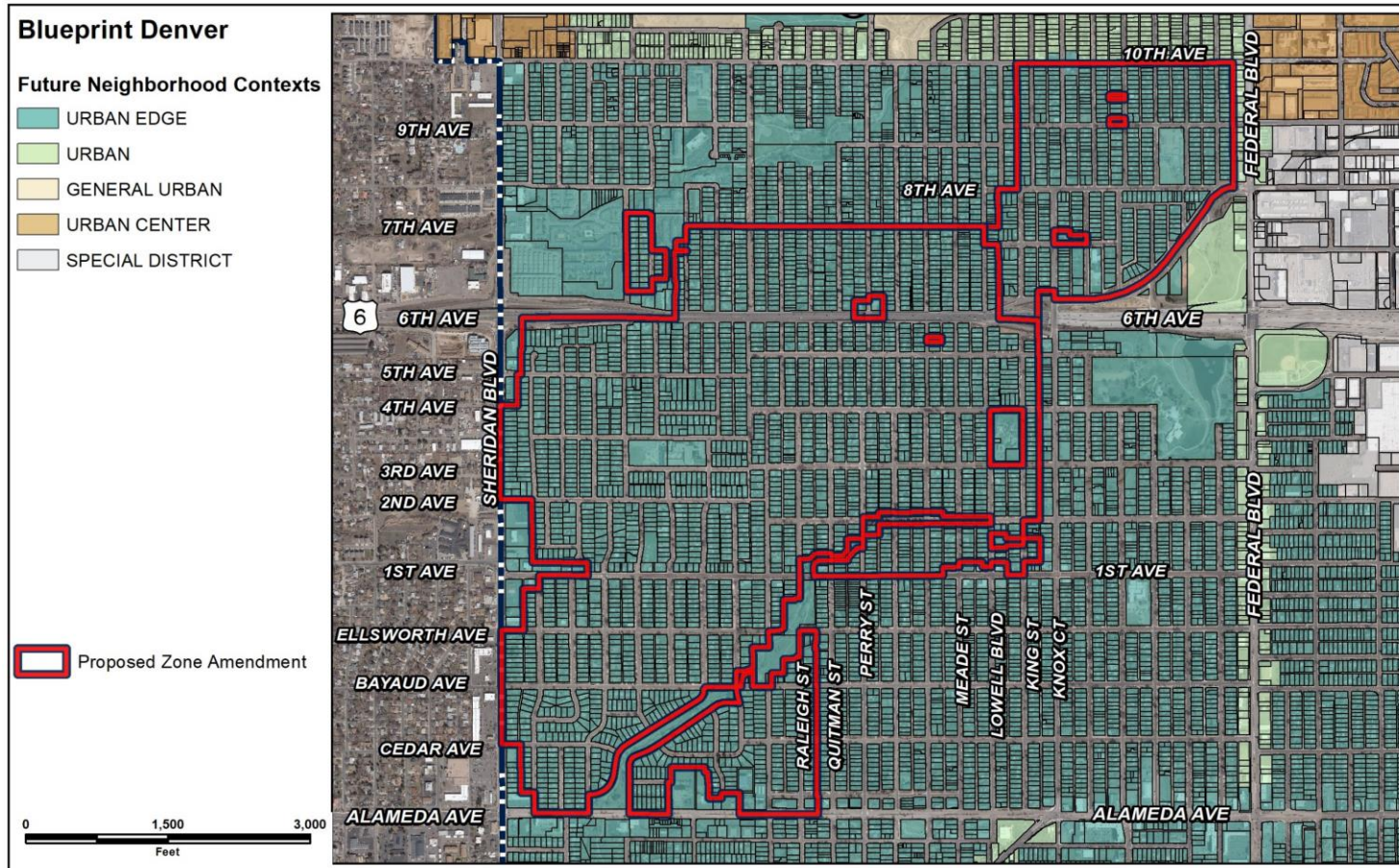
1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*
- *HOST: Five Year Strategic Plan*
- *Villa Park Neighborhood Plan*
- *Barnum/Barnum West Neighborhood Plan*

2. Uniformity of District Regulations

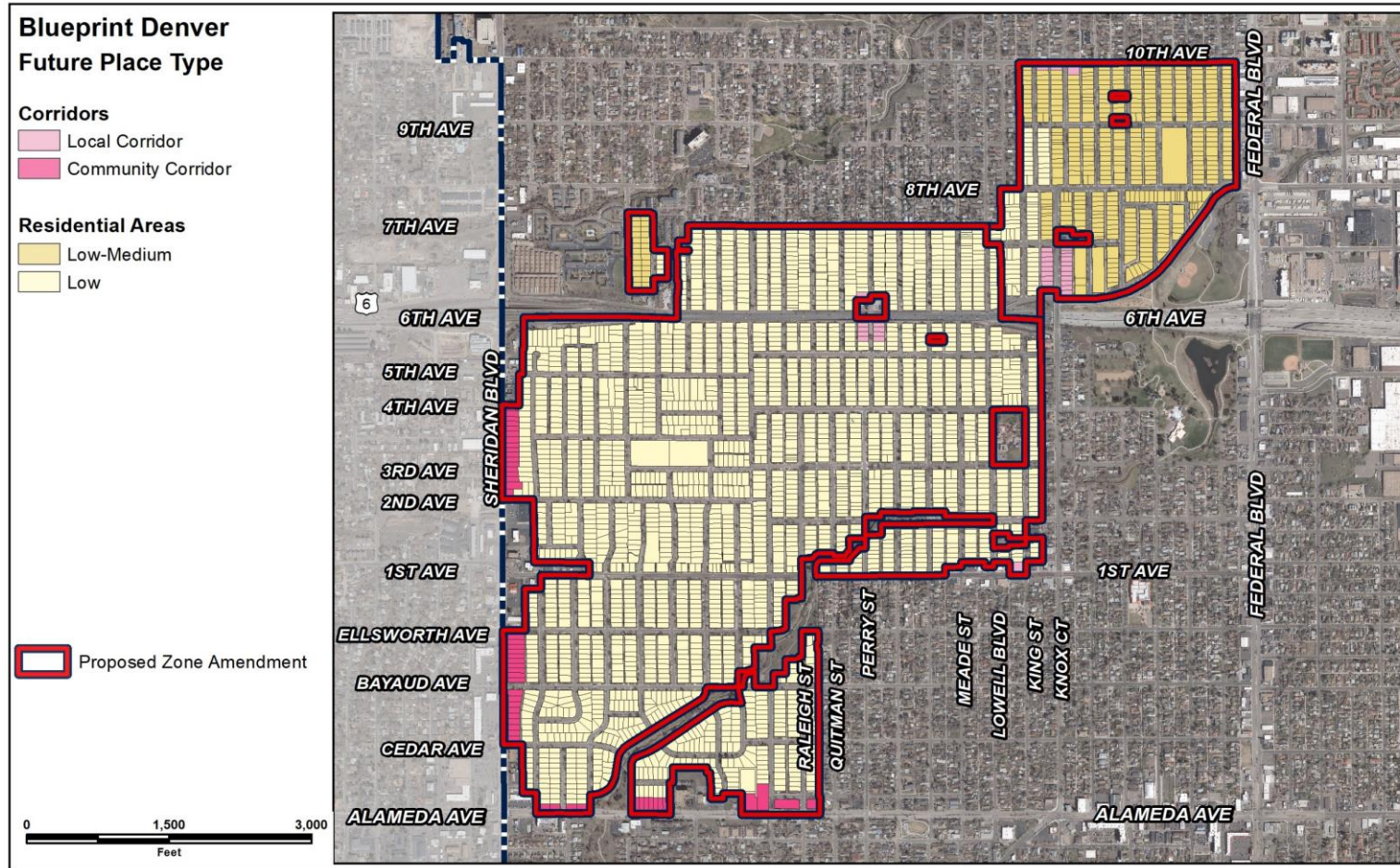
3. Further Public Health, Safety and Welfare

Consistency with Adopted Plans: Blueprint Denver



- **Urban Edge Context**
 - Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout and commercial/mixed use development found along main corridors
 - mix of suburban and urban elements— streets may be rectangular or curved and alleys are sometimes present

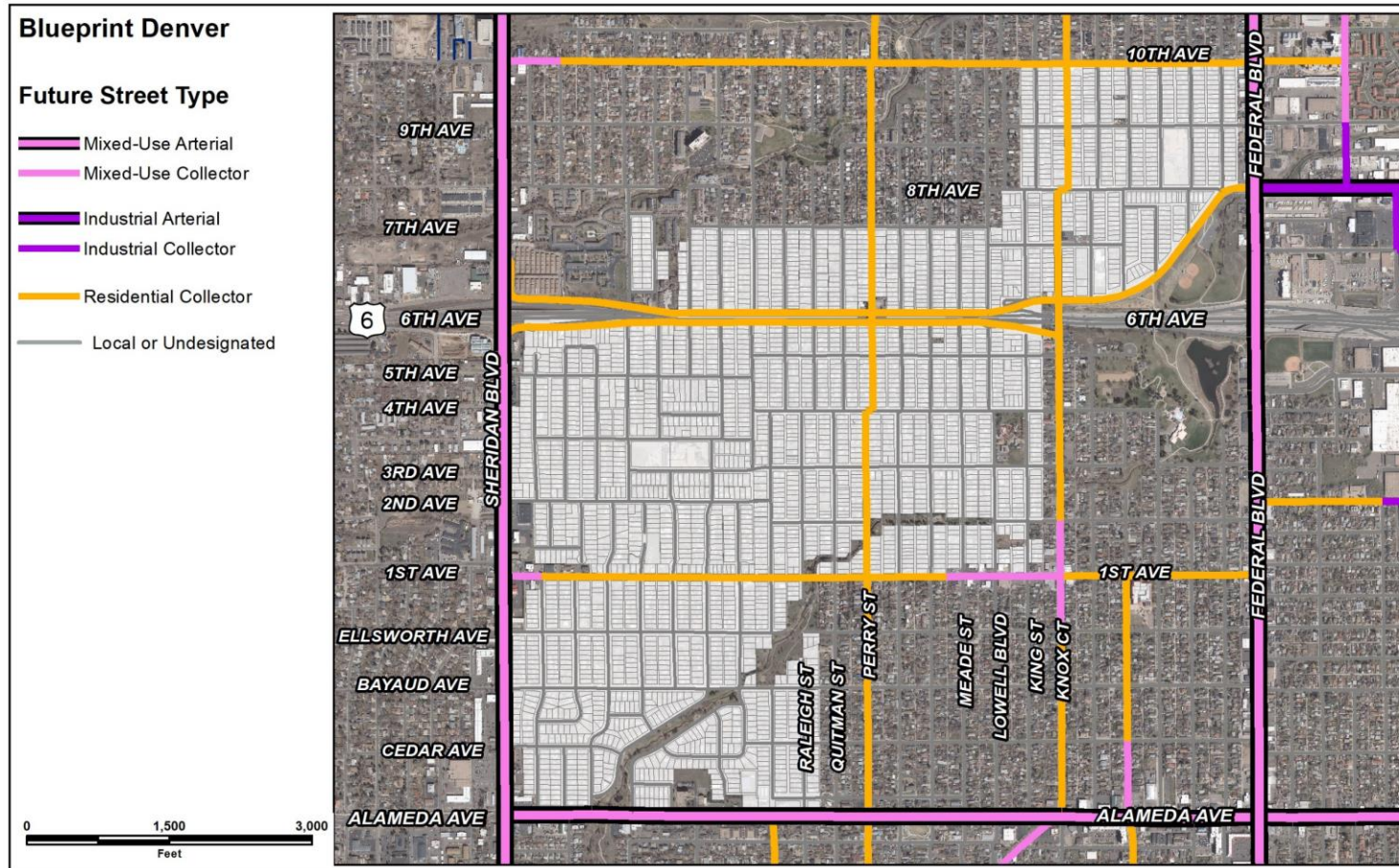
Consistency with Adopted Plans: Blueprint Denver



- **Low Residential**
 - Predominantly single- and two-unit uses
 - Accessory dwelling units are appropriate
- **Low-Medium Residential**
 - Mix of low- to mid-scale multi-unit residential options
- **Local and Community Corridor**
 - May also include some residential options

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.

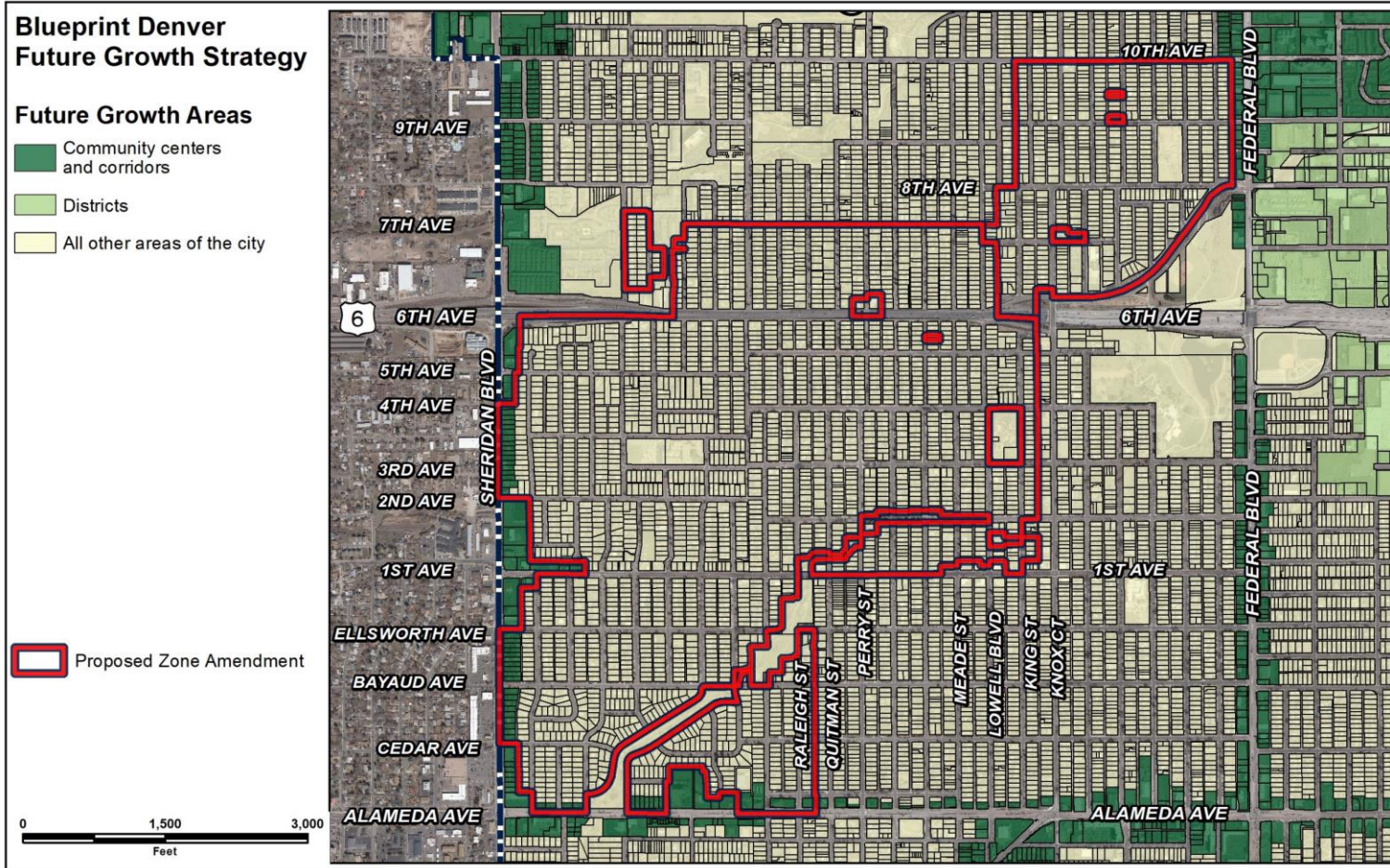
Consistency with Adopted Plans: Blueprint Denver



- **Future Street Type**
 - Federal, Sheridan, Alameda: Mixed Use Street Arterial
 - 10th, 6th, and 1st Aves; Perry, and Knox Streets: Residential Collector
 - 1st Ave and Perry St are identified as Mixed Use Collectors for short nearby segments

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



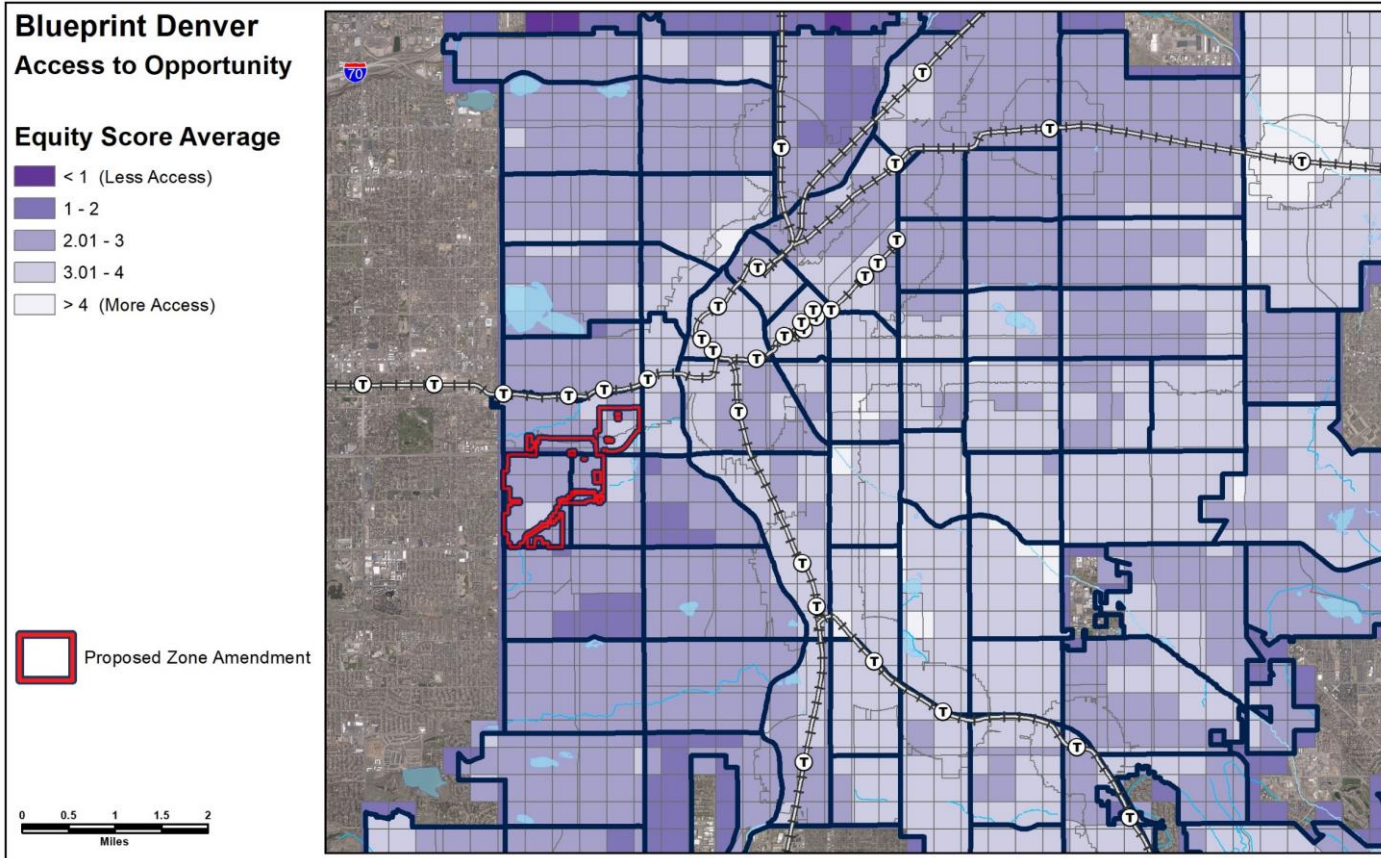
- **Growth Areas Strategy:**
 - All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040
 - Community Centers and Corridors
 - 20% jobs by 2040
 - 25% housing by 2040

Consistency with Adopted Plans: Blueprint Denver

Additional Policies

- Land Use & Built Form, Housing, Policy 4: “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.”
- Land Use & Built Form, General, Policy 11: “Implement plan recommendations through city-led legislative rezonings and text amendments.”
- Land Use and Built Form: General, Policy 5: “Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects”

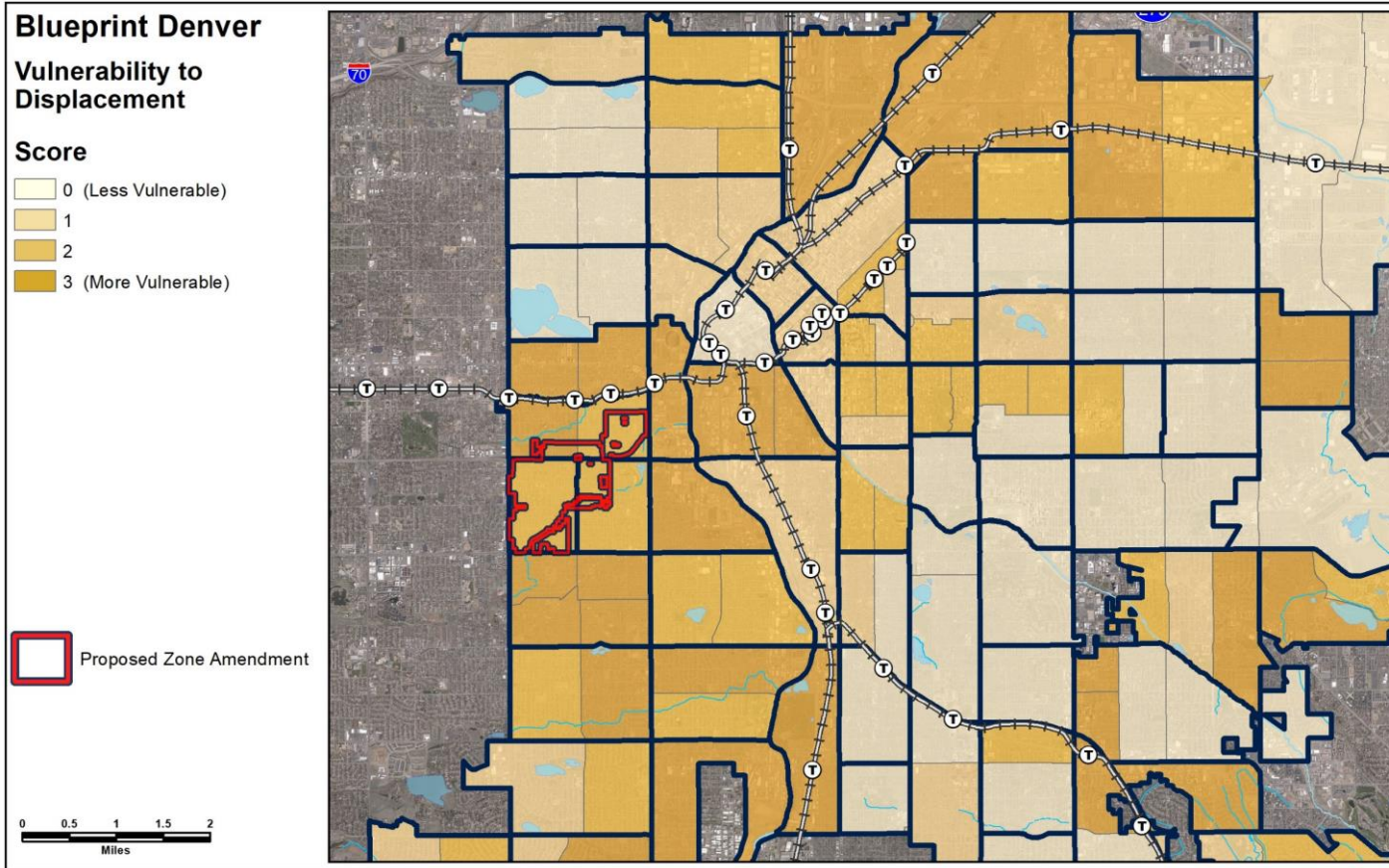
Consistency with Adopted Plans: Blueprint Denver



Access to Opportunity

- Average Access
 - Low access to healthcare, grocery stores, and transit
 - High access to parks and Centers and Corridors
- Proposed rezoning will increase housing in area with access to jobs, services, and parks

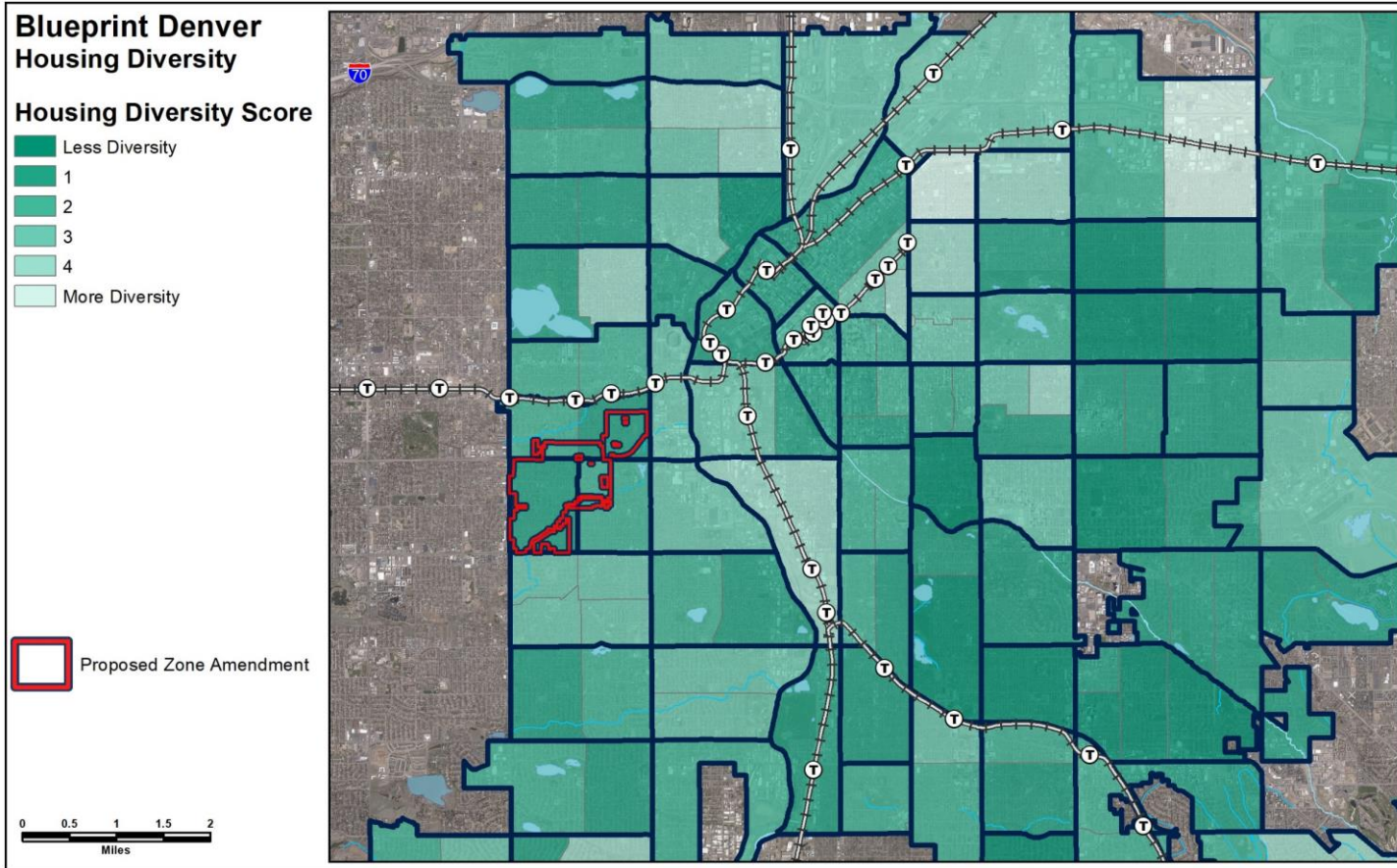
Consistency with Adopted Plans: Blueprint Denver



Vulnerability to Involuntary Displacement

- More Vulnerable, based on two metrics:
 - Median household income
 - Educational attainment
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

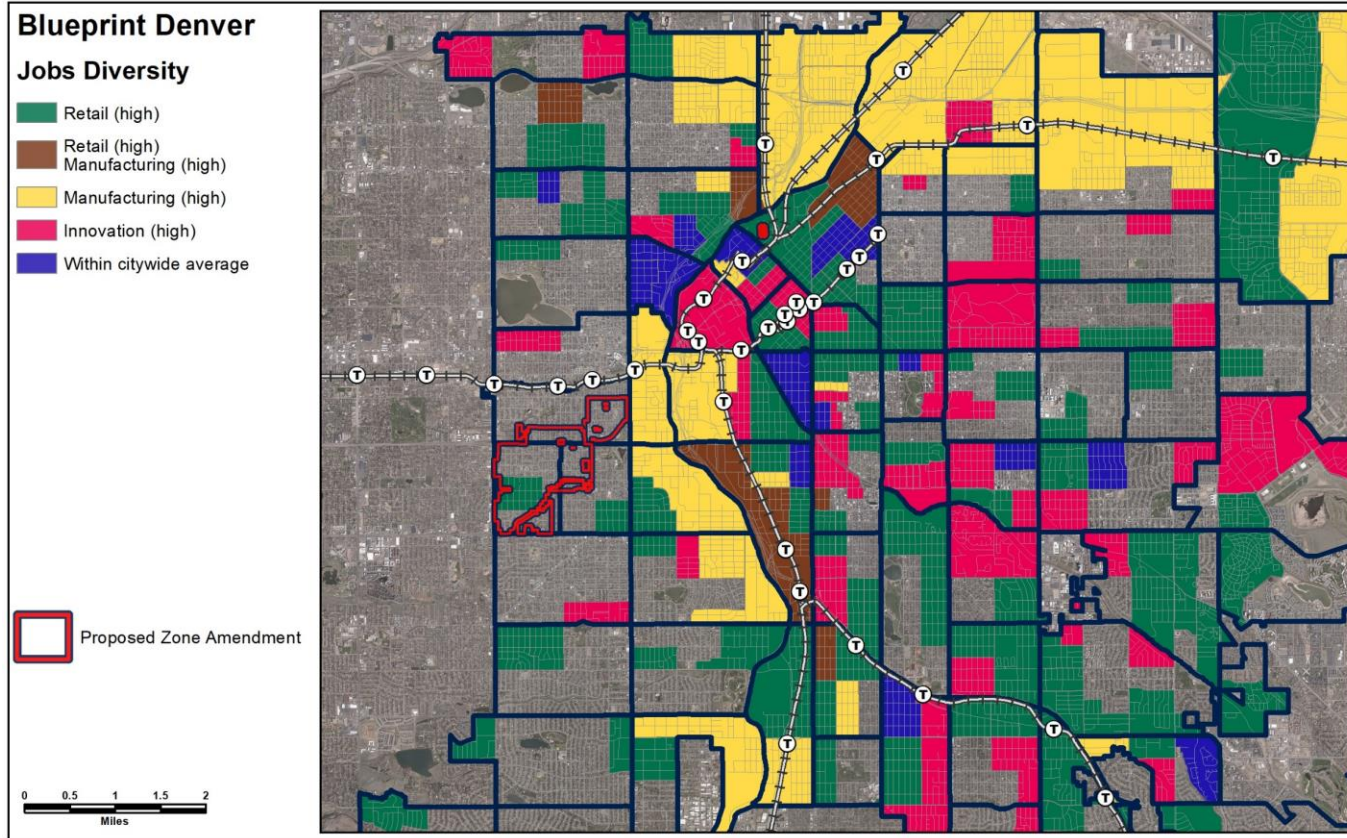
Consistency with Adopted Plans: Blueprint Denver



Housing Diversity

- Below Average Diversity
 - Missing middle
 - Housing costs
 - Affordable units
- New housing type, typically smaller and lower-cost

Consistency with Adopted Plans: Blueprint Denver



Jobs Diversity

- More retail
- Limited impact on jobs diversity

Companion Efforts Addressing Equity

- Reducing Barriers and the West Denver Pilot Program:
 - West Denver Renaissance Collaborative (WDRC) West Denver Single Family Plus Accessory Dwelling Unit Pilot Program
 - Enables moderate- and low-income homeowners design, finance, and build an ADU in nine west Denver neighborhoods, including Villa Park, Barnum, and Barnum West
- ADU Resources:
 - WDRC developed an ADU handbook for residents who want to learn more about ADU but do not qualify for the pilot program
 - CPD has a permitted guide
 - ADUs in Denver Project to make it easier to create ADUs and to make sure they fit in with the different types of neighborhood contexts

Consistency with Plans: HOST Five Year Strategic Plan

Goal 4: Advance Citywide and Regional Approaching, including Policy and Legislative Approaches

Strategy: “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 construction.”

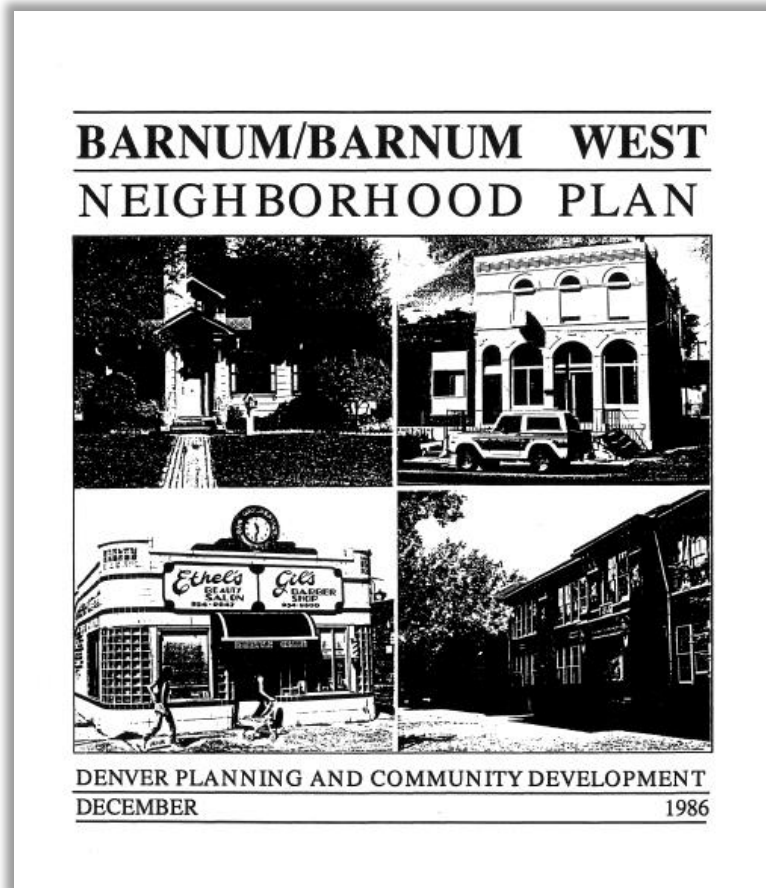
Consistency with Plans: Villa Park Neighborhood Plan



Land Use and Zoning Recommendations

- Strategy LZ-2: “Discourage development that is incompatible with the scale and quality of the neighborhood”
- Applies to properties north of 6th Ave

Consistency with Plans: Barnum/Barnum West Neighborhood Plan



Land Use and Zoning Goals:

- Goal 4: upgrade the present housing stock
- Goal 6: discourage the rezoning of property which does not offer a clear advantage to the neighborhoods
- Goal 7: maintain present low density residential character
- Goal 8: maintain or upgrade the quality of low-density residential property
- Goal 9: encourage the construction of new low-density housing
- Applies to properties south of 6th Ave

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

1. Based on finding all review criteria have been met, staff recommends the Denver City Council approve legislative proposal #2020I-00112.