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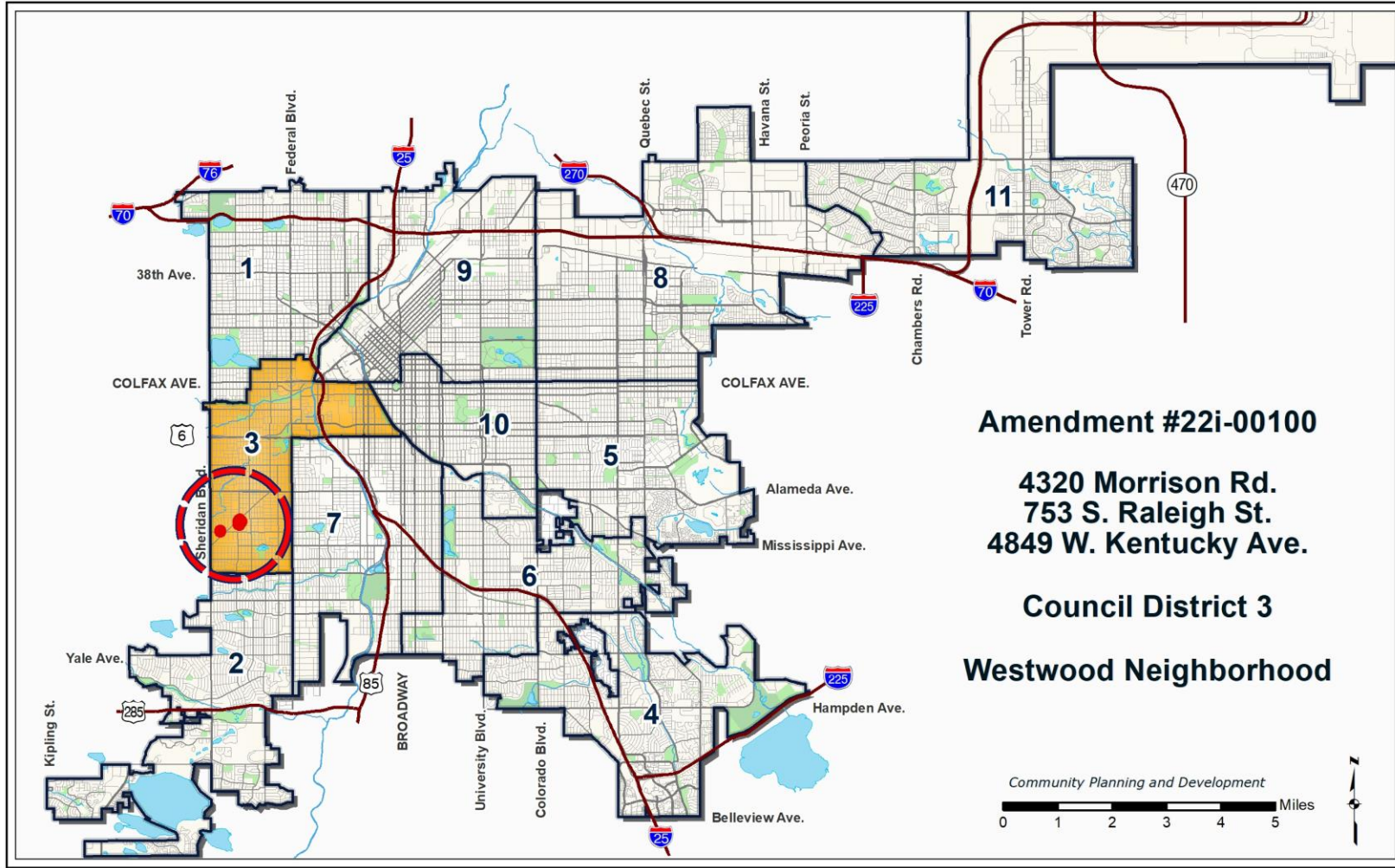
4320 Morrison Rd., 753 S. Raleigh St.,  
and 4849 W. Kentucky Ave.

2022I-00100

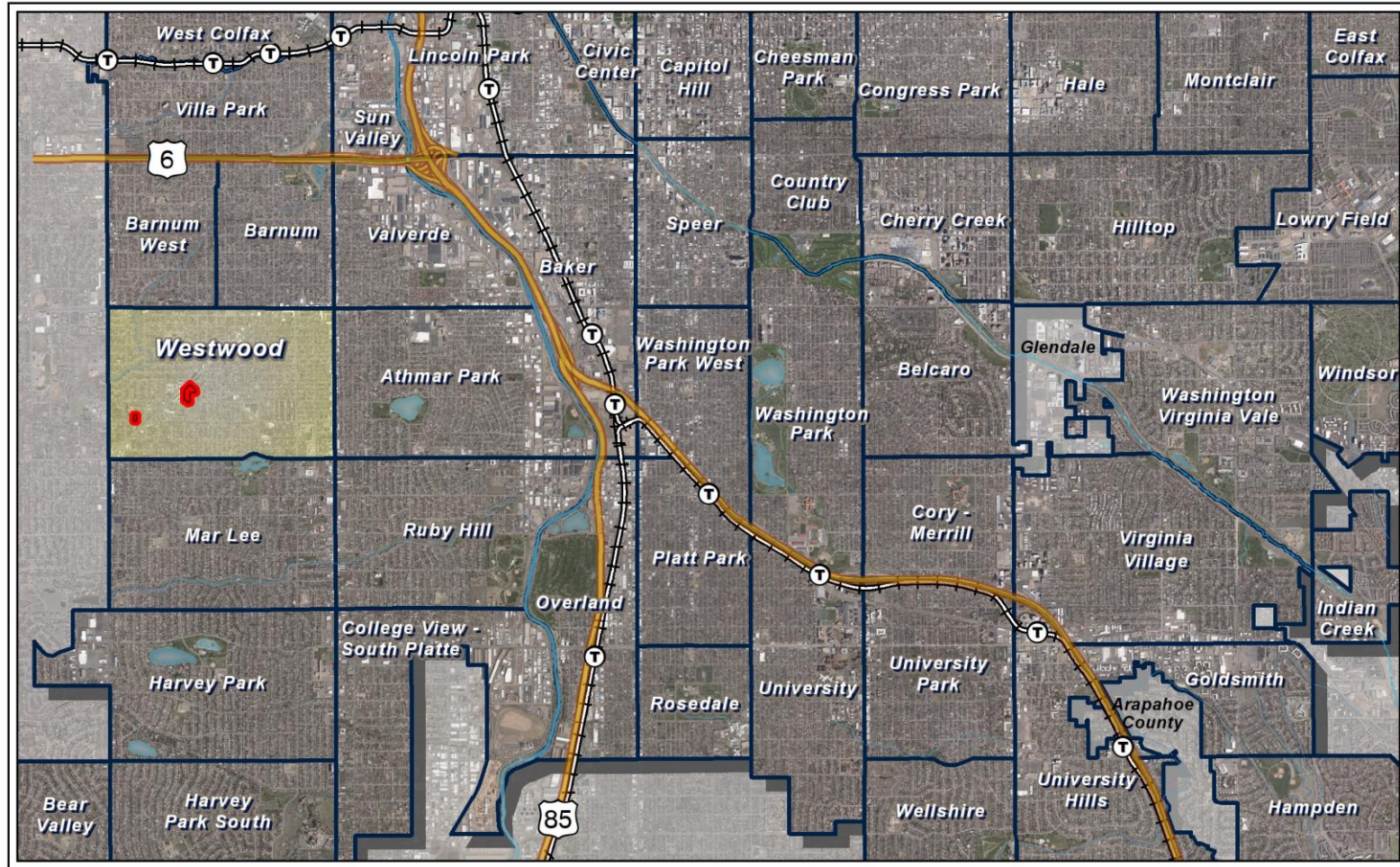
Request: E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C; and E-SU-D to OS-A

City Council: 3/14/2023

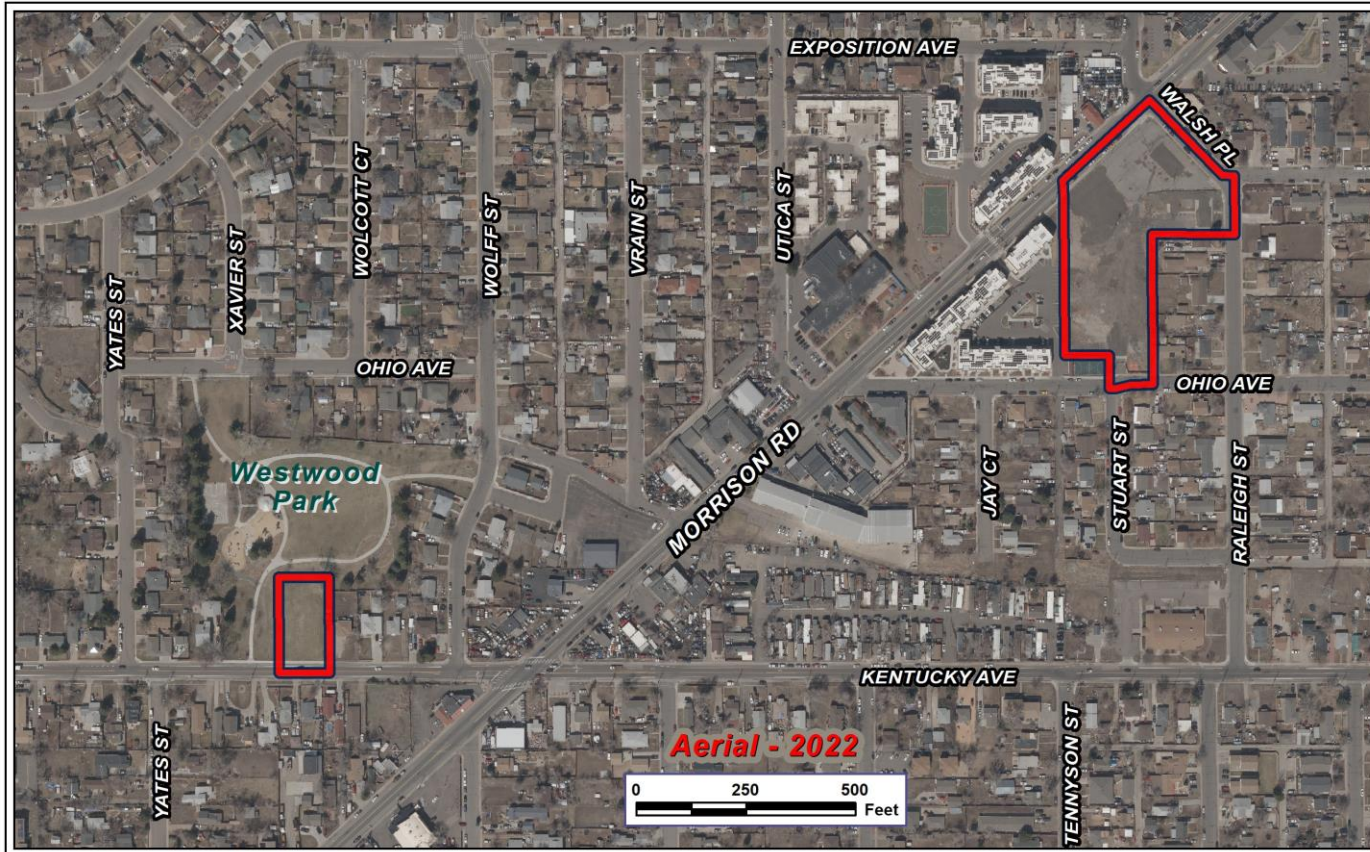
# Council District 3: Jamie Torres



# Westwood Neighborhood

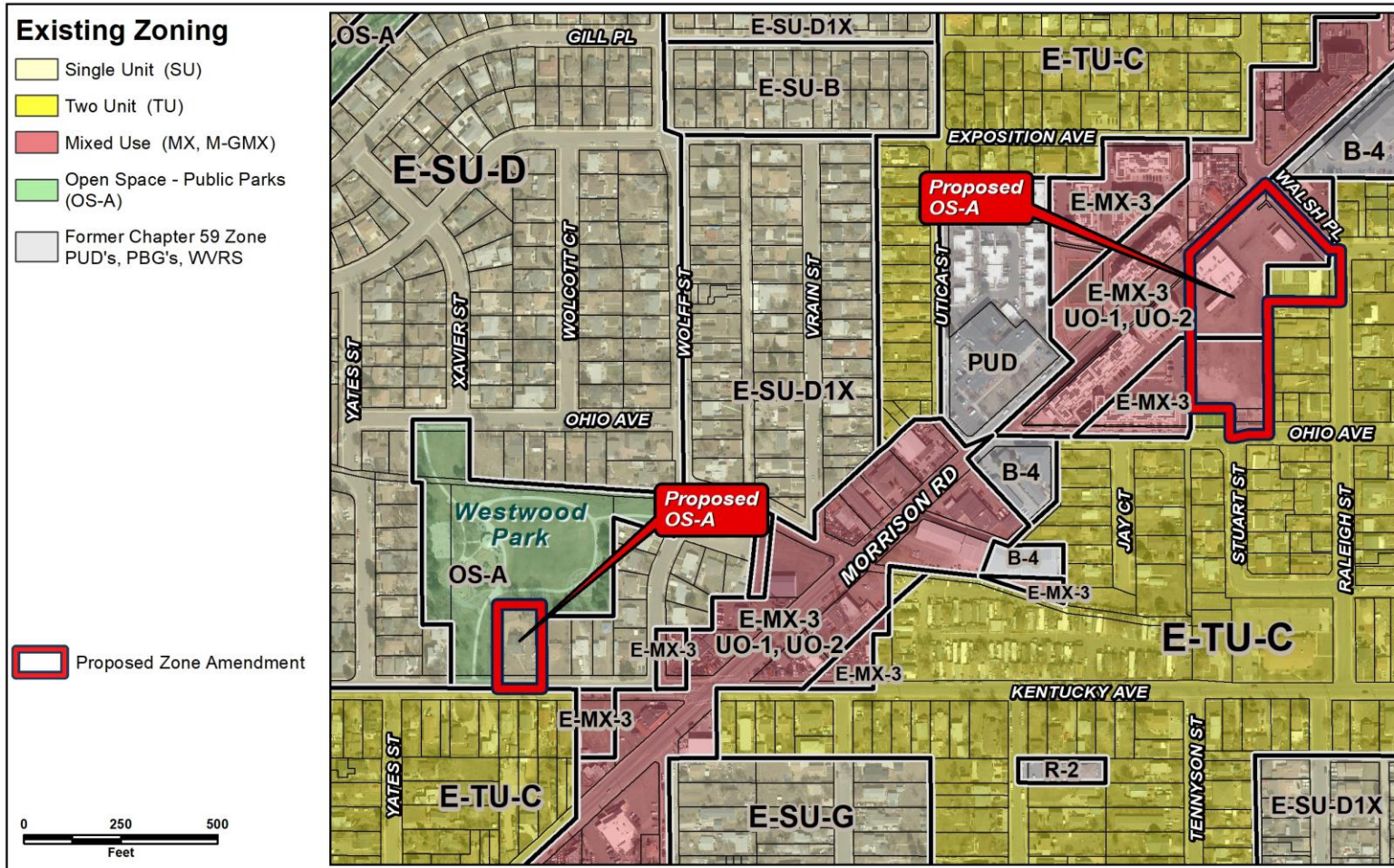


# Request: OS-A



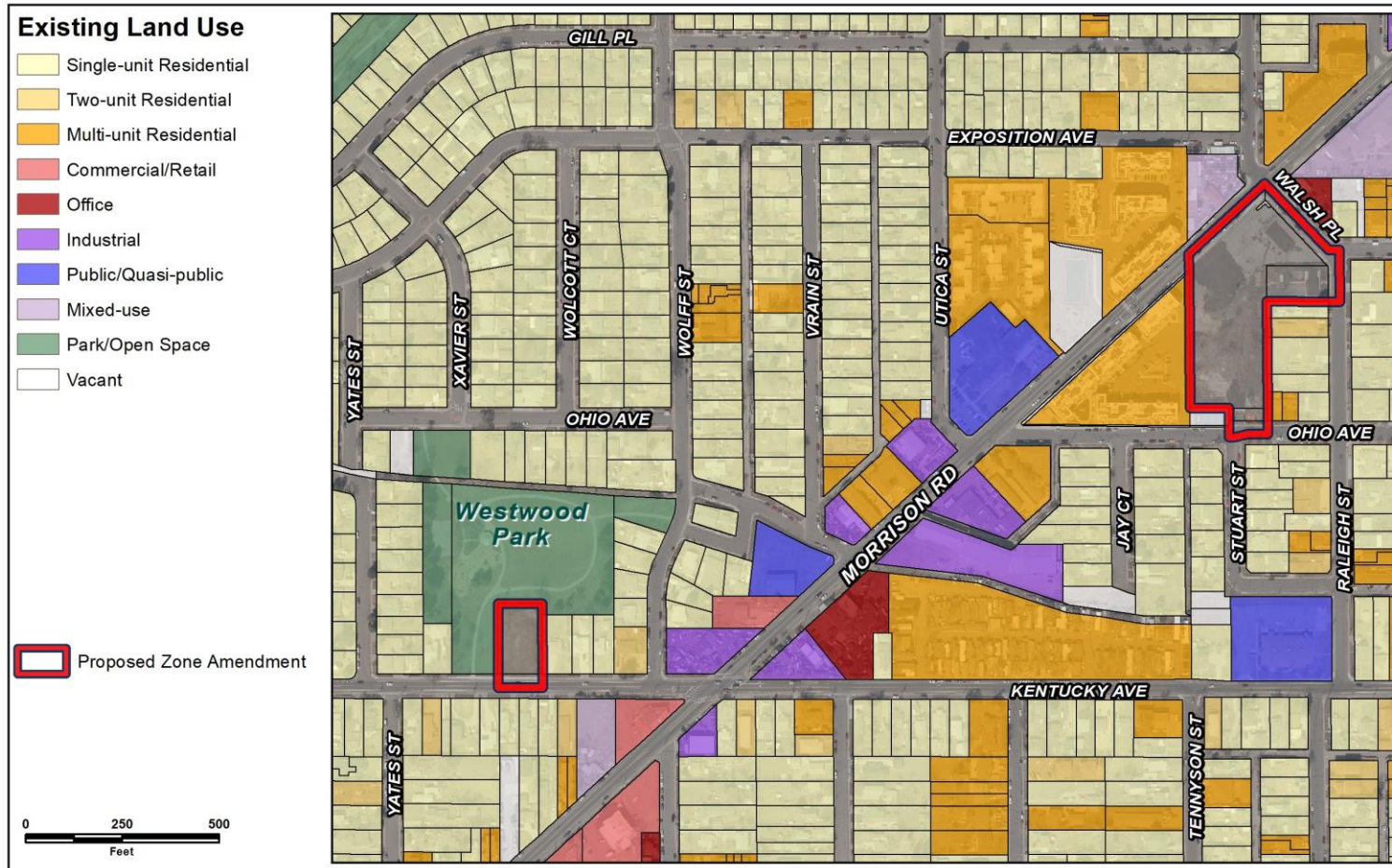
- **Location**
  - Approx. 3.37 acres
- **Request**
  - Rezoning from E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C, and E-SU-D to OS-A
    - District for parks owned, operated, or leased by the city and managed by DPR
- **Proposal**
  - DPR is proposing to expand the Westwood Park and construct a new recreation center

# Existing Zoning



- Current Zoning: E-MX-3; E-MX-3, UO-1, UO-2; E-TU-C; E-SU-D
  - Urban Edge
  - Mixed use
  - Two unit
  - Single unit

# Existing Land Use

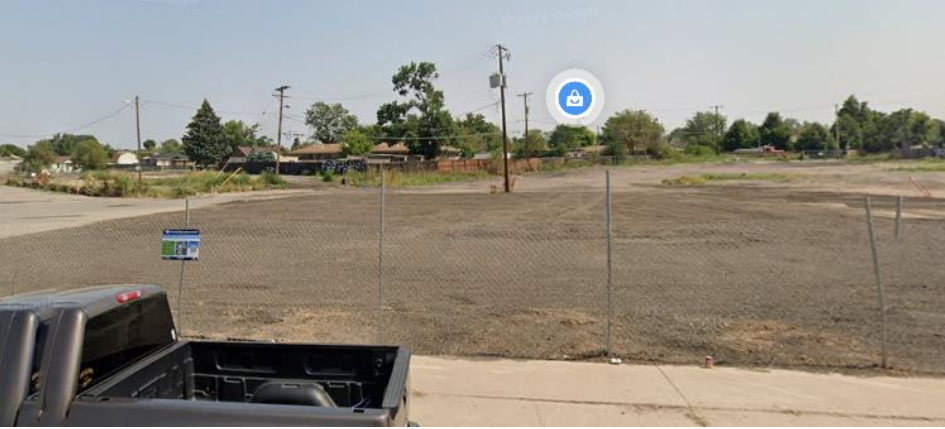


**Land Use:** Vacant and park/open space

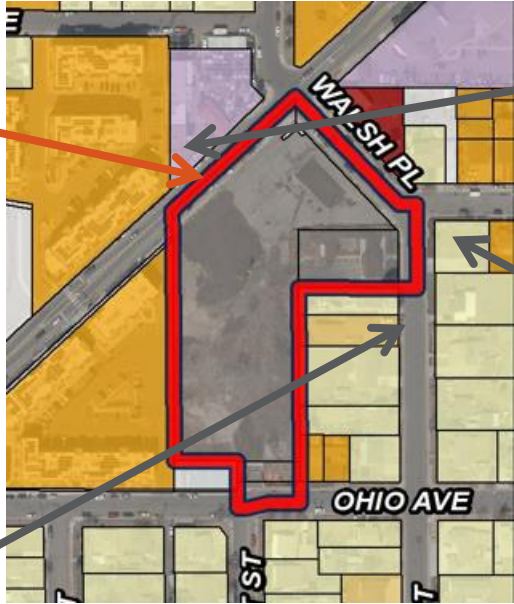
**Surrounding Land Uses:**

- Park/open space
- Single-unit residential
- Multi-unit residential
- Mixed-use

# Existing Building Form/Scale



Subject Property



# Existing Building Form/Scale



Subject Property





# Public Outreach

- Westwood Project Kickoff Survey: 9/2020-5/2021
- Demolition Event: 3/19/2021
- Virtual Public Meeting: 3/2021
- Focus Groups: 5/2022-6/2022
- In-person Public Meeting: 5/2022
- Westwood Recreation Programming Survey: 5/9/2022
- Tabling Events: 4/2022-9/2022

# Process

- Informational Notice: 10/11/2022
- Planning Board Notice: 11/22/2022
- Planning Board Public Hearing (unanimously recommended approval): 12/7/2022
- LUTI Committee: 1/10/2023
- City Council Public Hearing: 2/21/2023
- Public Comment
  - No letters from the public have been received

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

### 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver: A Land Use and Transportation Plan (2019)*
- *Game Plan for a Healthy City*
- *Westwood Neighborhood Plan*

### 2. Uniformity of District Regulations

### 3. Further Public Health, Safety and Welfare

### 4. Justifying Circumstances

### 5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Consistency with Adopted Plans: Comprehensive Plan 2040

## Equity

- Equitable, Affordable and Inclusive Goal 1, Strategy C: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).

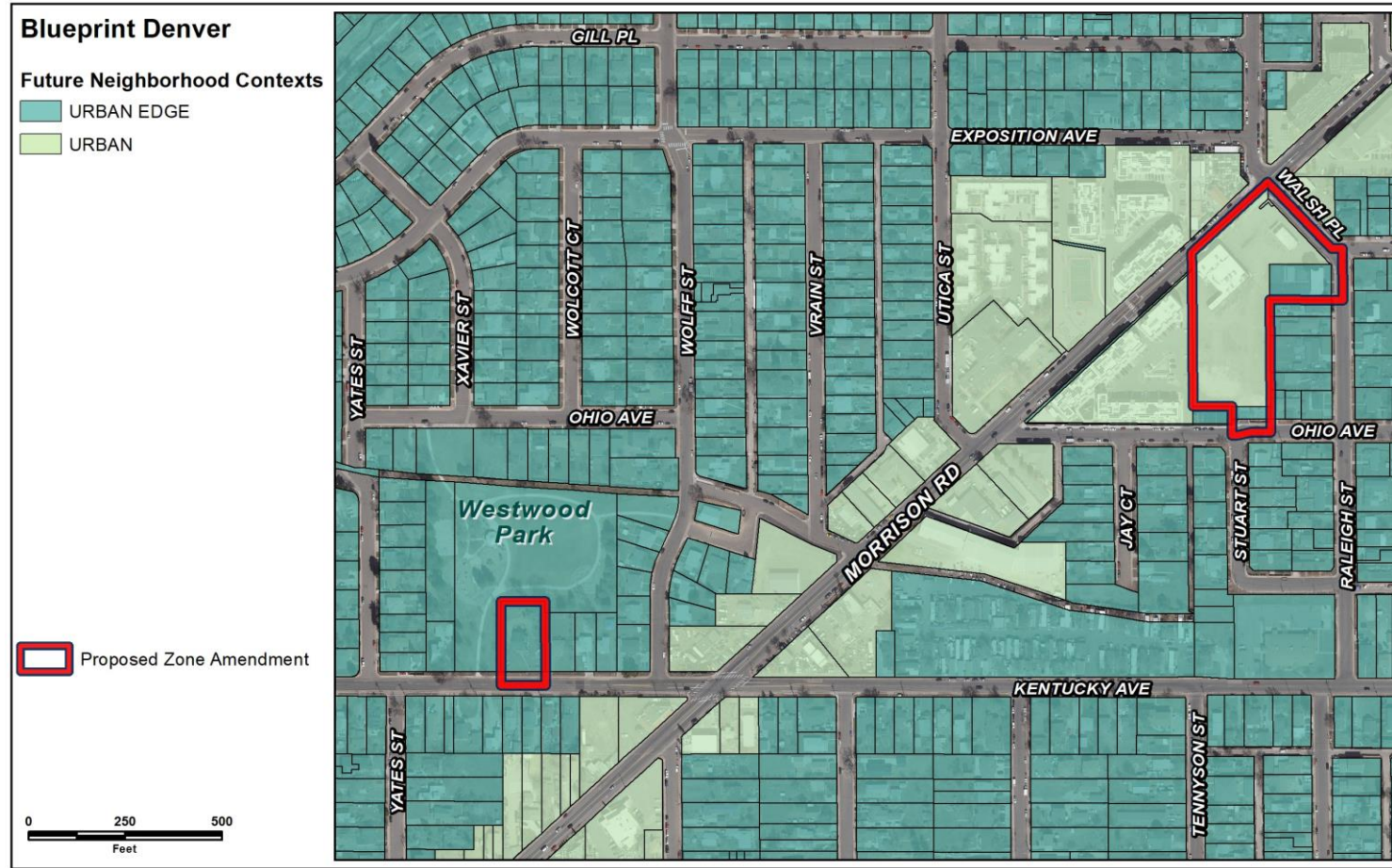


## Climate

- Environmentally Resilient Goal 6, Strategy A: Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver's growth (p. 54).

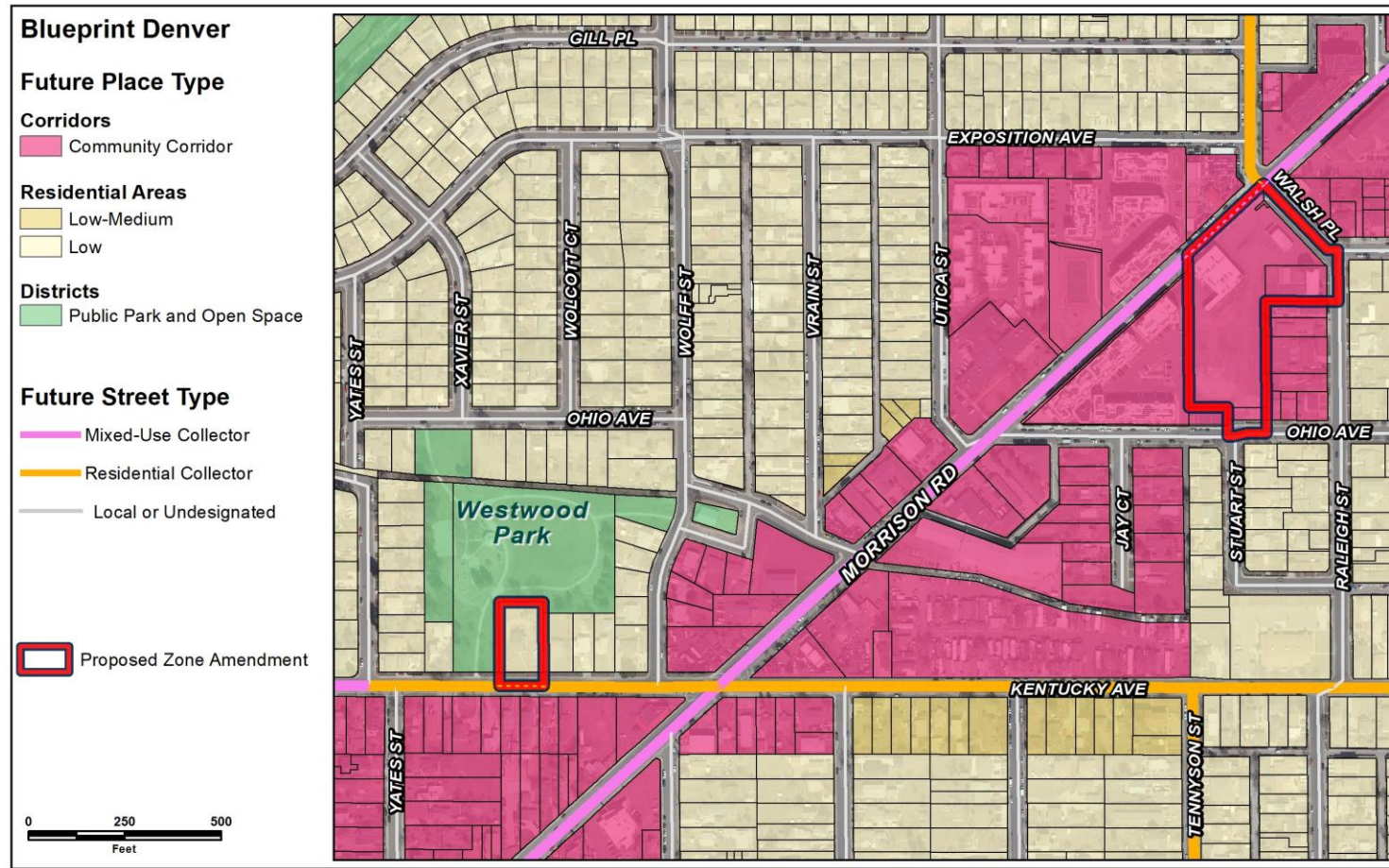


# Consistency with Adopted Plans: Blueprint Denver 2019



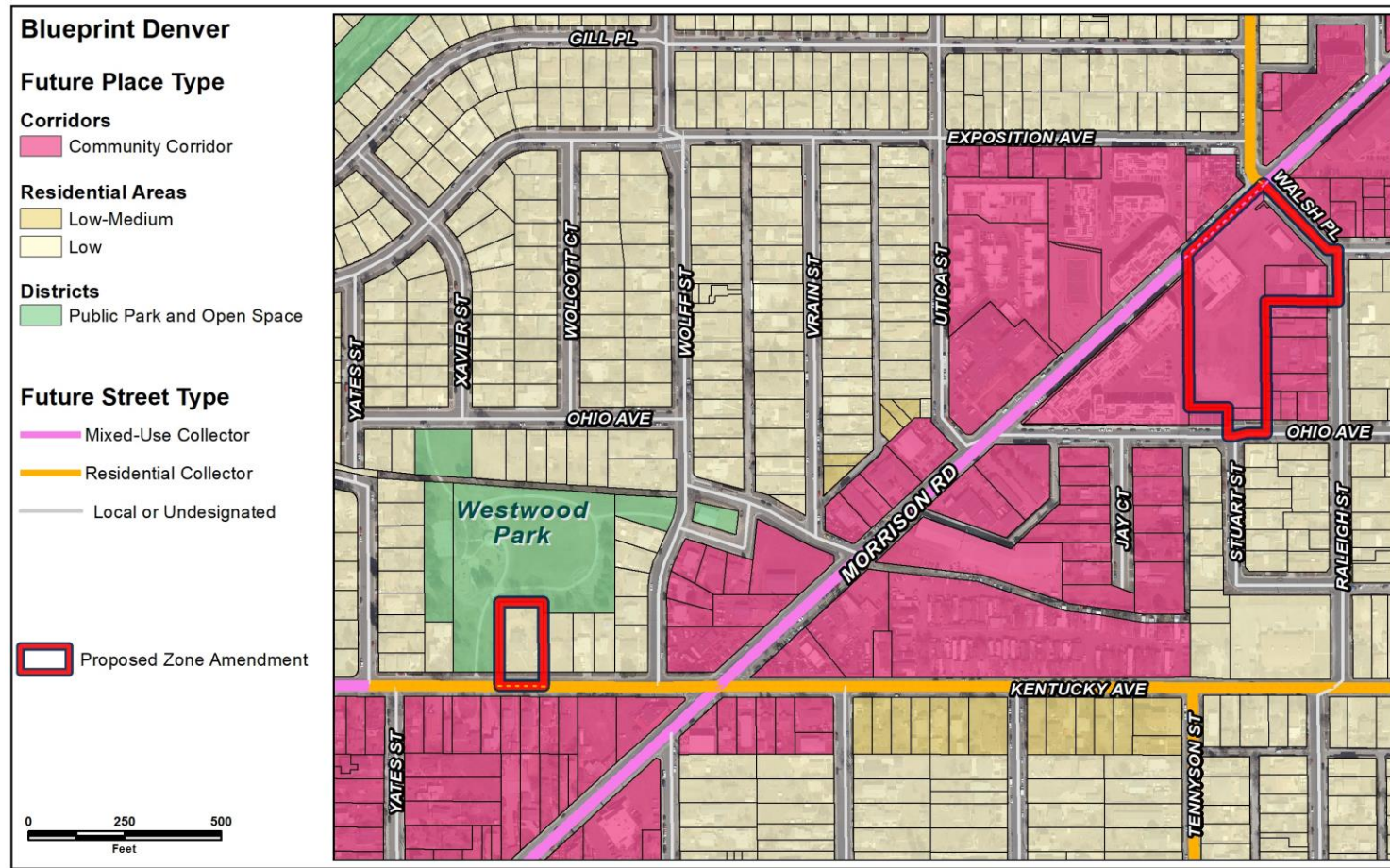
- **Urban**
  - 1- and 2-unit residential areas with some multi-unit and commercial
- **Urban Edge**
  - Predominately residential and acts as transition between urban and suburban contexts

# Consistency with Adopted Plans: Blueprint Denver 2019



- **Community Corridor**
  - Provides some mix of office, commercial and residential uses
  - Public spaces are flexible to benefit different types of users and daily activities throughout the year
- **Low Residential**
  - Predominately single- and two-unit uses on small or medium lot
  - Outdoor space is often privatized in the form of yards. There is also access to public parks

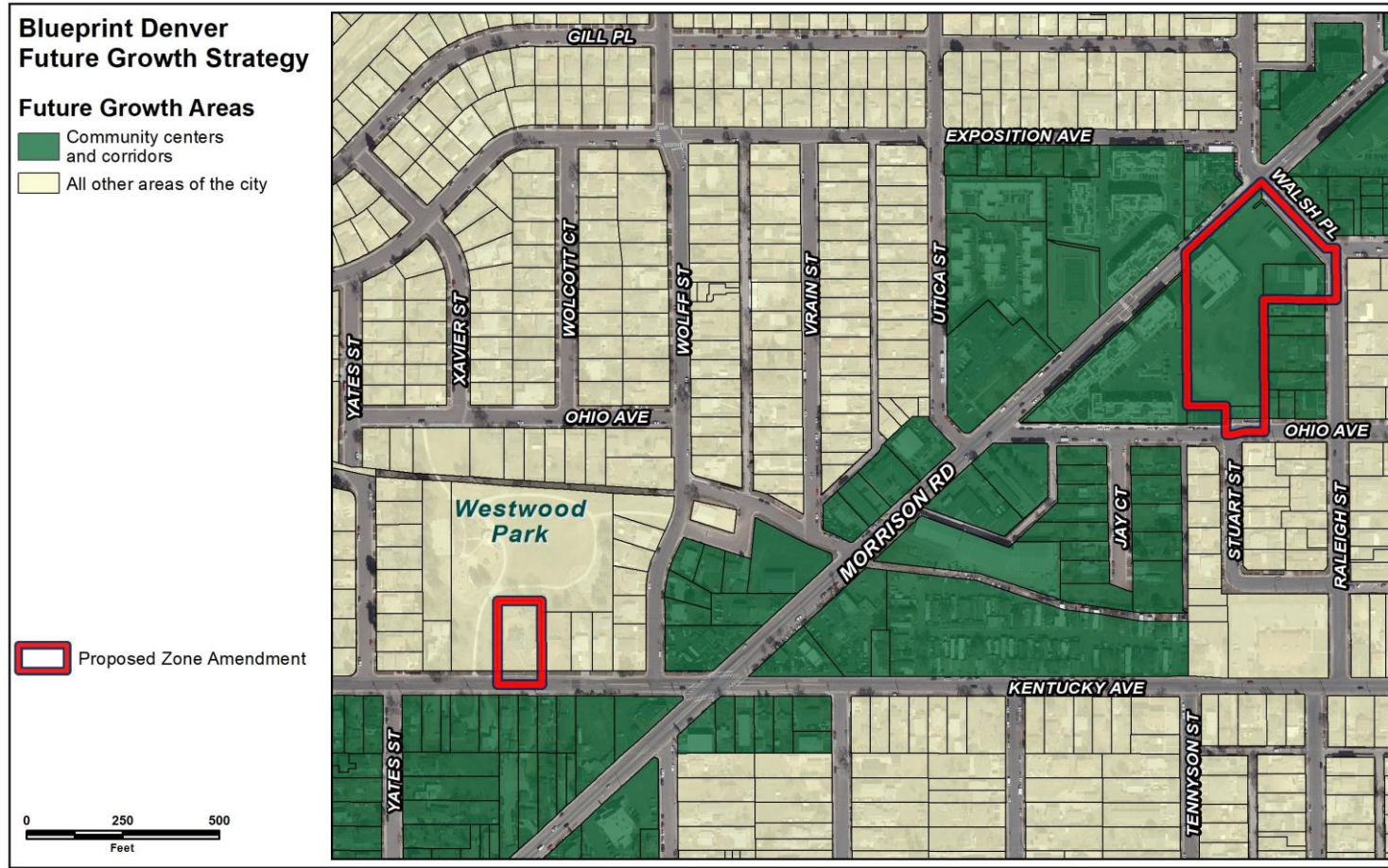
# Consistency with Adopted Plans: Blueprint Denver 2019



- **Morrison Rd.: Mixed-use Collector**
  - Varied mix of uses including retail. Office, residential, and restaurants
- **W. Kentucky Ave. – Residential Collector**
  - Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses
- **Walsh Pl., S. Raleigh St., & Ohio St.- Local**
  - Vary in land uses and most often characterized by residential uses



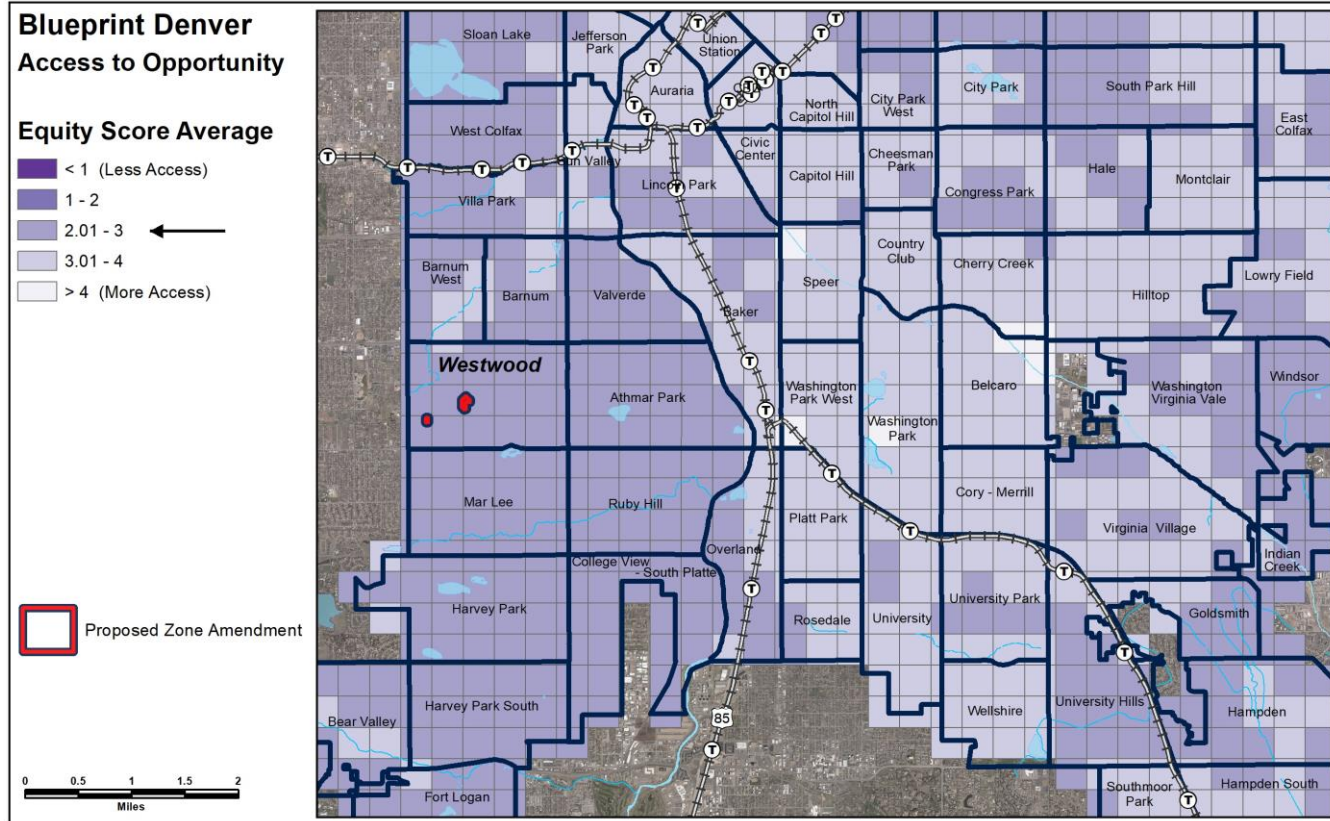
# Consistency with Adopted Plans: Blueprint Denver



## Growth Area Strategy:

- Community Centers and Corridors
  - 20% jobs by 2040
  - 25% housing by 2040
- All other areas of the city
  - 10% jobs by 2040
  - 20% housing by 2040

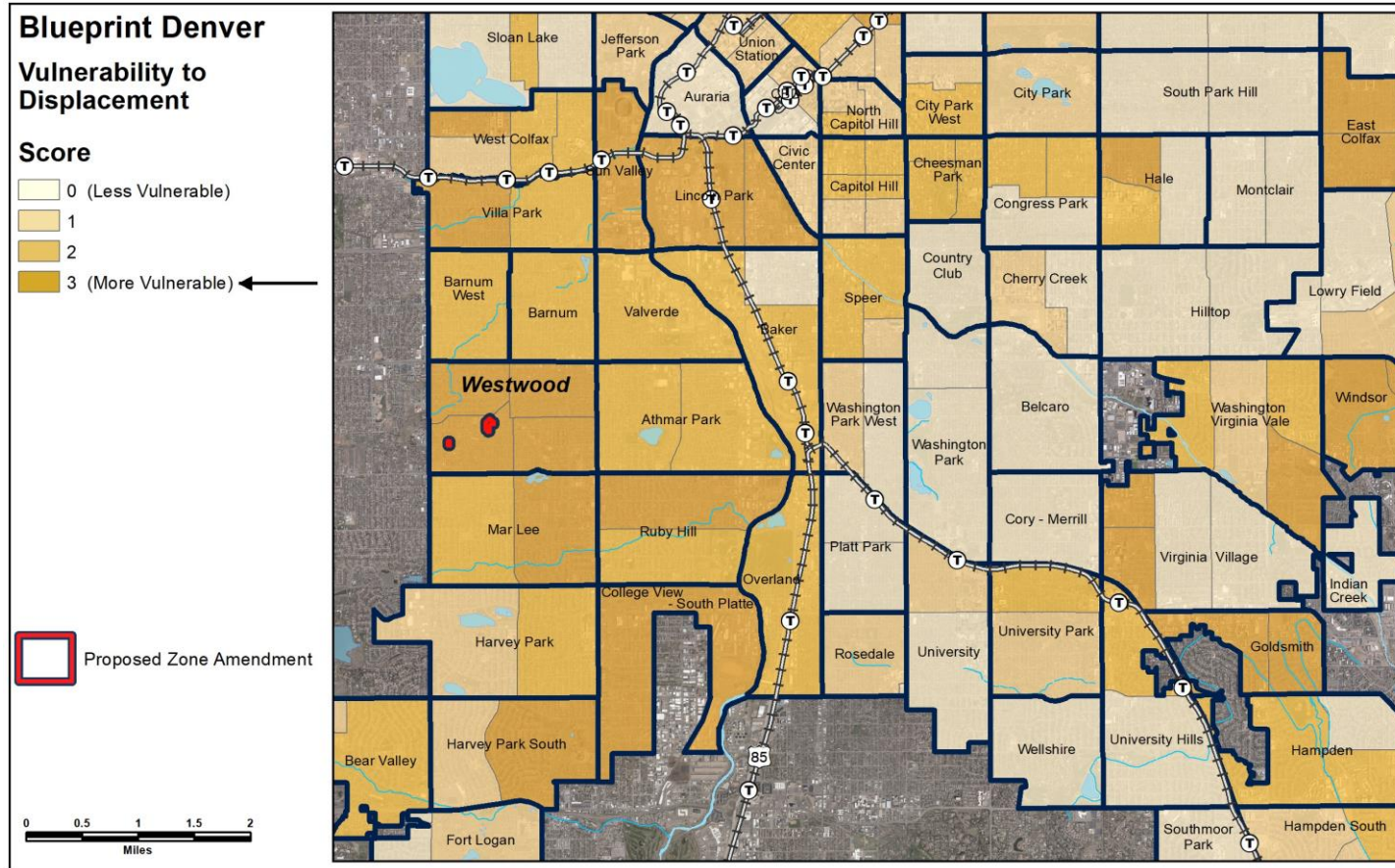
# Consistency with Adopted Plans: Blueprint Denver



## Access to Opportunity

- Average Access
  - Low access to grocery stores, public transit, and healthcare
  - Less equitable in childhood obesity and life expectancy
- Proposed rezoning will allow for a recreation center and expansion of an existing park, which may improve childhood obesity and life expectancy

# Consistency with Adopted Plans: Blueprint Denver



## Vulnerability to Involuntary Displacement

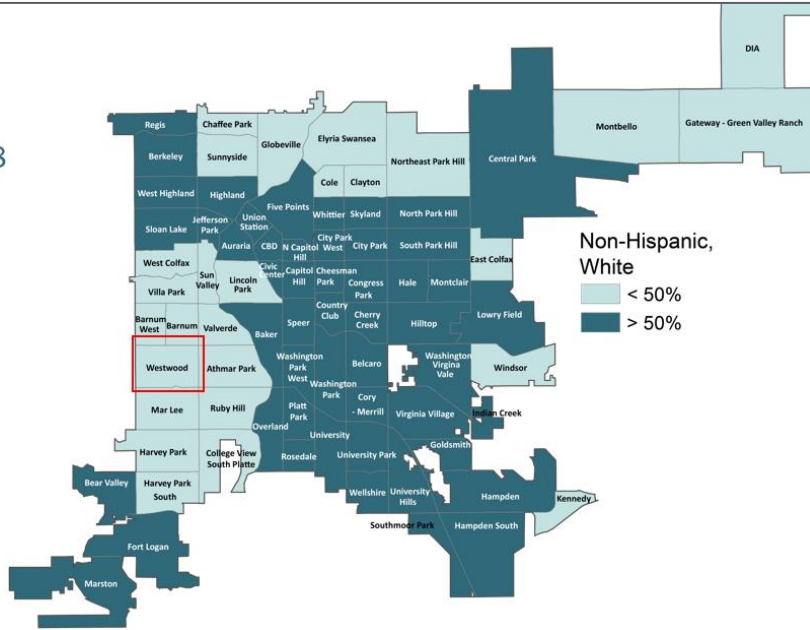
- More vulnerable, based on all three metrics:
  - Median household income
  - Percent of renter-occupied units
  - Educational attainment
- No housing is proposed with this rezoning

# Consistency with Adopted Plans: Blueprint Denver

## Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2018

**Westwood:** 13% Non-Hispanic, White  
**Citywide:** 46.3% Non-Hispanic, White



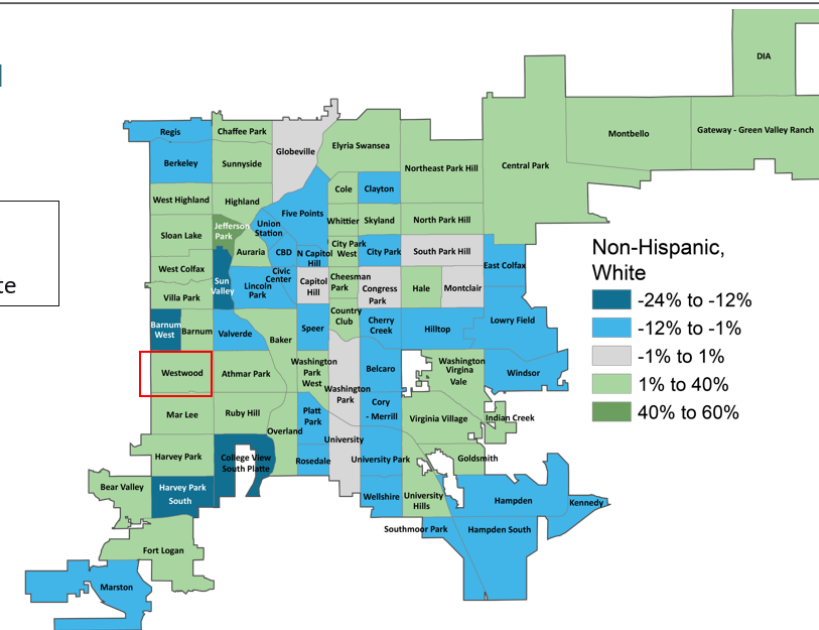
## Racial Composition

- Greater increase in white, non-Hispanic population than citywide

## Vulnerability to Involuntary Displacement Supplemental Demographic Data

 Racial Composition | 2015-2018 (% Change)

**Westwood:** ↑ 15.52% Non-Hispanic, White  
**Citywide:** ↑ 1.3% Non-Hispanic, White

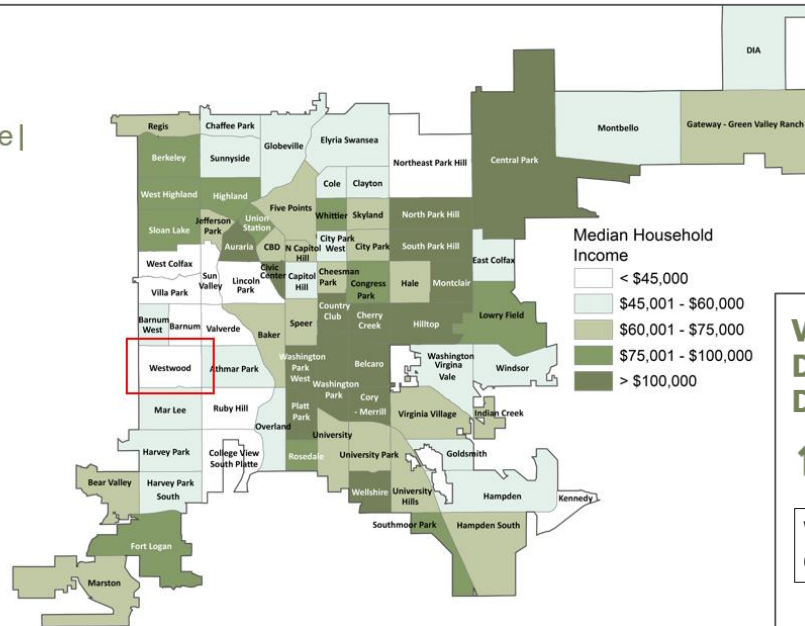


# Consistency with Adopted Plans: Blueprint Denver

## Vulnerability to Involuntary Displacement Supplemental Demographic Data

Median Household Income | 2018

Westwood: \$36,718  
Citywide: \$63,793



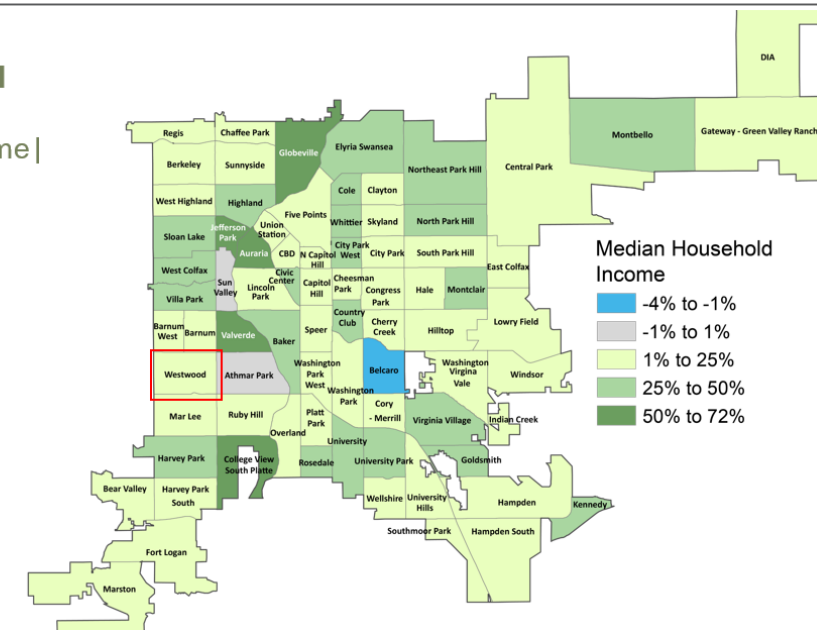
## Median Household Income

- Lower median household income and increasing at a slower rate than citywide

## Vulnerability to Involuntary Displacement Supplemental Demographic Data

Median Household Income | 2015-2018 (% Change)

Westwood: ↑15.96%  
Citywide: ↑18.93%

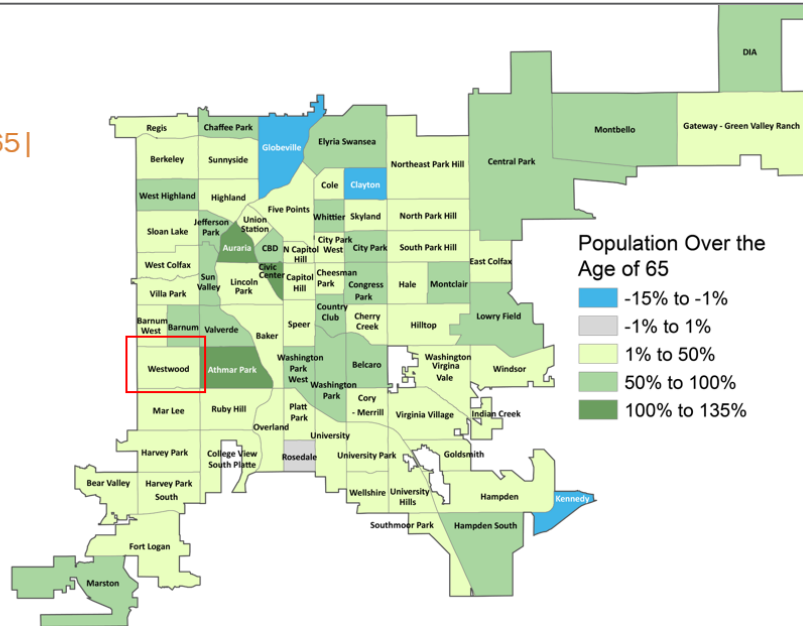


# Consistency with Adopted Plans: Blueprint Denver

## Vulnerability to Involuntary Displacement Supplemental Demographic Data

Population Over the Age of 65 | 2015-2018 (% Change)

**Westwood:** ↑29.39%  
**Citywide:** ↑6.54%



## Residents Over the Age of 65

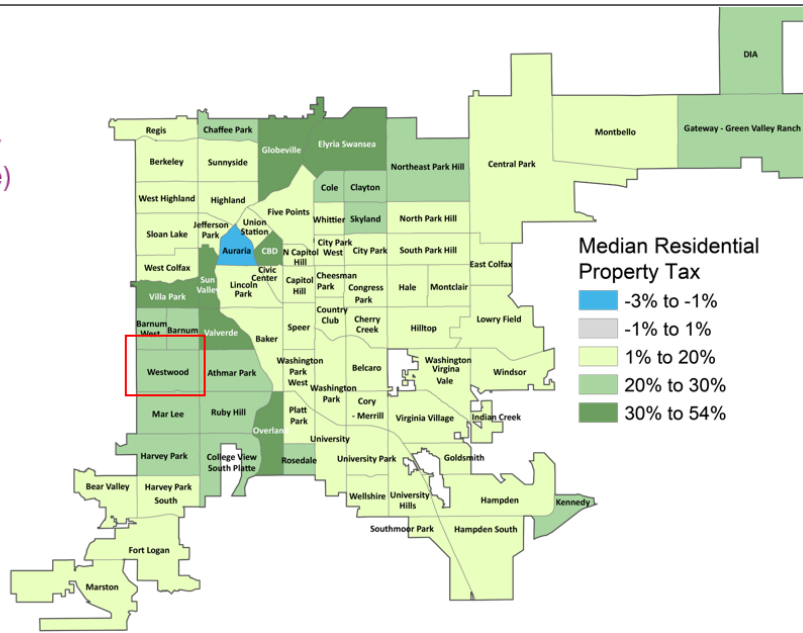
- Greater increase in residents over the age of 65 than citywide

# Consistency with Adopted Plans: Blueprint Denver

## Vulnerability to Involuntary Displacement Supplemental Housing Market Data

Median Residential Property Tax | 2018-2020 (% Change)

Westwood: ↑ 28.57%  
Citywide: ↑ 7.63



## Median Residential Property Tax

- Greater increase in residential property tax than citywide

# Anti-Displacement Strategies for Capital Projects

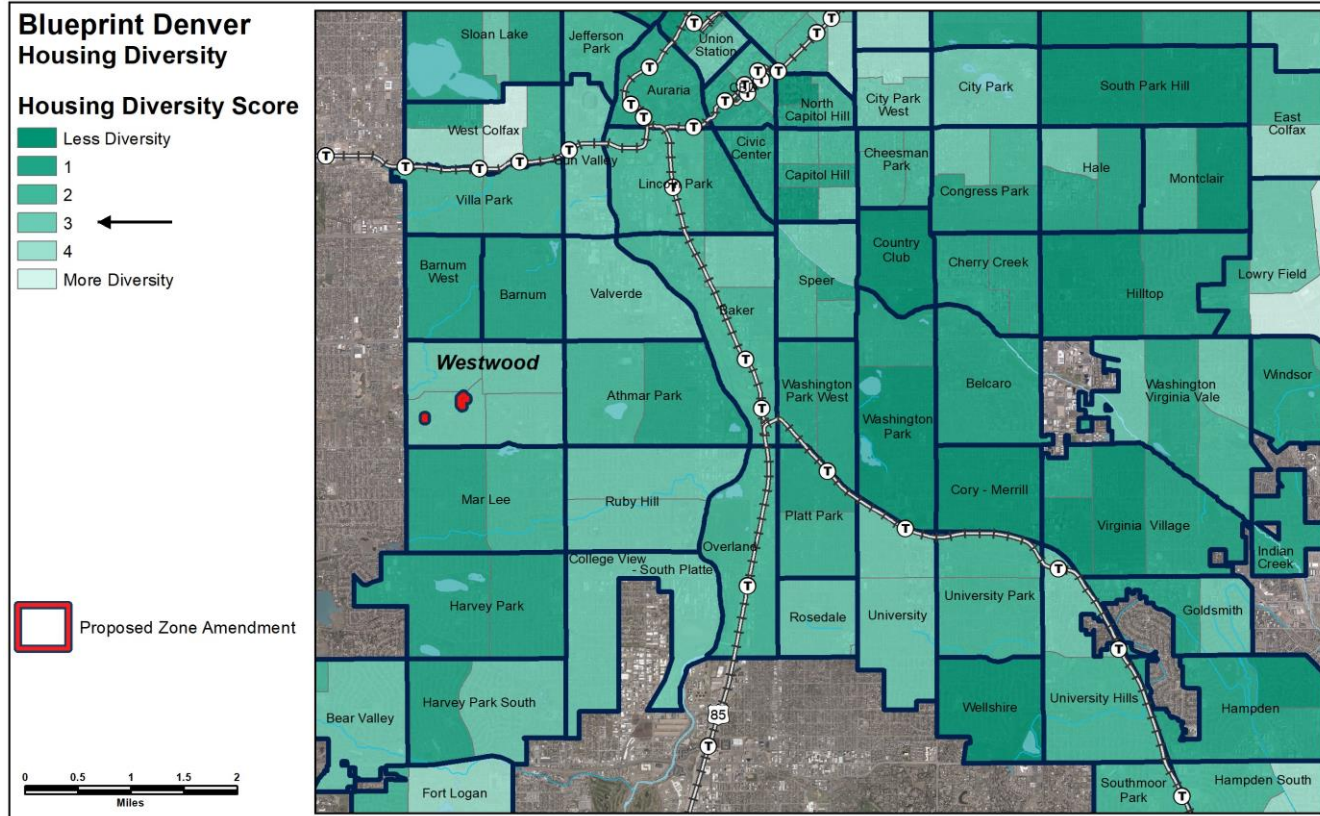
- CPD and NEST have created a system to help the city better understand potential involuntary displacement as a result of significant public infrastructure investment such as recreation centers, parks, and mobility improvements
- The city identified anti-displacement strategies to include in budget requests for 2022

## Anti-Displacement Strategies

- Small business loans
- Grants for community groups and non-profits
- Expand funds to help businesses with rent, relocation assistance, etc.
- Housing prioritization policy
- Funds for community land trusts and to acquire existing affordable units
- Extend covenants for affordable housing



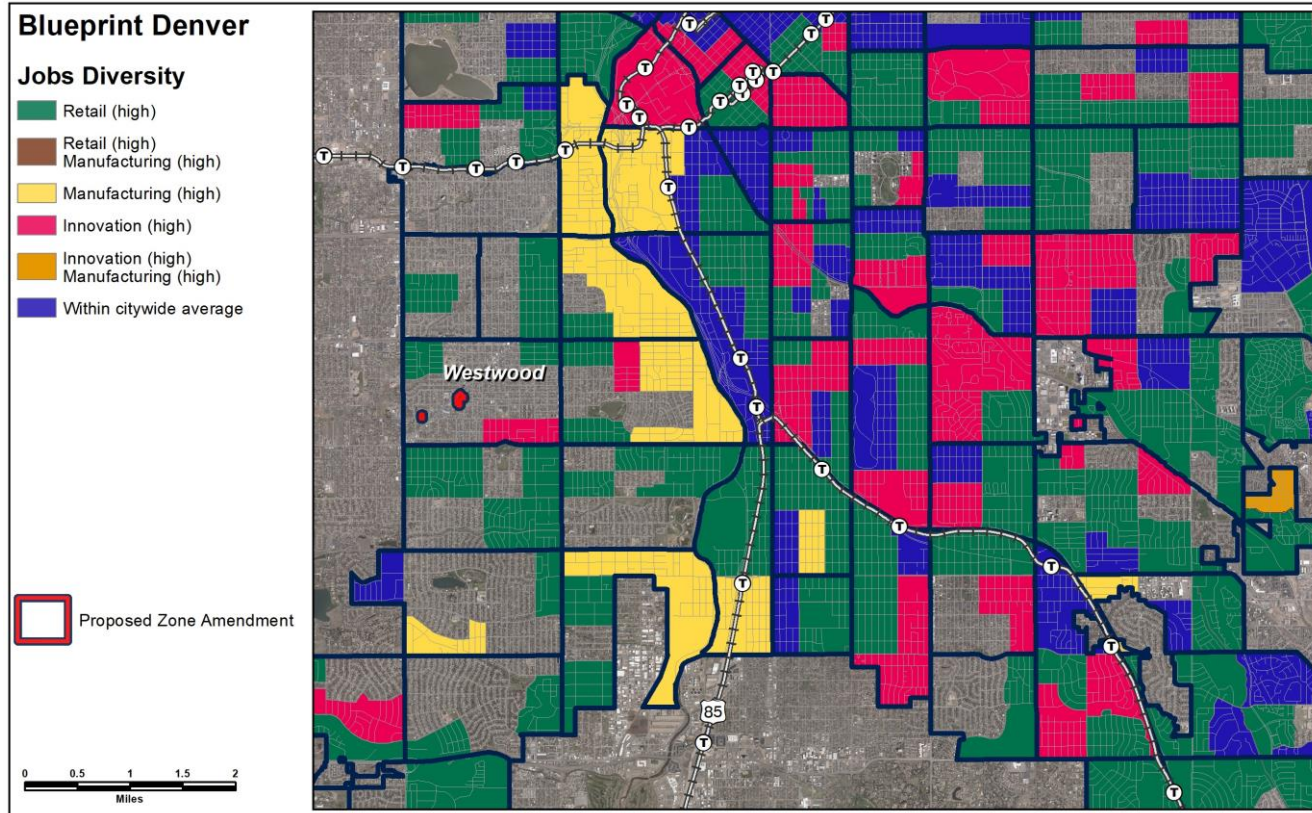
# Consistency with Adopted Plans: Blueprint Denver



## Housing Diversity

- Greater than average diversity based on three of five metrics:
  - Missing middle housing
  - Diversity in bedroom counts
  - Income restricted units
- No housing will be provided

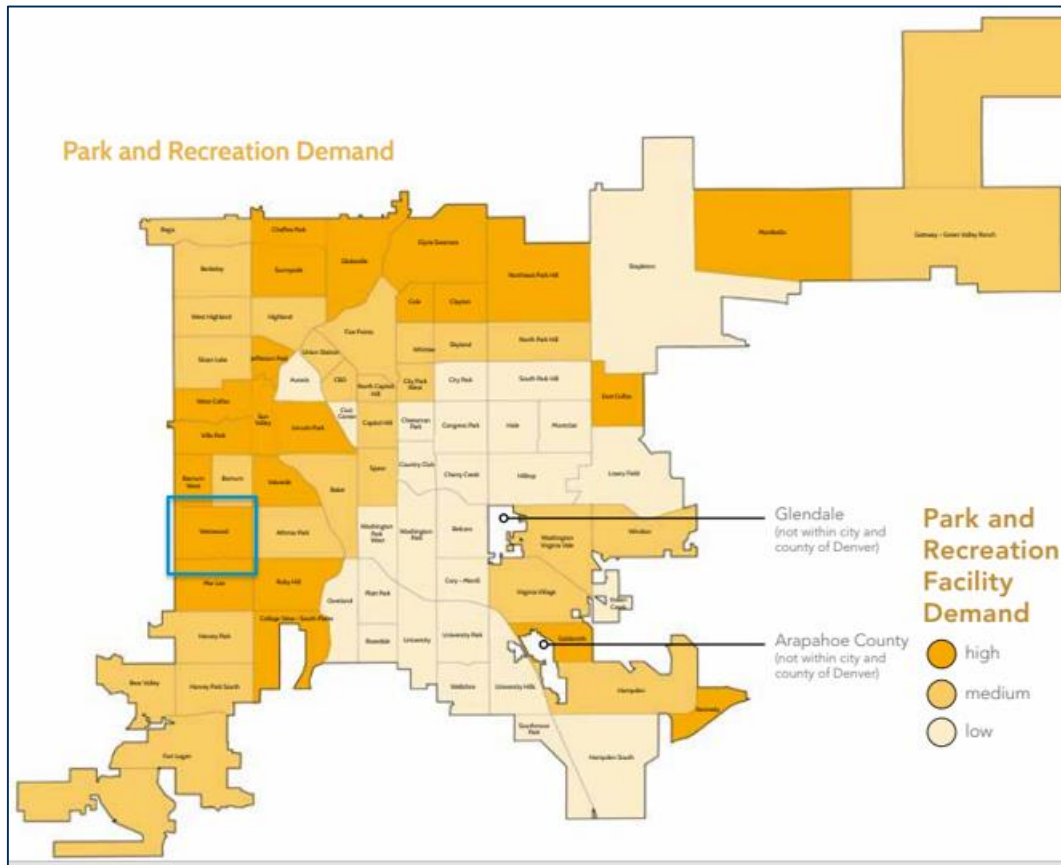
# Consistency with Adopted Plans: Blueprint Denver



## Jobs Diversity

- 29 jobs, not enough jobs to classify the type of jobs
- Limited impact on jobs diversity

# Consistency with Plans: Game Plan for a Healthy City



- Westwood identified as an area in high demand for a park and recreation facility
- Recommendation 3.1: Acquire land and build facilities to keep pace with growth and meet 10-minute walk standards and service goals
- Recommendation 4.2: Identify and focus park and programmatic resources in underserved neighborhoods

# Consistency with Plans: Westwood Neighborhood Plan

The proposed rezoning meets the following recommendations:

- B.2.A **Create Community Gathering Places**: culturally relevant spaces with diverse uses, activities, services and gathering areas help to draw people to gather and create desirable destinations in the community. **Opportunities for these places include Morrison Road**, Federal Boulevard, Alameda Avenue and Kentucky Avenue.
- A.C.2 **Refine Neighborhood Green Spaces** – Westwood Park: This park is the largest in Westwood, however it is under-used by residents primarily because it is hidden behind private property and does not have sufficient amenities for all ages of residents. Improvements to the park should include:
  - **Potential private property acquisition to increase viability of the park**

# Consistency with Plans: Westwood Neighborhood Plan

- Transformative Project 2: Strengthen Community Resources and Spaces
  - Build a West Denver recreation center: [The construction of a new recreation or community center in Westwood is the ultimate goal.](#) A Denver recreation center would not only provide opportunities for healthy living and positive after-school and summer activities for youth, but it would also serve as a much-needed community gathering space. While challenges include land acquisition and capital construction costs, residents and stakeholders and the city should continue to advocate and work for a new recreation and community center in the Westwood neighborhood.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Uniformity of District Regulations

- Proposed rezoning will result in uniform application of zone district building form, use and design regulations

3. Further Public Health, Safety and Welfare

- Access to places for physical activity encourages community to participate in physical activity

4. Justifying Circumstances

5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
  - Changed or Changing Conditions:
    - Westwood Neighborhood Plan explicitly discusses expanding Westwood Park and acquiring property for a recreation center
    - The city acquired these properties in 2019 and 2020
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - Open Space Context primarily consists of all forms of public and private parks
  - OS-A zone district is intended to
    - Protect and preserve public parks owned, operated, or leased by the city and managed by DPR



# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent