



TO: Land Use, Transportation, and Infrastructure of the Denver City Council
FROM: Libbie Glick, Senior City Planner
DATE: May 9, 2024
RE: Official Zoning Map Amendment Proposal #2024I-00021

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2024I-00021.

Request for Rezoning

Address: Multiple properties in West Colfax, Villa Park, and Barnum
Neighborhood/Council District and CM: West Colfax, Villa Park, and Barnum / Council District 3, CM Torres
RNOs: West Colfax Association of Neighbors, Villa Park Neighborhood Association, Community Coalition for Barnum, United Northwest Denver, Sloan's Lake Citizens Group, Strong Denver, Far East Center, Inter-Neighborhood Cooperation (INC)
Area of Property: approximately 270,630 square feet or 6.2 acres
Current Zoning: G-MU-5, UO-3; G-MU-5; E-SU-D1x; and E-MX-2
Proposed Zoning: C-MX-8, U-TU-C, and E-MS-3, DO-8
Property Owner(s): Multiple Owners
Rezoning Sponsor: Council President Torres

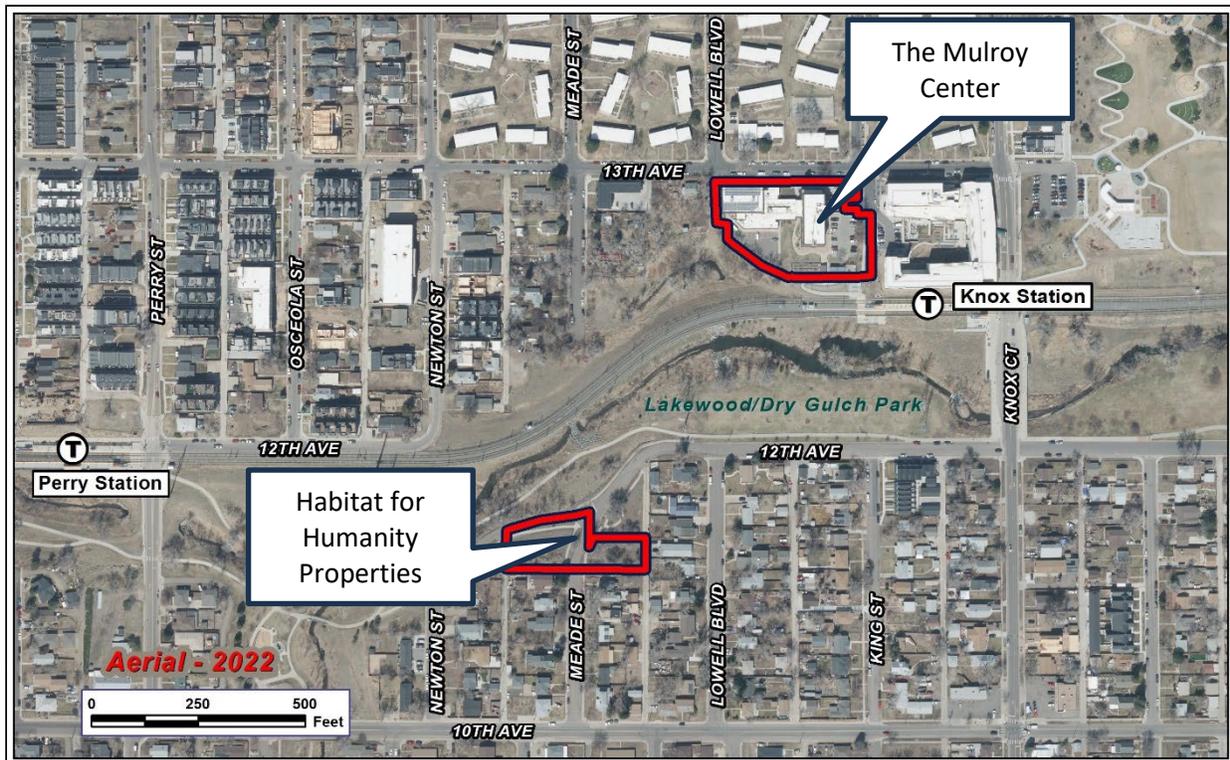
Summary of Rezoning Request

- Council President Torres is sponsoring a map amendment to rezone properties to implement the land use guidance in the West Area Plan that was adopted in March of 2023.
- Three areas are proposed to be rezoned including Denver Housing Authority's Mulroy Center in West Colfax, two properties owned by Habitat for Humanity in Villa Park, and mixed-use properties in Barnum along 1st Avenue.
 - **The Mulroy Center** (located in West Colfax at 13th Ave. and Knox Ct. near the Knox RTD Station) properties are a part of Denver Housing Authority's Westridge Homes development that will be redeveloped in the coming years. The proposal is to rezone these properties from G-MU-5, UO-3 and G-MU-5 (multi-unit residential, five-story zone district) to C-MX-8 (mixed-use, eight-story zone district) to allow for supportive services for residents and more housing units.
 - **Habitat for Humanity** owns two properties in Villa Park (located at 1076 and 1077 Meade Street near Lakewood/Dry Gulch) where they plan to construct affordable units. These properties are proposed to be rezoned from E-SU-D1x (single-unit residential that allows for Accessory Dwelling Units (ADU) district) to U-TU-C (two-unit residential district) to allow for more for-sale units.
 - The commercial area in Barnum or "**Downtown Barnum**" (located along 1st Ave. between Meade St. and Knox Ct.) is currently zoned E-MX-2 (mixed-use two-story

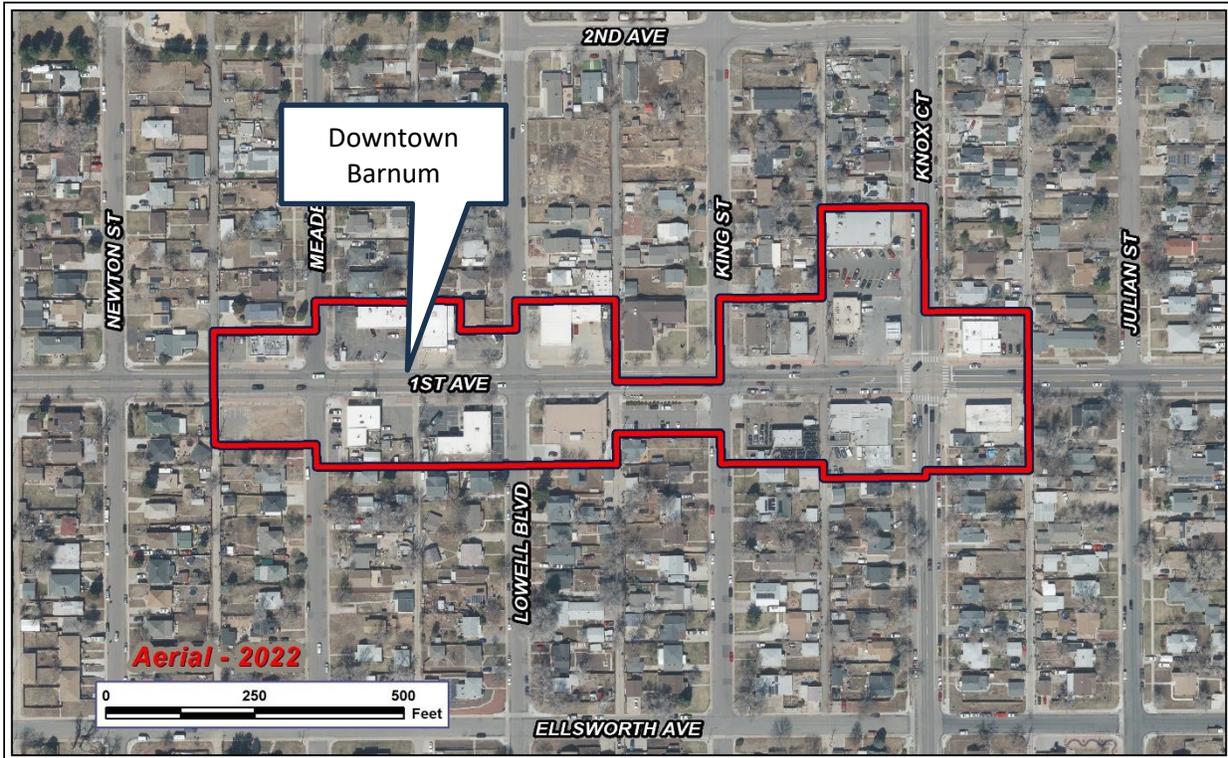
district) and E-SU-D1x (single-unit residential ADU district) and is proposed to be rezoned to E-MS-3, DO-8 (main street, three-story district with Active Centers and Corridors overlay) to facilitate a main street environment for active ground floor commercial uses.

- Further details of the requested zone districts can be found in the proposed zone district section of the staff report (below) and in Articles 4 (E-MS-3), 5 (U-TU-C), 7 (C-MX-8), and 9 (DO-8) of the Denver Zoning Code (DZC)."

Existing Context



The Mulroy Center properties are in the West Colfax neighborhood, which has a mix of single-unit and multi-unit residential uses. Multi-unit uses are typically closer to the Lakewood/Dry Gulch to the south, and there are commercial and retail uses along Colfax Avenue to the north. The Habitat for Humanity properties are in Villa Park, which is mostly single-unit uses with more multi-unit uses located closer to the Lakewood/Dry Gulch to the north. Both neighborhoods have a pattern of regular blocks surrounded by orthogonal streets within a grid. The Lakewood/Dry Gulch runs between the two neighborhoods. Both areas also have access to the W RTD line that runs from Golden to Union Station with 15-minute headways.

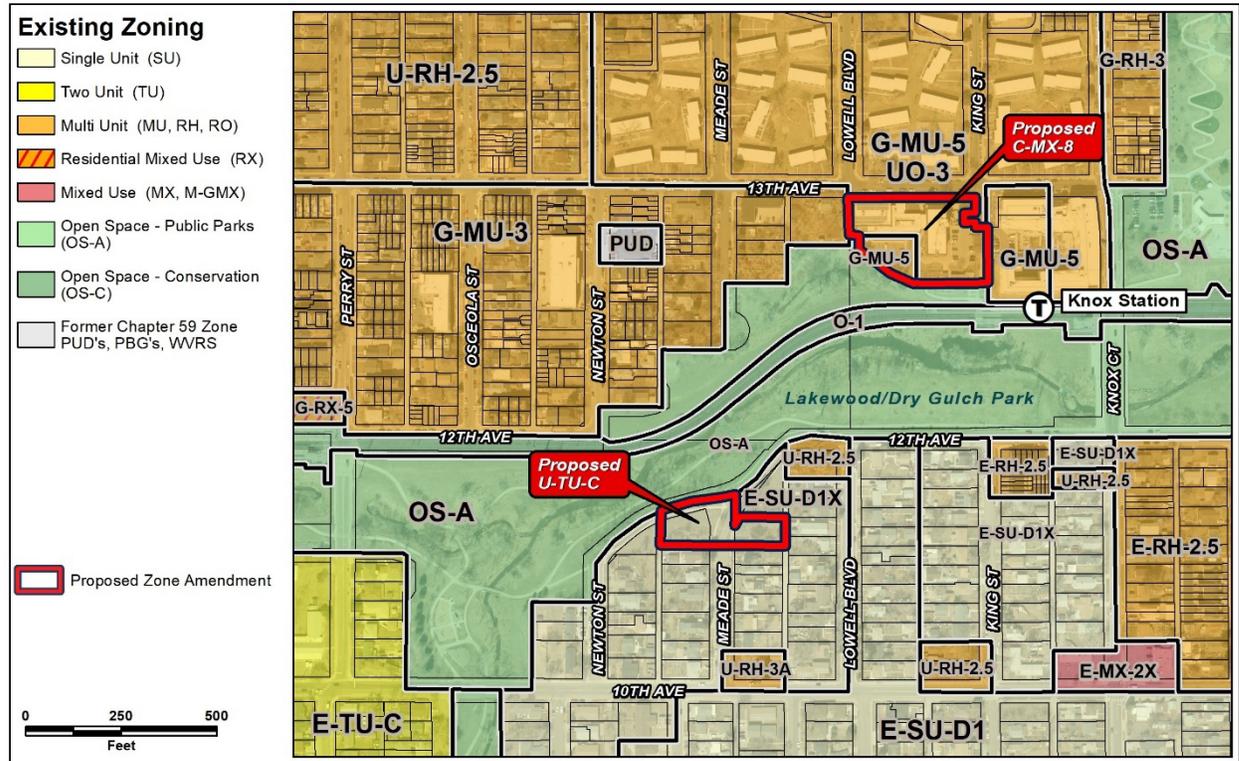


The Barnum neighborhood is mainly single-unit residential with commercial uses mostly located along major corridors (Federal Boulevard, Sheridan Boulevard, and Alameda Avenue) and along 1st Avenue within the neighborhood. There is a pattern of regular blocks surrounded by orthogonal streets within a grid and attached sidewalks. RTD Bus Route 1 runs along 1st Avenue from Lakewood to downtown Denver with a one-hour headway.

The following table summarizes the existing context proximate to the subject sites:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Sites	G-MU-5, UO-3; G-MU-5 E-SU-D1x E-MX-2, E-SU-D1x	Multi-unit residential	6-story multi-unit residential structure, Vacant properties, One-story commercial buildings	Generally regular grid of streets; most streets dead end at the Lakewood/Dry Gulch and Highway 6. Knox Court is one of the few north-south through streets. Sidewalks are both attached and detached.
North	G-MU-5, UO-3 OS-A, E-SU-D1x	Multi-unit residential, Park/Open Space, single-unit residential	Two-story multi-unit residential with green space between structures, Lakewood/Dry Gulch, one-story homes with attached sidewalks	
South	OS-A E-SU-D1x	Park/Open Space and RTD light-rail station, single-unit residential	Lakewood/Dry Gulch, one-story homes with attached sidewalks	
East	G-MU-5, UO-3 E-SU-D1x	Multi-unit residential, Single-unit residential	Four-story apartment structure, One-story homes with detached and attached sidewalks	
West	G-MU-3 E-SU-D1x	Single-unit residential	One-story homes with attached sidewalk or no sidewalk, Vacant residential lot	

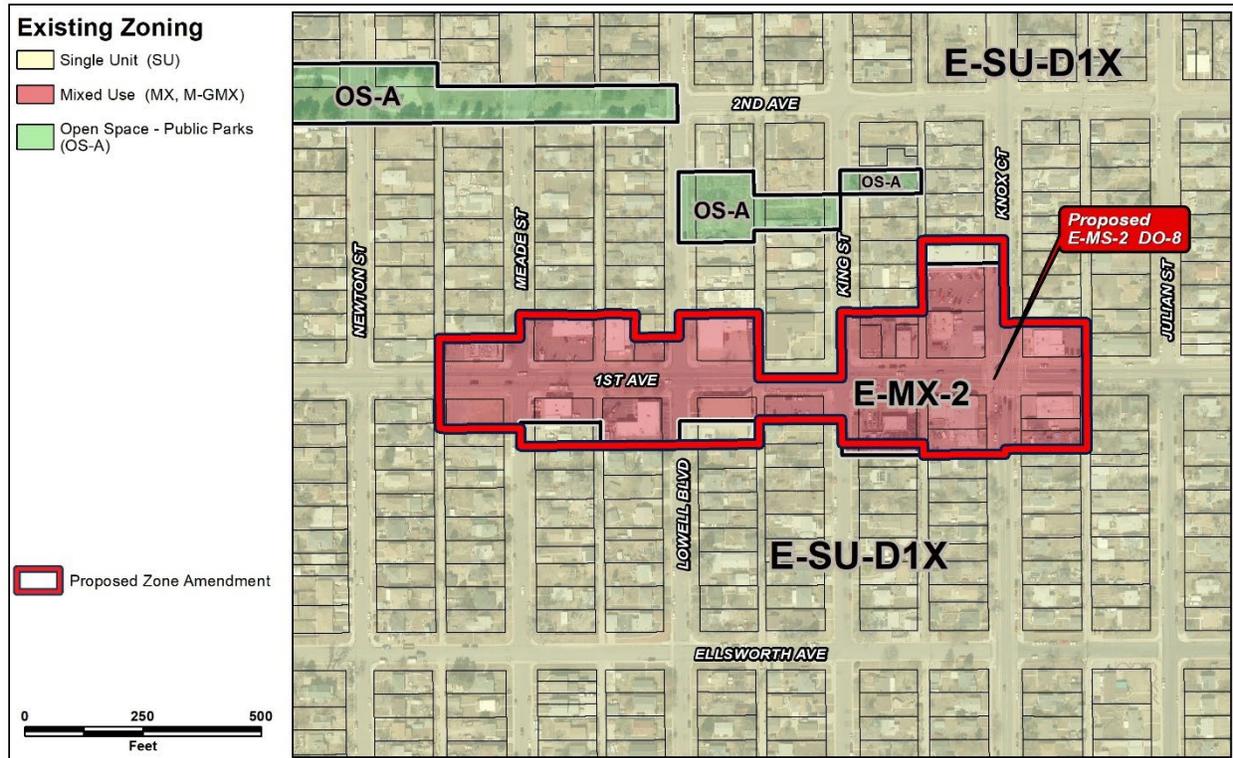
1. Existing Zoning



Existing zoning for the Mulroy Center and the Habitat for Humanity properties

Mulroy Center: The Mulroy Center is currently zoned General Urban – Multi Unit – 5 stories (G-MU-5) with the Historic Structure Use Overlay (UO-3) also mapped on a portion of the site. The G-MU-5 district allows for residential and some civic, educational, and public uses. It allows the Urban House, Duplex, Garden Court, Town House, and Apartment primary building forms with heights up to 65 feet for certain forms. Additionally, with the affordable housing height incentives, a structure could be constructed up to 7 stories or 90 feet. The Historic Structure Use Overlay District (UO-3) applies to the larger of the two properties, and allows for limited commercial uses including office, art studio, and bed and breakfast in Historic Structures. There are no landmarked structures on the site.

Habitat for Humanity Properties: The Habitat for Humanity properties in Villa Park are currently zoned Urban Edge-Single Unit-D1x (E-SU-D1x), which is a single-unit residential district with lots generally around 6,000 square feet and that allows for an accessory dwelling unit (ADU). The E-SU-D1x zone district allows the Suburban House and Urban House primary building forms with a maximum height of 30-35 feet.



Existing zoning in Downtown Barnum

Downtown Barnum: The Urban Edge – Mixed Use – 2 story district allows for a variety of uses including residential, commercial, and office. Permitted primary building forms include Town House, Drive Thru Services, Drive Thru Restaurant, General, and Shopfront with a maximum height of 30 feet. There are a few properties that have commercial uses, but the existing zoning is E-SU-D1x, which allows the Suburban and Urban House primary building forms with an ADU.

2. Large Development Review

The applicability of the large development review process is defined by DZC Section 12.4.12.2. There is no specific development concept for this legislative map amendment proposal, no adopted plan recommends use of the LDR process for this proposal, no infrastructure network or system improvements are anticipated, and there is no existing general development plan that needs to be amended. Therefore, although the area of the rezoning is larger than 5 acres, large development review was found to be inapplicable.

3. Existing Land Use Map



Land use map for the Mulroy Center and Habitat for Humanity properties



Land use map for the Downtown Barnum area.

4. Existing Building Form and Scale

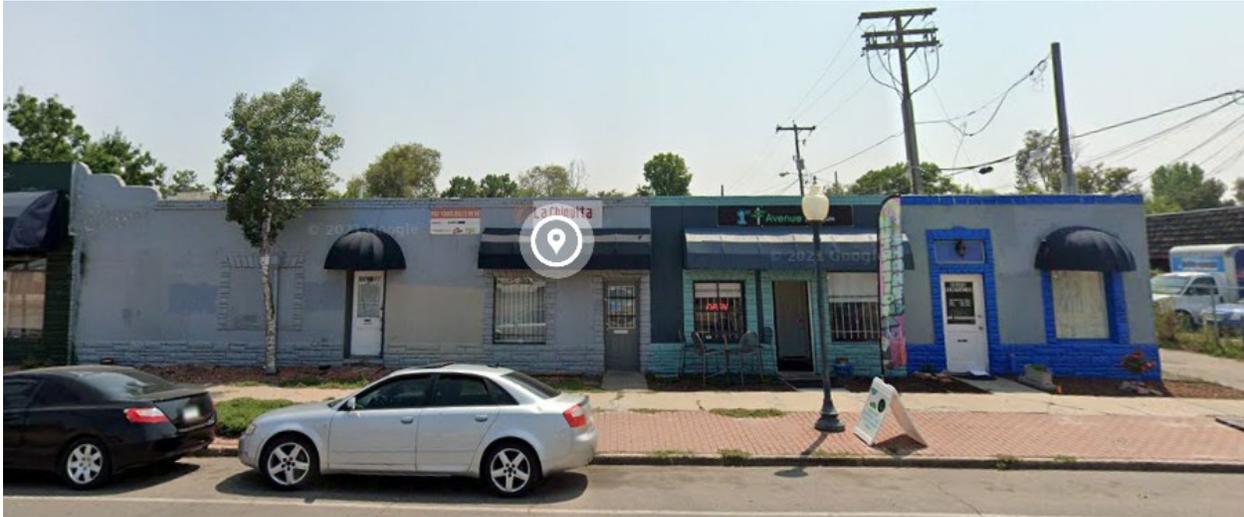
Photos from Google Maps



View of Mulroy Center property facing south from W. 13th Ave. (within the proposed rezoning).



View of one of the Habitat for Humanity properties facing east from Meade St. (within the proposed rezoning).



View of Downtown Barnum facing south from 1st Avenue (within proposed rezoning).



View of Downtown Barnum looking north from 1st Avenue (within proposed rezoning).

Proposed Zoning

Mulroy Center: The requested C-MX-8 zone district has a maximum height of 8 stories or 110 feet with allowable encroachments and a maximum of 12 stories or 150 feet with the affordable housing incentive. It allows the Town House, General, and Shopfront primary building forms. The minimum primary street front setback is 0', except for the town house building form which has a 10' minimum primary street setback. A variety of mixed residential and commercial uses are allowed compared to the existing G-MU-5 district, which allows for mostly residential uses. For additional details of the requested zone district, see DZC Sections 7.2.2, 7.3 and 7.4.

Habitat for Humanity Properties: The requested U-TU-C zone district allows a maximum height of 2.5 stories or 30-35 feet in the Urban House, Duplex, and Tandem House building forms. It allows for single-

and two-unit residential uses and accessory dwelling units (ADUs). Compared to the existing single-unit ADU zone district, it will allow for additional building forms and up to two-units with ADUs.

Downtown Barnum: The requested E-MS-3, DO-8 is a main street zone district that “should be applied where a higher degree of walkability and pedestrian activity is desired than required in the Corridor, Mixed Use, or Residential Mixed Use zone district” (DZC 4.2.6.1. E.). It allows a variety of uses including residential, commercial, and office in the Town House and Shopfront primary building forms. A maximum height of 3 stories or 45 feet or a maximum of 4 stories or 55 feet with affordable housing incentives is allowed. The Active Centers and Corridors Design Overlay (DO-8) modifies the standards in the E-MS-3 district and requires a portion of the ground floor to include active uses, a 2-foot primary street setback for commercial uses and 7 feet for residential uses and requires parking to be located to the rear or side of buildings.

The primary building forms allowed in the existing zone districts and the proposed zone districts are summarized below.

Mulroy Center

Design Standards	G-MU-5, UO-3 and G-MU-5 (existing)	C-MX-8 (proposed)
Primary Building Forms Allowed	Urban House, Duplex, Garden Court, Town House, and Apartment	Town House, General, Shopfront
Stories/Heights (max); Affordable housing incentives stories/Heights (max)	5/65'; 7/90'	8/110'; 12/150'
Primary Build-To Percentages (min)	60%-70%	70% or 75%
Primary Build-To Ranges	10' to 15' or 20'*	0' or 10' to 5', 10', or 15'*
Minimum Zone Lot Size/Width	6,000sf/50' or 9,000sf/75'*	N/A
Primary Setbacks (min)	10'	0' or 10'
Building Coverages	N/A	N/A

*Standard varies between building forms

Habitat for Humanity Properties

Design Standards	E-SU-D1x (existing)	U-TU-C (proposed)
Primary Building Forms Allowed	Urban House and Suburban House	Urban House, Duplex, and Tandem House
Stories/Heights (max)	2.5/30-35'	2.5/30-35'
Primary Build-To Percentages (min)	N/A	N/A
Primary Build-To Ranges	N/A	N/A
Minimum Zone Lot Size/Width	6,000sf/50'	Urban House, Duplex: 4,500sf/35'; Tandem House: 5,500sf/50'
Primary Setbacks (min)	Context sensitive setback	3-7.5'*
Building Coverages	N/A	N/A

*Standard varies based on lot width

Downtown Barnum

Design Standards	E-MX-2 (existing)	E-SU-D1x (existing)	E-MS-3, DO-8 (proposed)
Primary Building Forms Allowed	Town House, Drive Thru Services, Drive Thru Restaurant, General, and Shopfront	Urban House, and Suburban House	Town House and Shopfront
Stories/Heights (max)	2/30'	2.5/30-35'	3/45'
Primary Build-To Percentages (min)	50%-70%	N/A	75%
Primary Build-To Ranges	0' or 10' to 15' or 35'*	N/A	2' to 10' (commercial) 7' to 15' (residential)
Minimum Zone Lot Size/Width	N/A	6,000sf/50'	N/A or 38'*
Primary Setbacks (min)	0'-10'*	Context sensitive setback	2' (commercial uses), 7' (residential uses)
Building Coverages	N/A	N/A	N/A

*Standard varies between building forms

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approve Rezoning Only – Will require additional information at Site Plan Review

The Denver Department of Public Health and Environment, Environmental Quality Division (EQD) performed a limited search for environmental information regarding environmental conditions at the Site. This review was not intended to conform to the ASTM standard practice for environmental site assessments, nor was it designed to identify all potential environmental conditions. The EQD provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided. This review was not intended to assess environmental conditions for any property interest dedication or grant. Nor does this review constitute an approval or action by the EQD concerning any property dedication or grant associated with the project.

EQD is not aware of environmental concerns that would affect the proposed project. Although EQD is not aware of contaminated environmental media (soil, soil vapor, or groundwater) at the project Site,

undocumented contamination could be encountered during ground-disturbing activities. If encountered, contaminated environmental media or underground storage tanks should be properly managed in accordance with applicable regulations.

EQD does not guarantee approval of any proposed development project at this Site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQD recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQD may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No comments.

Department of Transportation & Infrastructure – City Surveyor: Legal is approved

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – See Comments

There is no objection to the rezone, however applicant should be under notice that DOTI will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be required. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient. Approval of this rezone on behalf of Wastewater does not state, or imply, public storm/sanitary infrastructure can, or cannot, support the proposed zoning.

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	3/22/24
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	4/16/24
Planning Board Public Hearing (Planning Board unanimously recommended approval)	5/1/2024
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten (10) working days before the meeting:	4/29/2024
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	5/14/2024
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	6/17/2024 (tentative)
City Council Public Hearing:	7/8/2024 (tentative)

- **Public Outreach and Input**

- **Engagement**

- During the pre-application phase, city staff mailed postcards, posted signs, held office hours, and attended neighborhood meetings to get feedback on the proposed rezoning. A summary with more information on the public engagement can be found in the application.

- **Registered Neighborhood Organizations (RNOs)**

- Staff has not received any comments for the Registered Neighborhood Organizations in the area.

- **General Public Comments**

- As of the date of this staff report, two letters from residents have been received. One letter, from a resident of Villa Park near the Habitat for Humanity properties, expresses support citing the rezoning, particularly the rezoning of the Habitat for Humanity properties, will bring more affordable housing to the area. The second comment is from a resident of Barnum who wrote in

opposition citing concerns with taller buildings blocking views, increasing traffic, and leading to gentrification.

- Staff also received a letter of support from the Denver Housing Authority as this rezoning is an important step towards realizing the vision outlined in the West Area Plan.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *West Area Plan* (2023)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezonings of the Mulroy Center and the Habitat for Humanity Properties would allow for compatible infill development in an established neighborhood and near transit, consistent with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

The proposed rezonings in West Colfax and Villa Park would allow for additional housing options near transit within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

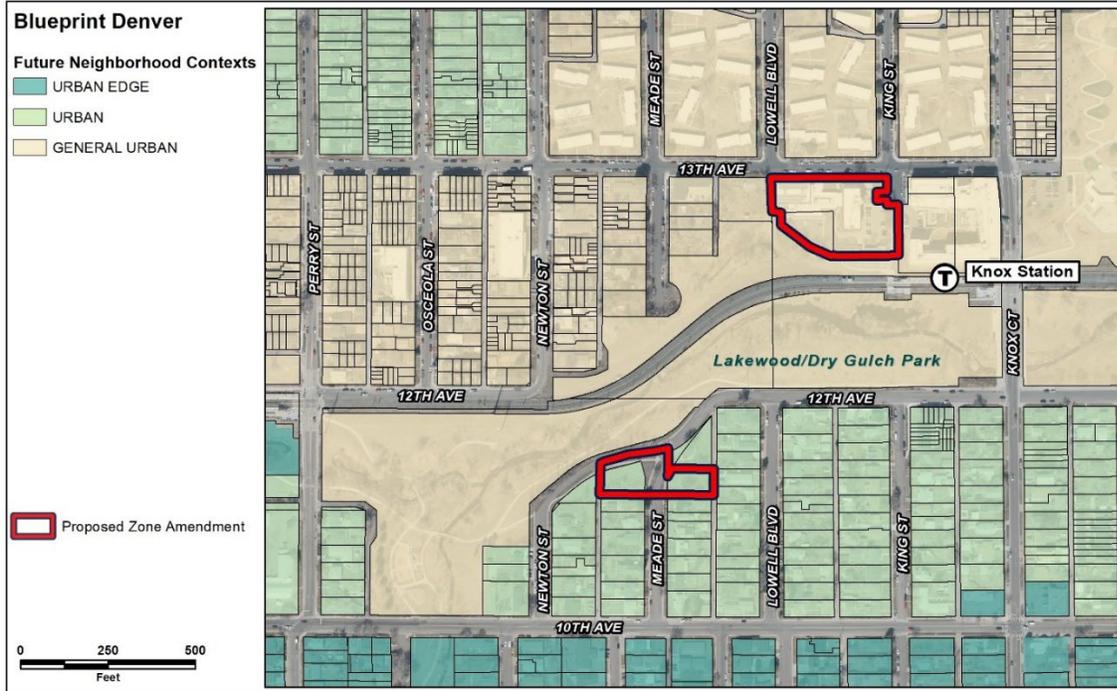
The proposed map amendment to require ground floor active uses in Downtown Barnum will help facilitate a mixed-use, pedestrian-friendly environment consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors (p. 34).
- Equitable, Affordable and Inclusive Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm (p. 34).

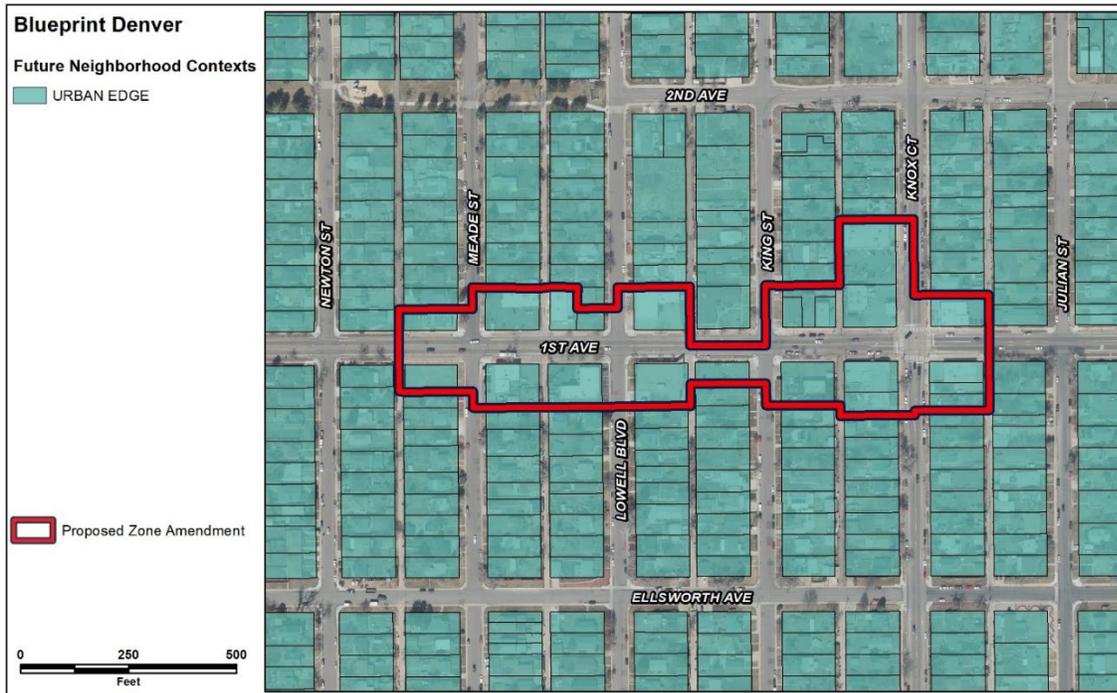
Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject properties as part of the Community Center, Low-Medium Residential, and Local Corridor place types within the General Urban and Urban Edge Neighborhood Contexts and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



Map of *Blueprint Denver* Future Neighborhood Contexts for the Mulroy Center and the Habitat for Humanity properties



Map of *Blueprint Denver* Future Neighborhood Context for the Downtown Barnum area

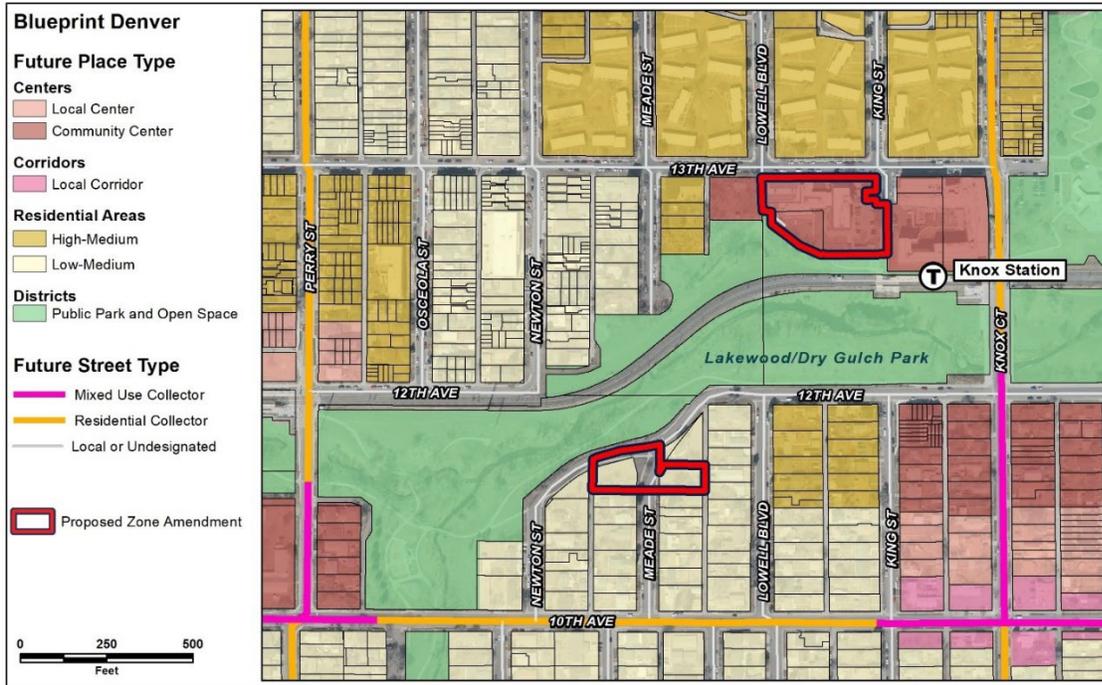
In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale, between neighborhoods.

Mulroy Center: The subject property is shown on the context map as General Urban neighborhood context in *Blueprint Denver*. The neighborhood context map and description help guide appropriate zone districts (p. 66). The General Urban neighborhood context is described as “Homes in this context vary from multi-unit complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mixed of uses, with good street activation and connectivity.” (p. 136). The proposed C-MX-8 zone district is part of the Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” and “the Mixed-Use districts are focused on creating mixed, diverse neighborhoods” (DZC 7.2.2.1). While C-MX-8 is not a part of the General Urban context, it is still consistent with the intent of the context because the standards will offer residents a mix of uses and create good street activation and connectivity. The General Urban context in the Denver Zoning Code does not have an 8-story mixed used district. Since the proposed districts allow a substantial mix of uses and building forms that contribute to street activation consistent with the standards found in the General Urban context, the proposed rezoning is appropriate and consistent with the plan. The context map is aspirational in nature and intended to provide high-level guidance. The proposed Urban Center context is consistent with intent of the General Urban description in *Blueprint Denver* and the location is appropriate directly adjacent to transit.

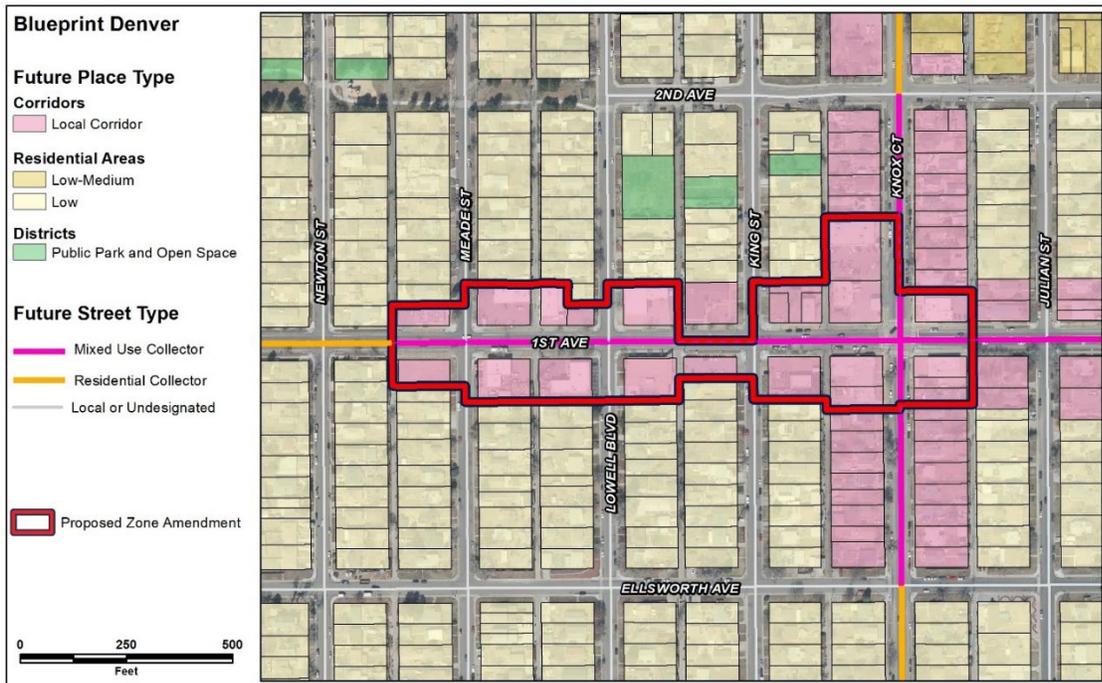
Habitat for Humanity Properties: These two properties are identified as the Urban neighborhood context in *Blueprint Denver*. This context is largely “small multi-unit residential and mixed-use areas embedded in one-unit and two-unit residential areas” (p. 136). The proposed U-TU-C is a district within the Urban context and is intended to “promote and protect residential neighborhoods within the character of the Urban Neighborhood Context” and “the standards of the two unit and row house districts promote existing and future patterns of lower scale multi-unit building forms that address the street in the same manner as an urban house building form” (DZC 5.2.2.1 A. and B.). The U-TU-C zone district allows for up to two-unit that will be compatible with the existing neighborhood and is consistent with the Urban future neighborhood context.

Downtown Barnum: The properties included in the Downtown Barnum rezoning area are identified as Urban Edge on the future neighborhood context map in *Blueprint Denver*. These areas contain elements of the suburban and urban contexts with small multi-unit residential and commercial areas embedded in one- and two-unit residential areas (p. 136). E-MS-3, DO-8 is a main street zone district within the Urban Edge context that is “intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods” (DZC 4.2.6.1.C.). Downtown Barnum is embedded in a residential area, and the rezoning is consistent with the neighborhood context description.

Blueprint Denver Future Places



Map of *Blueprint Denver* Future Place Type and Street Type for the Mulroy Center and the Habitat for Humanity properties



Map of *Blueprint Denver* Future Place Type and Street Type for the Downtown Barnum area

Mulroy Center: The Future Places Map shows the subject property as part of a Community Center. *Blueprint Denver* describes the aspirational characteristics of Community Centers in the General Urban context as, “provid[ing] some mix of office, commercial and residential uses. A wide customer draw both of local residents and from surrounding neighborhoods and from other parts of the city...Buildings are larger in scale than local centers and orient to the street or other public spaces...Heights are generally up to 8 stories and should transition gradually within the center to the surrounding residential areas” (p. 242). The proposed district of C-MX-8 provides a wide range and mix of uses. The future proposed height of up to 8 stories is appropriate for a community center in this location.

Habitat for Humanity Properties: The Future Places Map shows the subject property as part of a Low-Medium Residential place. *Blueprint Denver* describes the aspirational characteristics of these residential places in the Urban context as, “mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential” (p. 232). The proposed U-TU-C district allows for two-unit uses consistent with the future place description.

Downtown Barnum: The Future Places Map shows the subject property as part of a Local Corridor place. *Blueprint Denver* describes the aspirational characteristics Local Corridors in the Urban context as, “primarily provides options for dining, entertainment and shopping...Buildings have a distinctly linear orientation and are often setback from the street to accommodate a limited amount of parking. The public realm is typically defined by lower-scale buildings with active frontages” (p. 212). The proposed E-MS-3, DO-8 district allows for a mix of uses with active ground floor commercial uses.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67).

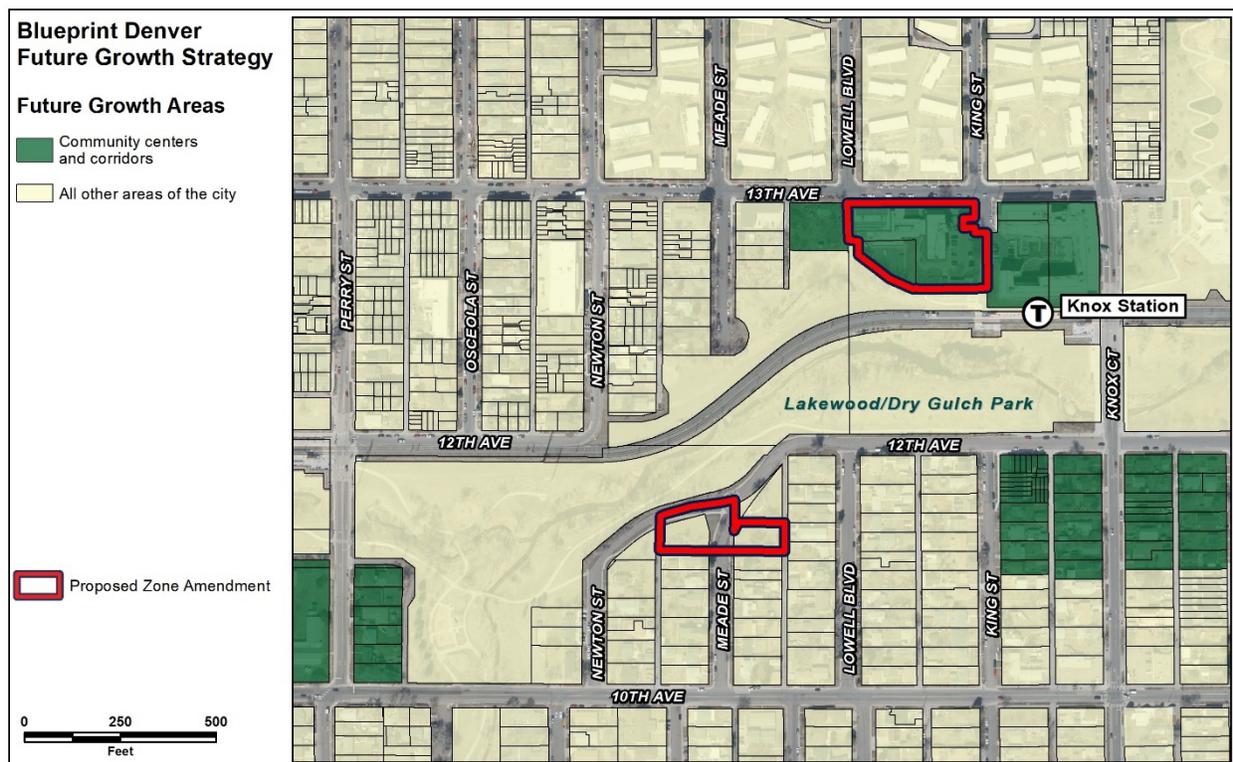
Mulroy Center: *Blueprint Denver* classifies 13th Avenue and King Street as Local Streets. “Local streets are designed for the highest degree of property access and the lowest amount of through movement” (p.154). The use and built form characteristics of Local streets “vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p.161). The proposed C-MX-8 district is intended to be applied to “areas or intersections served primarily by arterial streets” (DZC Section 7.2.2.2.C). While this site does not directly abut an arterial street, it is directly adjacent to a light-rail stop with high-frequency transit and two block south of Colfax Avenue, which is a major east-west arterial within the city.

Habitat for Humanity Properties: *Blueprint Denver* classifies Meade and Newton Streets as Local Streets. “Local streets are designed for the highest degree of property access and the lowest amount of through movement” (p.154). The use and built form characteristics of Local streets “vary in their land uses and are found in all neighborhood contexts. They are most often characterized by

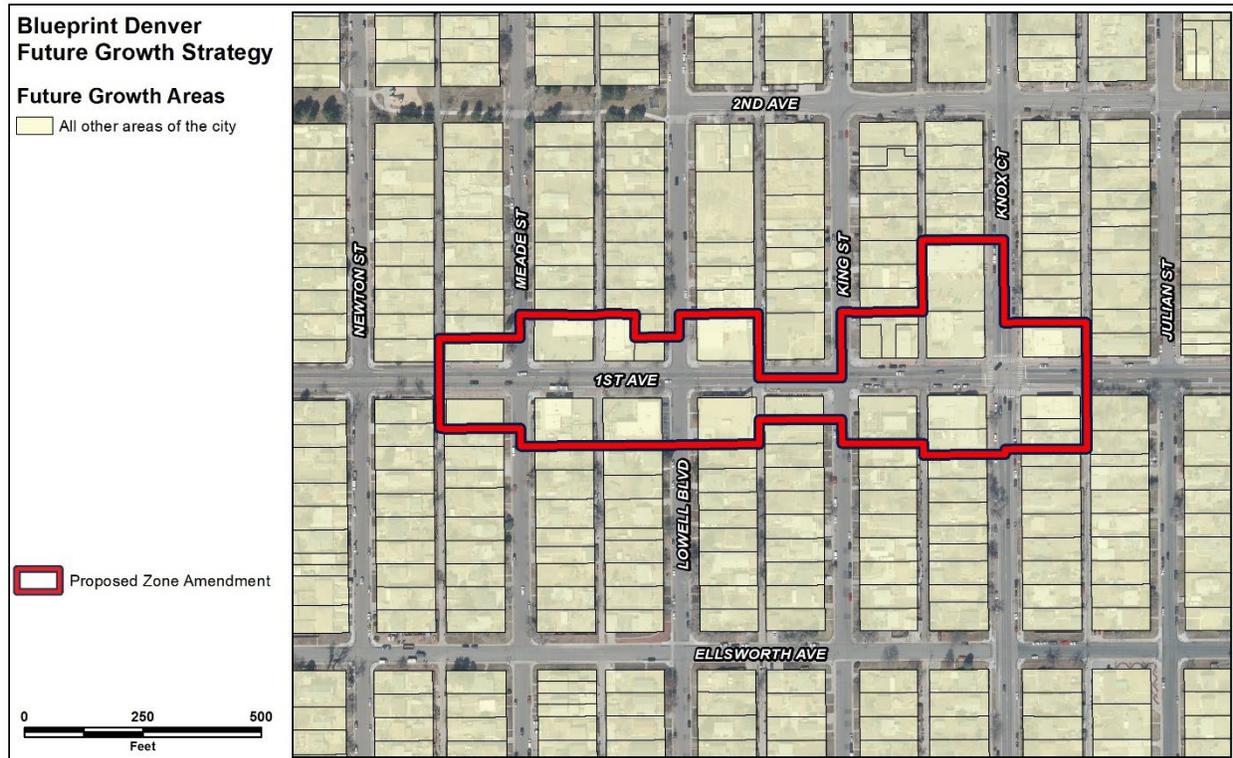
residential uses” (p.161). The proposed U-TU-C district is consistent with these descriptions as it is a residential district.

Downtown Barnum: *Blueprint Denver* classifies 1st Avenue and Knox Court as Mixed-Use Collectors. “Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p.159). The use and built form characteristics of Mixed-Use streets is described as, “Varied uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story usual at maximum building coverage with a shallow front setback” (p.159). The proposed E-MS-3, DO-8 district is consistent with these descriptions as it is intended to be applied to “collector or arterial street corridors” (DZC Section 4.2.6.2.C).

Growth Strategy



Map of *Blueprint Denver* Growth Area Strategy for the Mulroy Center and the Habitat for Humanity properties



Map of *Blueprint Denver* Growth Area Strategy for the Downtown Barnum area

Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51).

Mulroy Center: The Mulroy Center property is part of a Community Center. These areas are anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040" (p. 51). Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver" (p. 49). The proposed map amendment to C-MX-8 will focus mixed-use growth to a Community Center where it has been determined to be most appropriate. Access to jobs, housing, and services can improve in the mixed-use zone districts, and this site has access to high-frequency transit.

Habitat for Humanity Properties: The two properties in Villa Park are part of the "all other areas of the city" growth area where it's anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040" (p. 51). The proposed map amendment to U-TU-C will allow for a moderate increase in residential density consistent with the growth area strategy.

Downtown Barnum: The properties in Downtown Barnum are part of the "all other areas of the city" growth area where it's anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040" (p. 51). The proposed map amendment to E-MS-3, DO-8 will allow for

one additional story and requires a portion of the ground floor to be commercial uses, which will allow for more housing and employment growth consistent with the growth area strategy.

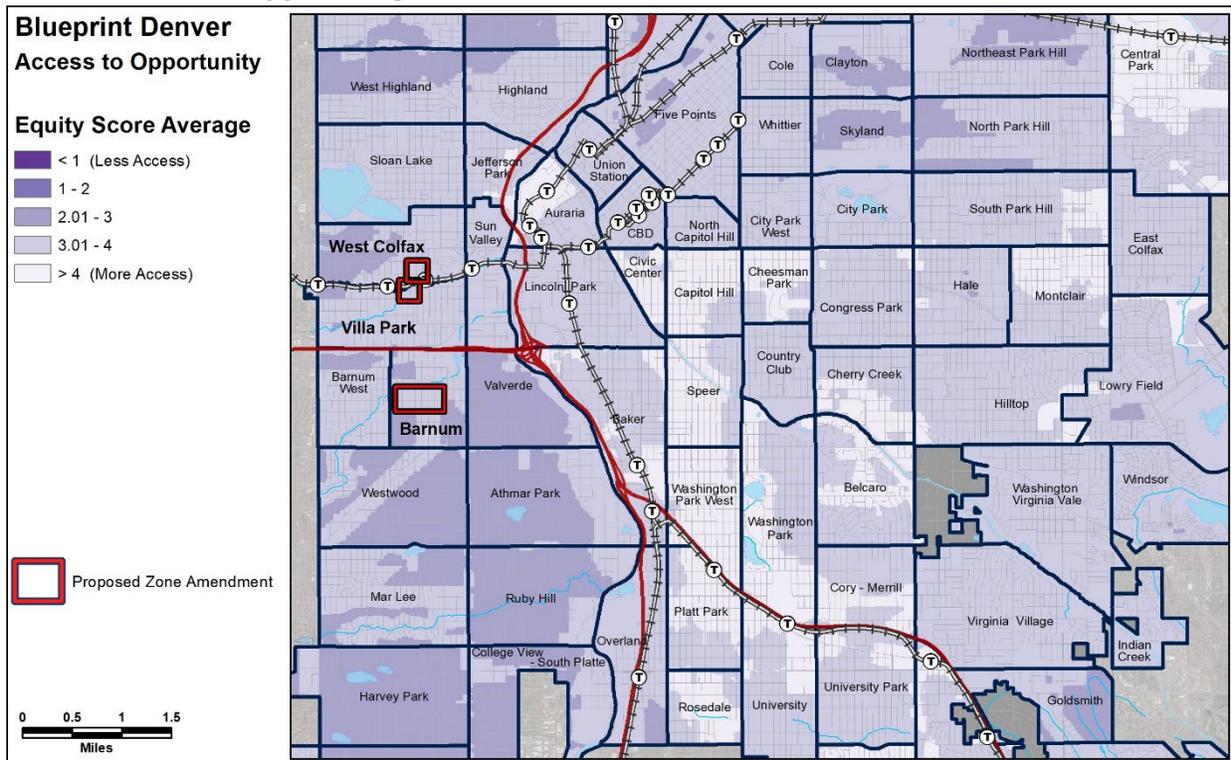
Blueprint Denver Strategies

Blueprint Denver provides recommendations related to legislative rezonings. Policy 11 Strategy A. says: “Prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and achieve citywide goals, including equity goals” (p. 79) This rezoning is legislative and will implement the land use vision in the West Area Plan consistent with this *Blueprint Denver* recommendation.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

I. Access to Opportunity



The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors.

Mulroy Center: The Mulroy Center is in an area with greater than average access to opportunity, scoring as 3.7 out of 5. This area scores high on access to transit and parks and scores low on access to fresh food. Access to opportunity helps us to consider if we are making progress towards

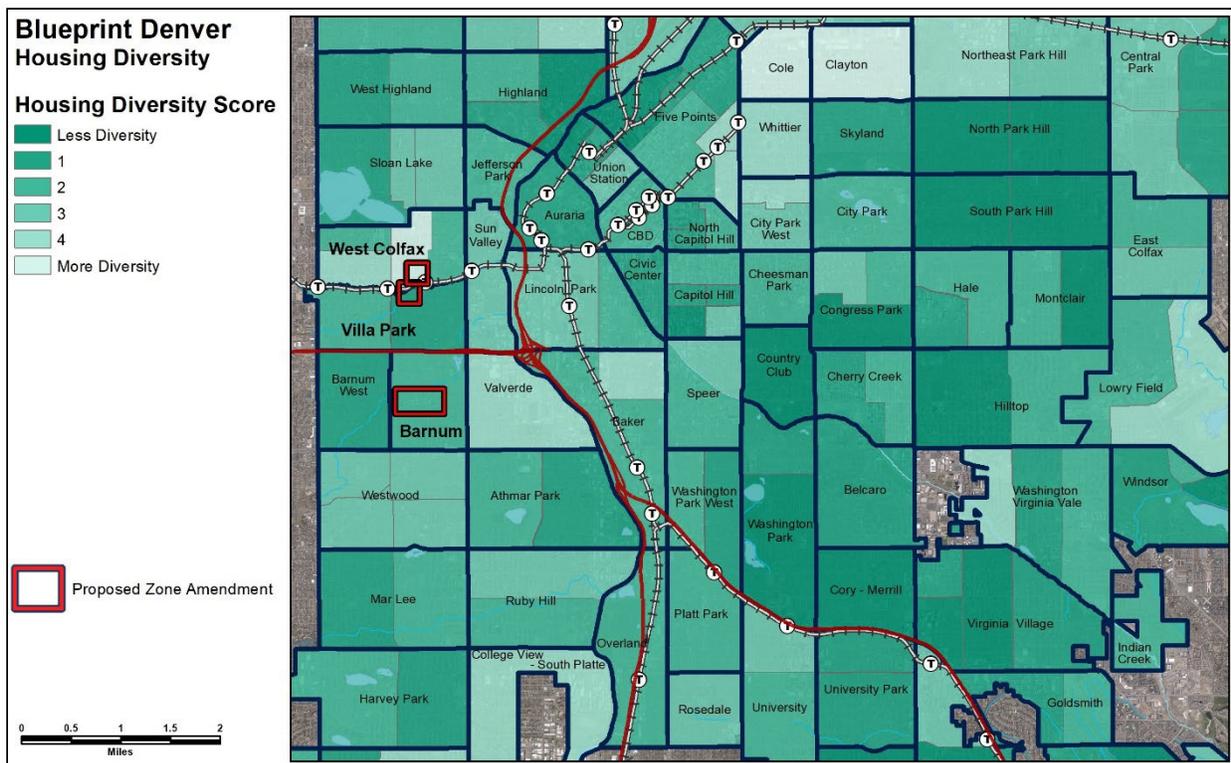
The basis for measuring vulnerability to involuntary displacement is vulnerability to displacement index developed by Denver’s Economic Development and Opportunity office. This combines data from median household income, percentage of people who rent housing, and percent of population with less than a college degree.

Mulroy Center: The subject property is in an area that has low vulnerability to involuntary displacement. It scores as vulnerable on one of the three indicators – percentage of population with less than a bachelor’s degree. This rezoning will allow for more affordable units in a stable part of the city.

Habitat for Humanity: The Habitat for Humanity properties are in an area that has some vulnerability to involuntary displacement. It scores as vulnerable on two of the three indicators – percentage of renters and median household income. This rezoning will allow for more affordable units in an area that is more vulnerable to involuntary replacement.

Downtown Barnum: Downtown Barnum scores as somewhat vulnerable based on two of three indicators – percentage of population with less than a bachelor’s degree and median household income. The rezoning will allow an additional story than what exists today which may result in more housing. Additionally, the requirement for ground floor commercial uses will ensure there are services for neighboring residences.

III. Expanding Housing and Jobs Diversity

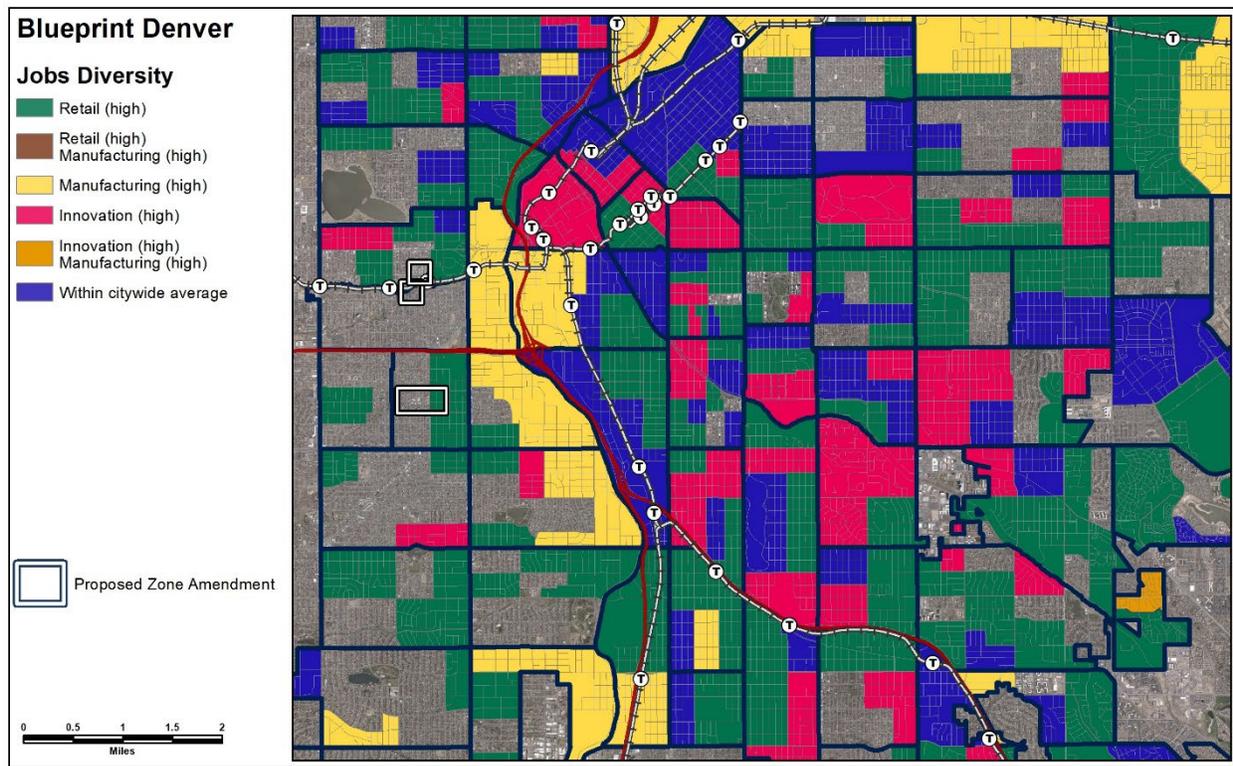


The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units.

Mulroy Center: The Mulroy Center is in an area with greater housing diversity scoring as diverse on all 5 indicators. The proposed rezoning to a mixed use district with greater height will allow for more residential options, which will help this area maintain its housing diversity. Additionally, this property is owned by Denver Housing Authority and will bring more affordable units to the area.

Habitat for Humanity Properties: The eastern portion of Villa Park scores as less diverse, scoring as not diverse on four of the five indicators – missing middle housing, percentage of owners compared to renters, housing costs, and number of income restricted units. The rezoning to U-TU-C will allow for Habitat for Humanity to develop additional affordable housing units, which will increase the housing diversity in this portion of the neighborhood.

Downtown Barnum: Downtown Barnum is less diverse in terms of housing, scoring as diverse on 2 of the 5 indicators. There are fewer missing middle housing options, higher housing costs, and fewer income restricted units than citywide averages. The proposed rezoning for the area to E-MS-3, DO-8 will implement the main street environment called for in the West Area Plan. New housing units will be allowed on the upper stories and for a small portion of the ground floor. The type of housing that would be included in a mixed-use development will bring a new type of housing to this largely single-unit residential area.



The map shows the mix of jobs depicted by color. There are less than 100 jobs in most of the rezoning area, and a small portion of Downtown Barnum has more retail jobs than the city as a whole. The rezoning of the Mulroy Center and Downtown Barnum will support the creation of jobs in the West Colfax and Barnum neighborhoods, respectively.

West Area Plan

The *West Area Plan* was adopted by City Council in March 2023 and encompasses the neighborhoods of West Colfax, Villa Park, Sun Valley, Barnum, West Barnum, and Valverde. The West Area Plan provides recommendations and strategies to address challenges identified by residents and stakeholders through the planning process. It provides key guidance for West's growth strategy, including the future places map, height map, and more. The Plan provides design guidance for various uses and contexts, focusing on growth that is consistent with neighborhood character. The Future Neighborhood Contexts and Future Places are the same as in *Blueprint Denver*, which are described above.

Mulroy Center: The Mulroy Center rezoning from G-MU-5 to C-MX-8 will implement the following plan recommendations and strategies because it will allow growth south of 13th Avenue and near transit. The proposed rezoning would allow for residential growth and additional non-residential uses to serve the community.

- Policy L3 Future Growth in Centers and Corridors
 - Strategy A – “Allow higher-intensity mixed-use growth on vacant and underutilized lots along major corridors and within major centers. Support rezoning and higher-intensity development particularly within high-capacity transit centers where there is the potential for land aggregation” (p. 178).
- Policy WC-5 Support implementation of the Denver Housing Authority Westridge Homes Master Plan.
 - Strategy A – “Support rezonings in the area south of 13th Avenue to mixed-use zone districts to allow for a mix of uses and services, and to increase diverse housing options near transit for seniors and DHA residents” (p. 252).

Habitat for Humanity Properties: Rezoning the Habitat for Humanity properties in Villa Park to U-TU-C will allow for more affordable housing opportunities near the Lakewood/Dry Gulch and transit consistent with the following policy.

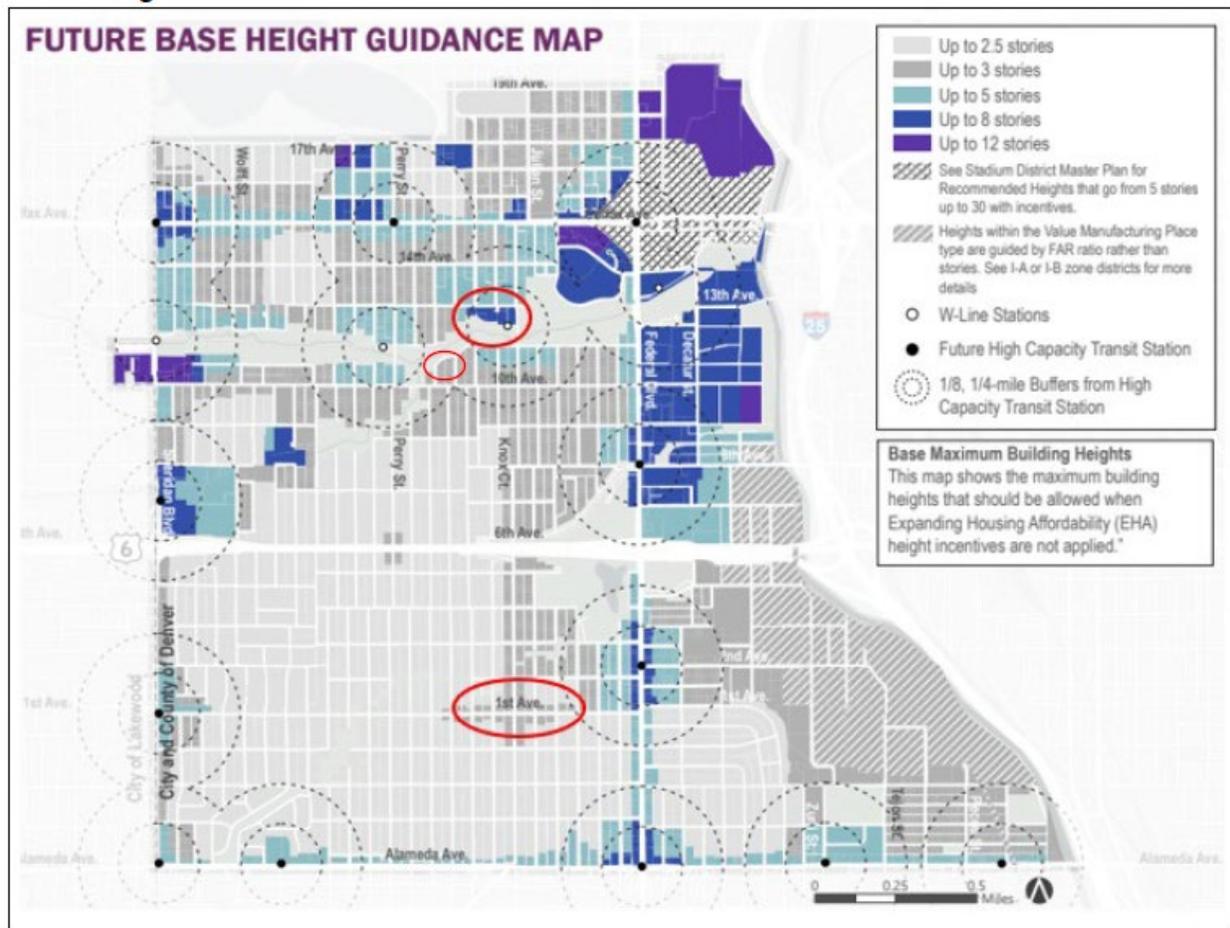
- Policy E2: Affordable Housing Diversity
 - Strategy E – “Partner with nonprofit housing providers, Denver Public Schools, and other major employers to develop workforce housing” (p. 212).
- Policy VP-2: “Ensure high-quality building and site design everywhere, and promote affordable housing along Lakewood/Dry Gulch, and within the Sheridan, Knox, and Perry Station areas” (p. 262).

Downtown Barnum: The proposed E-MS-3, DO-8 will help foster a main street environment within Downtown Barnum. The DO-8 overlay will promote the continuance of the active land uses in this

local corridor and allow for three-story mixed use developments consistent with the following plan recommendation.

- Policy L9: Design within Centers and Corridors
 - Strategy C – “Along neighborhood main streets, encourage ground floor activation and high-quality site design to promote pedestrian-friendly environment:
 - 1. Ground Floor Activation. Encourage neighborhood-serving retail uses at the ground floor level to generate activity along the street. Services and other loading areas that support ground floor retail uses should be limited to alleys and side streets, only utilizing side streets when absolutely necessary, ensuring there are visual buffers from adjacent residential uses” (p. 198).
- Policy B-2: “Encourage zoning changes and other regulatory tools that will help foster a main street environment within ‘Downtown Barnum’” (p. 280).
 - Strategy B: “Supplemental to the study, explore the application of E-MS zoning and/or existing design overlays to promote ground-floor active commercial uses and pedestrian-friendly design frontages” (p. 280).

Height Guidance



The *West Area Plan* recommends a maximum base height of 8 stories for the Mulroy Center and 3 stories for Downtown Barnum and the Habitat for Humanity properties. This is consistent with the

C-MX-8 zone district that is proposed for the Mulroy Center, E-MS-3, DO-8 zone district for Downtown Barnum, and the U-TU-C district, which allows up to 2.5 stories, for the Habitat for Humanity properties.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-8, U-TU-C, and E-MS-3, DO-8 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed rezoning furthers the public health, safety, and general welfare of the city because it directly implements adopted policy from *Blueprint Denver* and the *West Area Plan*. The rezoning will enable more affordable housing and supportive services for residents of the Westridge Homes, provide more affordable home ownership opportunities in Villa Park, and foster a more pedestrian-friendly environment in Barnum.

Attachments

1. Map Amendment Proposal
2. Public Comments

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	multiple property owners	Representative Name	Council President Torres
Address		Address	1437 Bannock St
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	
Email		Email	District3@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	3580 W 13th Ave and 3550 W 13th Ave 1076 & 1077 N Meade St Downtown Barnum between Meade and Knox (see property owner list)		
Assessor's Parcel Numbers:	See attached property owner list		
Area in Acres or Square Feet:			
Current Zone Districts:	E-MX-2 and E-SU-D1x (Downtown Barnum) G-MU-5 and G-MU-5, UO-3 (Mulroy Center) E-SU-D1x (Habitat for Humanity Properties)		
PROPOSAL			
Proposed Zone Districts:	E-MS-3, DO-8 (Barnum), C-MX-8 (Mulroy), and U-TU-C (Habitat)		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</i>	
	<input checked="" type="checkbox"/>	Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.	
	<input checked="" type="checkbox"/>	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.	



Community Planning and Development
City and County of Denver
201 W Colfax Ave, Dept 205
Denver, CO 80202

Dear Community Planning and Development,

I am writing to express my full support for the West Area Plan Legislative Rezoning. The Downtown Barnum area, the Denver Housing Authority (DHA) Mulroy Opportunity Center & Apartments, and properties in Villa Park owned by Habitat for Humanity have been identified as transformative projects in the West Area Plan. The proposed rezoning is a vital initial step toward implementing this plan.

Downtown Barnum, envisioned as a bustling commercial hub and gathering space, presents a significant opportunity for community growth and vitality through rezoning to E-MS-3, DO-8. This transformation will turn the area into a vibrant commercial center, complete with storefronts, safe walkable streets shaded by tree canopies, and amenities tailored to the needs of local residents. This advances the West Area Plan's goal of enhancing quality of life and embracing the rich cultural heritage of West Denver.

The proposed rezoning of the Mulroy Opportunity Center to C-MX-8 will allow for the realization of the Denver Housing Authority's master plan, providing additional housing opportunities and essential community services for seniors and people living with disabilities. This rezoning will facilitate the creation of a transit-oriented hub, enhancing accessibility and connectivity for residents.

Rezoning Habitat for Humanity properties in Villa Park to E-TU-C will double the homeownership opportunities made available through this long-developed effort. This initiative ensures not only high-quality building design and affordable housing within the neighborhood but also prevents displacement. Ultimately, it fosters stability for families in West Denver, providing them with security and opportunity.

The proposed rezoning application aligns with our community's vision outlined in the West Area Plan, aiming to significantly enhance the quality of life for all Westside residents. This marks a pivotal step forward in realizing our shared goal of promoting affordable housing, fostering improved health outcomes, advancing equity, bolstering environmental resilience, and creating a safer community.

Sincerely,

Hon. Jamie Torres
Council President, District 3

1437 Bannock St, Room 451
Denver, CO 80202

District3@denvergov.org | 720-337-3333

West Area Rezoning - Application Narrative

Proposed Rezoning

The proposed rezoning covers three general areas within the West Area: Downtown Barnum, the Denver Housing Authority (DHA) Mulroy Opportunity Center & Apartments, and properties in Villa Park owned by Habitat for Humanity. Both areas are specifically described by the West Area Plan and identified as neighborhood specific transformative projects. This proposed rezoning is an initial step for the realization of these planned improvements.

General Area	Current Zone District	Proposed Zone District
Downtown Barnum	E-MX-2	E-MS-3, DO-8
Mulroy Opportunity Center & Apartments	G-MU-5 & G-MU-5 UO-3	C-MX-8
Villa Park Habitat for Humanity Properties	E-SU-D1x	E-TU-C

As explained in the West Area Plan, *“Downtown Barnum” is a concept that applies to a commercial area embedded within Barnum at the intersection of 1st Avenue and Knox Court. Residents have expressed their desire to transform this area into a vibrant, commercial main street with active store fronts where area residents can walk, roll, or take transit along comfortable, safe, tree-lined streets to local cafes, restaurants, barber shops, flower shops, and other neighborhood amenities/services. Downtown Barnum will serve as a gathering space for residents and visitors to enjoy and celebrate the rich culture of West* (pg. 281).

Mulroy Opportunity Center & Apartments, on the southside of 13th Avenue between Lowell Boulevard & King Street, are adjacent to the Denver Housing Authority’s Westridge Homes and included within the [Final Master Plan](#) for this area. According to the plan, the subject property will include a mixture of uses to serve residents and more housing opportunities for senior and disabled citizens. The master plan describes preferred zone district that meets the community’s vision for this location: *C-MX-8 will allow multi-unit residential and additional community service, educational, office and commercial uses that will create a transit-oriented hub at the Knox Street transit station in the Westridge redevelopment area. The Mulroy Opportunity Center, a DHA resident service office, offers a range of services that can evolve and expand over time with the broader range of allowed uses in the C-MX-8 zone.*

Habitat for Humanity acquired multiple properties in Villa Park from the city in 2022. Two of the properties at 1076 and 1077 Meade St. are included in this rezoning. Habitat for Humanity has plans to construct tandem houses on each of the properties, resulting in four homeownership opportunities. U-TU-C will allow for two units that can be sold separately on each lot and will *ensure high-quality building and site design everywhere, and promote affordable housing along Lakewood/Dry Gulch, and within the Sheridan, Knox, and Perry station areas* (p. 262).

Review Criteria

Pursuant to Section 12.4.10.7 of the Denver Zoning Code, the review criteria for this rezoning request are as follows:

A. Consistency with Adopted Plans

The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan.

The proposed official map amendment is consistent with the City's adopted plans, as detailed below. The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040
- Blueprint Denver
- West Area Plan

1. Denver Comprehensive Plan 2040

The proposed rezoning is consistent with several of the adopted Denver Comprehensive Plan 2040 strategies, including:

Vision Element: Equitable, Affordable and Inclusive

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

Goal 1, Strategy A: Increase development of housing units close to transit and mixed-use developments (pg. 28).

Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).

Goal 8, Strategy C: Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for senior to age in place (pg. 30).

Rezoning Downtown Barnum to E-MS-3, DO-8 will ensure residents in Barnum have access to services and amenities because the zoning will require commercial uses for a portion of the ground floor.

The proposed rezoning of the Mulroy Opportunity Center & Apartments and the Habitat for Humanity properties in Villa Park are consistent with the Equitable, Affordable and Inclusive strategies above related to increasing and expanding accessible and affordable housing close to transit. The Mulroy Center is adjacent to the 13th & Knox RTD light rail station and the proposed rezoning will allow for an expanded redevelopment that's envisioned by DHA's master plan. Additional housing and a wider selection of services for the residents onsite will be made possible through this rezoning. The Habitat properties are also within a quarter mile of the 13th & Knox RTD light rail station.

Vision Element: Strong and Authentic Neighborhoods

Goal 1, Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors. Strategy D: Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increase amenities (pg. 34).

Goal 2, Strategy C: Create people-oriented places that embrace community character with thoughtful transitions, aspirational designs and an engaging public realm (pg. 34).

The proposed addition of the Active Centers and Corridors Design Overlay District (DO-8) directly implements the Strong and Authentic Neighborhoods strategies above in Downtown Barnum. The intent of the DO-8 overlay is to *encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings* (pg. 9.4-57). The proposed rezoning can help make the vision of Downtown Barnum a reality and prohibit development that could harm this aspiration.

Vision Element: Connected, Safe, and Accessible Places

Goal 3, Strategy B: *Develop tools, such as street design standards, to prioritize how valuable right-of-way is allocated among various demands including mobility, utilities, green infrastructure, trees, and design amenities* (pg. 40).

The additional setback requirements in the DO-8 overlay allow for additional uses of the public right-of-way that are supported by this strategy.

Vision Element: Economically Diverse and Vibrant

Goal 3, Strategy A: *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver* (pg. 46).

The rezoning of Downtown Barnum to include the DO-8 will help maintain and grow the availability of commercial space in embedded local corridors and will allow more flexibility for key amenities like sidewalk seating.

Vision Element: Environmentally Resilient

Goal 8, Strategy B: *Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods* (pg. 54).

Applying the DO-8 in Downtown Barnum will encourage ground floor active uses with residential above. Compared to areas that allow fully residential buildings, DO-8 will be more likely to result in mixed-use communities, which tend to have lower environmental impacts than single use developments.

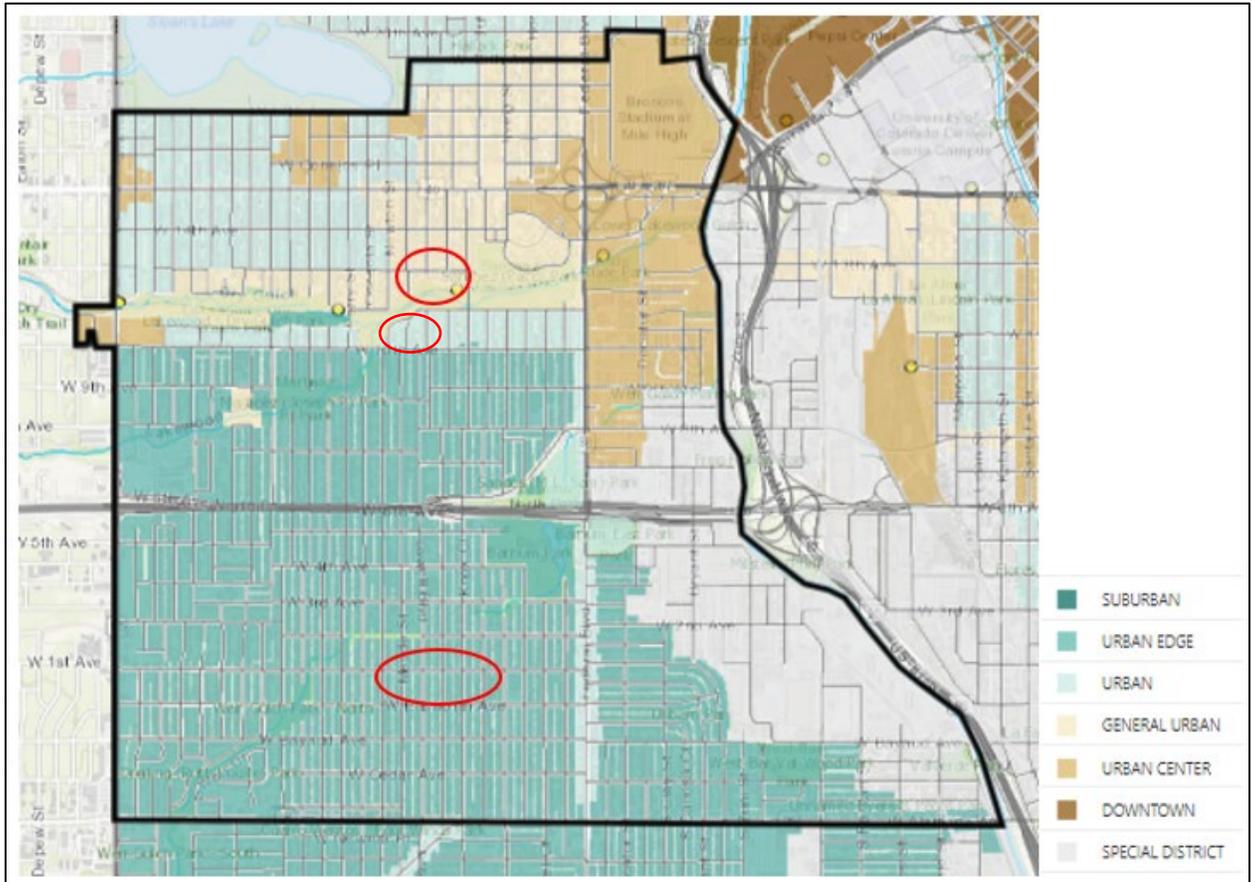
Additionally, rezoning the Mulroy Center from multi-unit, where only residential is currently permitted, to a mixed-use district will help facilitate a mixed-use community within the Westridge Homes community consistent with the above strategy.

2. Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city's land use and transportation decisions. There are six key components of *Blueprint Denver* that apply to this rezoning proposal:

- A. Future Neighborhood Context
- B. Future Place Types
- C. Street Types
- D. Growth Area Strategy
- E. Plan Policies and Strategies
- F. Equity Concepts

A. Blueprint Denver Future Neighborhood Context



In Blueprint Denver, future neighborhood contexts are used to help understand differences between land use, built form, and mobility. The subject properties are shown on the context map as Urban Edge (Downtown Barnum), General Urban (Mulroy Opportunity Center & Apartments), and Urban (Habitat Properties) neighborhood contexts. The description is used to guide appropriate zone districts. *The mapping of neighborhood context is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map (pg. 66).*

The Urban Edge Neighborhood context is mapped throughout the Barnum, Barnum West, and Villa Park neighborhoods and *contains many single- and two-unit residential areas. Commercial and mixed-use development tends to be found along the main corridors bordering traditional residential areas, with some larger center development. Residential areas generally are single-unit and two unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi-unit buildings and commercial nodes are generally low-scale (pg. 206).*

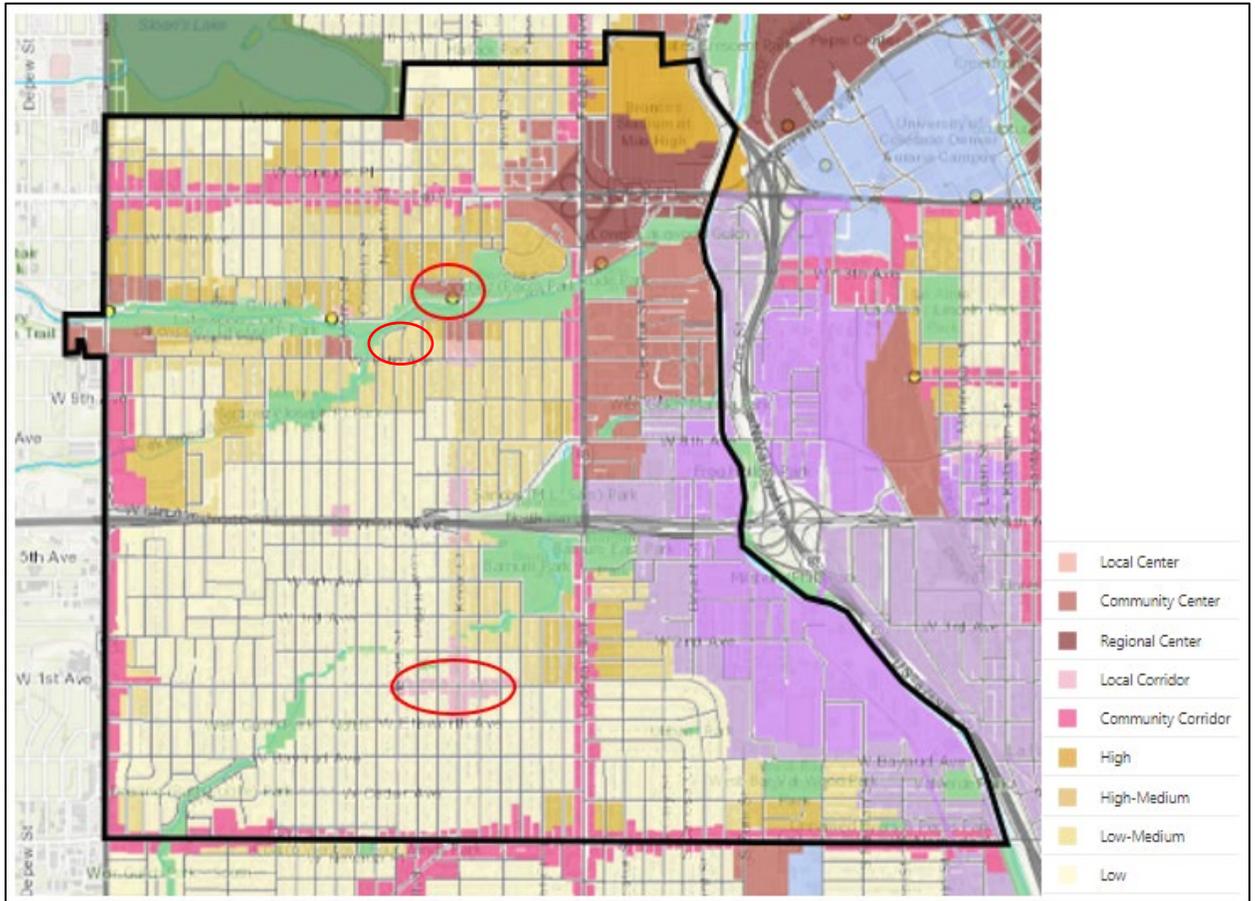
The General Urban neighborhood context is mapped along the Dry Gulch/RTD W Line and eastern third of West Colfax. *Residential in this context varies from mixed-use multi-unit buildings to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents are well served by transit and enjoy access to daily needs, amenities and entertainment options. Multi-unit residential is the most common*

with some single-unit and two-unit residential, commercial and mixed-use embedded. Block patterns are generally a regular grid with consistent alley access. Multi-unit residential buildings are low- to mid-scale mixed in with some low-scale residential uses (pg. 239).

The Urban neighborhood context is mapped south of Dry Gulch/RTD W Line. *The Urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities. The Urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options (p. 221).*

The proposed rezoning in Downtown Barnum retains the existing Urban Edge neighborhood context. The application of the proposed, E-MS-3, DO-8, zone district is consistent with the Urban Edge context because it will promote active, pedestrian friendly, streets that are compatible with the existing residential areas and desirable for the community. However, the proposed rezoning of the Mulroy Opportunity Center & Apartments would change the neighborhood context from General Urban to Urban Center. The existing zone districts with General Urban article of the Denver Zoning Code do not provide an option for a mixed-use district that is more than three stories. Therefore, city housing goals and land use policies that support higher-density development near transit should be brought to the forefront when discussing the proposed neighborhood context. The proposed rezoning of U-TU-C for the Habitat for Humanity properties is in the Urban context consistent with the Blueprint guidance.

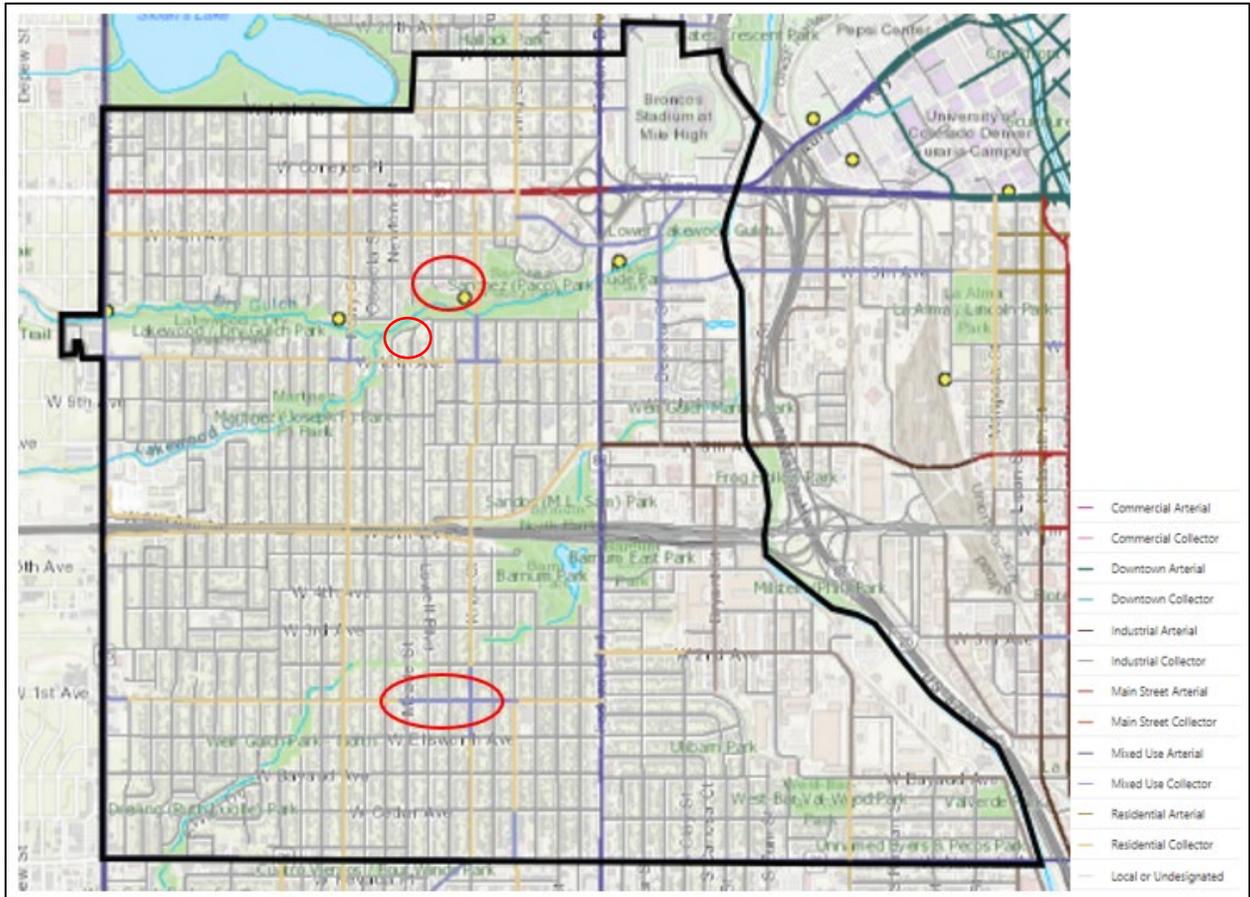
B. Blueprint Denver Future Place Types



The subject properties are designed as a Local Corridor (Downtown Barnum), Community Center (Mulroy Opportunity Center & Apartments), and Low-Medium Residential (Habitat Properties). Blueprint describes corridors as, *mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents* (pg. 140). Centers are described as, *mixed-use places of different scales. They are typically oriented around a shared space or set of spaces. People often go to centers to engage in social activities and entertainment, such as shopping, dining and cultural events. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area, and may require residents to take a bus, train or a car to visit them* (pg. 140). Low-Medium Residential places are a *mixture of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential* (p. 232).

The proposed zone districts of E-MS-3, DO-8, C-MX-8, and U-TU-C support the local corridor, community center, and Low-Medium Residential future place types that are described in Blueprint Denver. Main street and mixed-use zone districts were created to foster the type of development desired for these centers and corridors.

C. Blueprint Denver Future Street Types



In Blueprint Denver, future street types of work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (pg. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context.

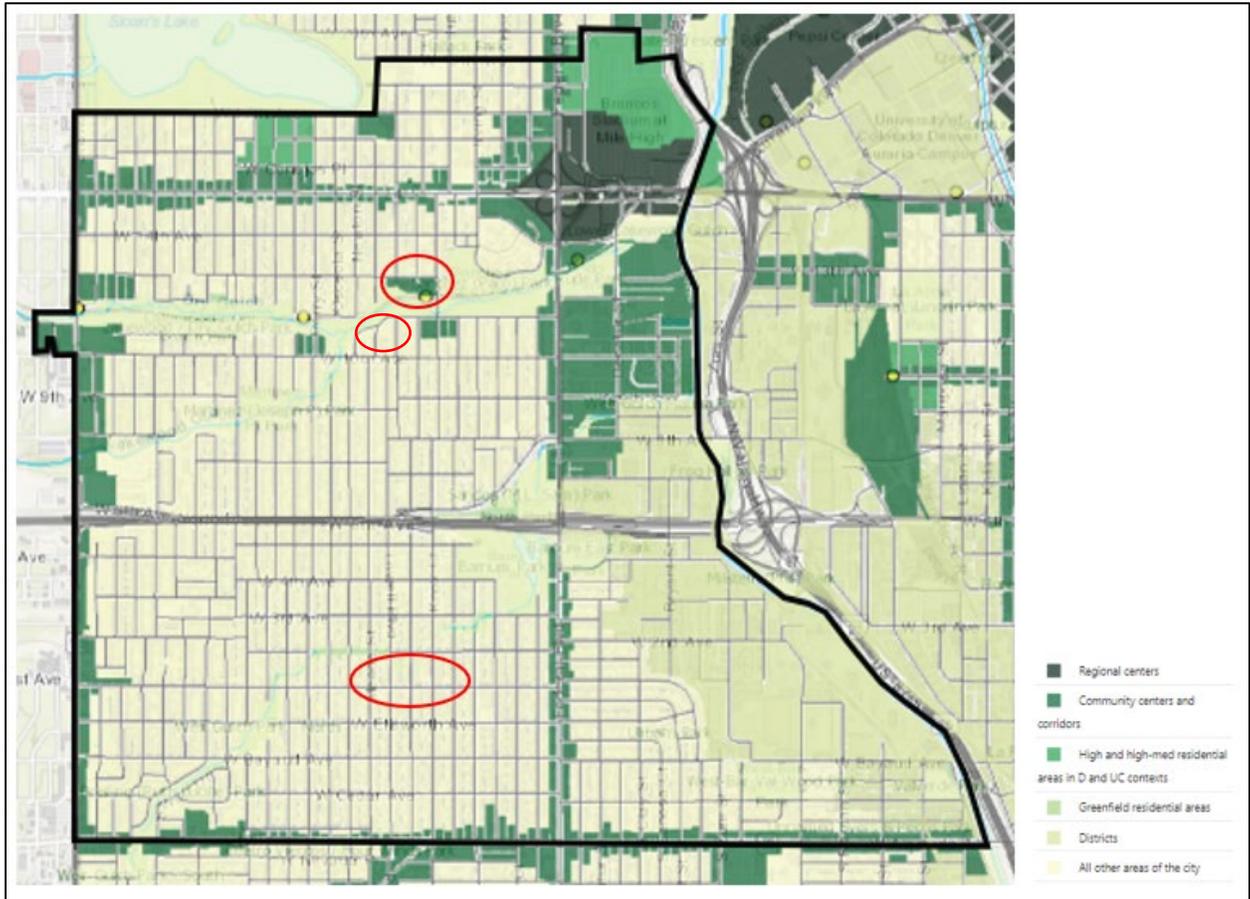
The major intersection for Downtown Barnum is 1st Avenue and Knox Court and both streets are identified as Mixed-Use Collectors, which provides for a *varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback* (p. 159). The Main Street district is consistent with this description. Furthermore, the regulations in the proposed DO-8 have stronger requirements for active ground floor uses, transparency, setbacks, and café seating to encourage a pedestrian environment consistent with the Main Street designation.

The Mulroy Opportunity Center & Apartments are along West 13th Avenue which is identified as a Local Street. *Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses* (pg. 161). The Mixed-Use district proposed is appropriate for this local street and the intensity of allowable development is further justified by this site’s proximity to the 13th and Knox station.

Meade Street and 10th Avenue, where the Habitat Properties are located, are Local streets which *vary in their land uses and are found in all neighborhood contexts. They are most often characterized by*

residential uses (p. 161). U-TU-C is a residential zone district consistent with the Local street type designation.

D. Blueprint Denver Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (pg. 51). The Mulroy Opportunity Center & Apartments are mapped within the Community Centers and Corridors growth area where the city anticipates seeing *20% of new jobs and 25% of new housing*. Downtown Barnum and the Habitat Properties are within the "All other areas of the city" growth area where the city anticipates *20% of new housing growth and 10% of new employment growth by 2040*.

The proposed rezonings will provide an opportunity for both housing and employment growth to occur in these areas. The Mulroy Opportunity Center & Apartments is anticipated to redevelop according to the DHA master plan. The growth of Downtown Barnum will be driven by the private sector and the rezoning will help ensure that future development retain the commercial uses that are desired in this location. Rezoning the Habitat Properties from single-unit to two-unit will allow for a slight increase in density in Villa Park.

E. Blueprint Denver Plan Policies and Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design, promotion of housing, and arrangement of uses in mixed-use areas. The proposed rezoning is consistent with the following policies and strategies:

Land Use and Build Form: General Policy 1:

Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.

Strategy A

Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:

- *Regional centers and community centers*
- *Community corridors where transit priority streets are planned*
- *High and medium-high residential areas in the downtown and urban center contexts (pg. 72).*

The proposed rezoning of the Mulroy Opportunity Center & Apartments is a community center future place and adjacent to the 13th and Knox RTD light rail station. Growth is planned for this area and the proposed rezoning encourages the future redevelopment. Higher-density, mixed-use development will be made possible with the proposed rezoning to C-MX-8.

Land Use and Build Form: General Policy 11:

Implement plan recommendations through city-led legislative rezonings and text amendments (pg. 79).

The purpose of this city-led legislative rezoning is to implement plan recommendations that are expressed in Comprehensive Plan 2040, Blueprint Denver, and the West Area Plan.

Land Use and Built Form: Housing Policy 6

Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities (pg. 84).

The proposed rezoning of the Mulroy Opportunity Center & Apartments will increase the development of affordable housing and is adjacent to a transit station. The mixed-use zoning will allow for additional services to be included within this development. Additionally, rezoning of the Habitat for Humanity properties in Villa Park will allow for more affordable home ownership opportunities.

Land Use and Built Form: Economics Policy 5:

Support organizations and districts within the city's centers and corridors to aid in attraction and retention of employment and commerce (pg. 92).

This proposed rezoning would retain and expand commercial activity in Downtown Barnum by keeping first floor uses as non-residential and therefore business oriented.

Land Use and Built Form: Design Quality and Preservation, Policy 4:

Ensure an active and pedestrian friendly environment that provides a true mixed-use character in centers and corridors.

Strategy A:

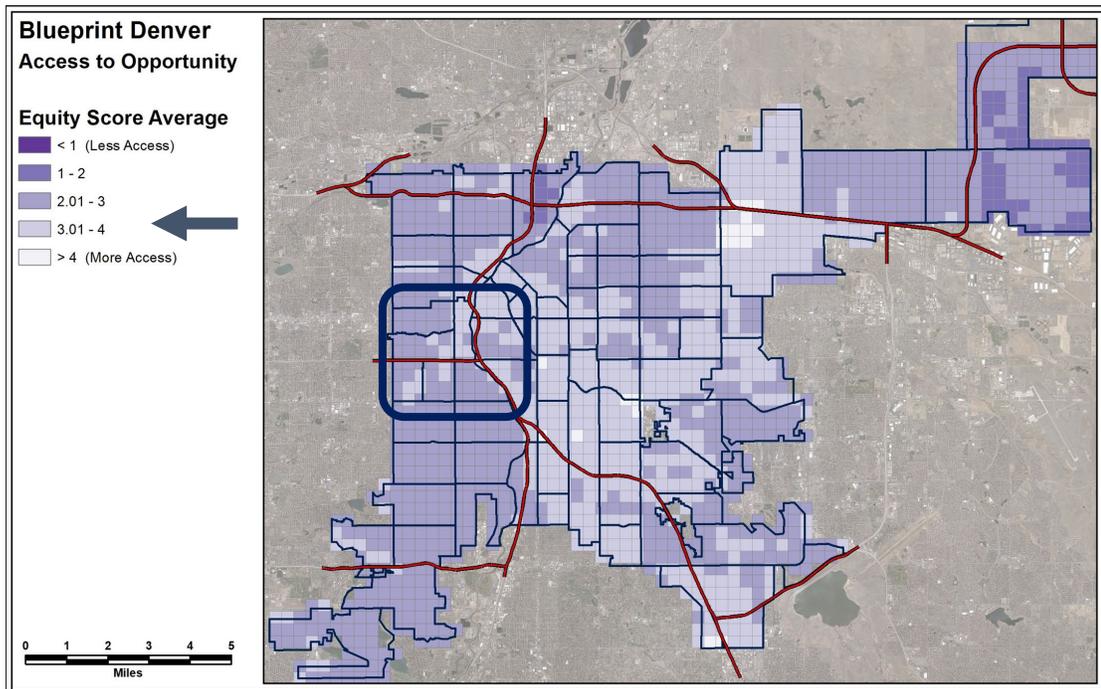
Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses (pg. 103).

The proposed rezoning in Downtown Barnum will provide a mixed-use character in this local corridor. The DO-8 overlay requires Street Level nonresidential active use standards that are applicable with the accompanying three-story district base zone district, E-MS-3.

F. Blueprint Denver Equity Concepts

Blueprint Denver has three equity concepts: improving access to opportunity, reducing vulnerability to displacement, and expanding housing and jobs diversity. Blueprint Denver states the equity concepts *should be used to evaluate large area rezonings* (p. 67) and therefore are applicable to this rezoning proposal. Staff uses GIS with parcel-level, Census-tract, and neighborhood-wide data to measure these equity concepts. The information highlights what key issues or needs are present and points to potential options for improvements or mitigation.

Access to Opportunity



Downtown Barnum’s average Access to Opportunity score is a 3.2 out of 5. The lowest scores were in the Access to Fresh Foods and Access to Transit categories. Access to Centers and Corridors, Access to Parks, and Access to Healthcare were the highest scoring categories.

The proposed rezoning to add the DO-8 overlay district supports commercial uses in this area, which could include grocery stores and markets. This proposal will not directly help the transit score, but it should be noted that there are existing bus stops along 1st Avenue and Knox Court and RTD bus route 1 travels north from Downtown Barnum to Knox Station.

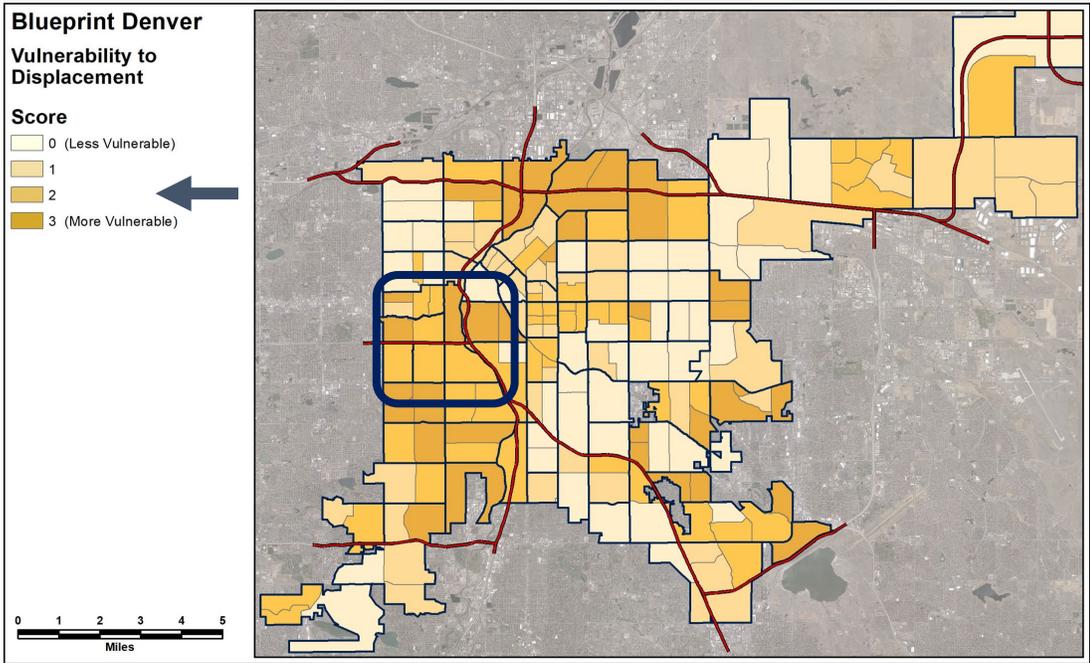
For the Mulroy Opportunity Center & Apartments, the average Access to Opportunity score is 3.7 out of 5. The lowest score was the Access to Fresh Foods category. Access to Transit and Access to Parks were the highest scoring categories.

The proposed rezoning to a mixed-use zone district would increase opportunities for fresh food access by allowing commercial land uses, such as fresh sales and markets and eating establishments, that are currently prohibited in the existing zone district.

The Habitat for Humanity properties in Villa Park scored an average of 3.6 out of 5 for Access to Opportunity. Similar to the other two areas, the lowest score was the Access to Fresh Foods category. Access to Transit, Access to Parks, and Access to Centers and Corridors were the highest scores.

The proposed rezoning to a two-unit district would increase the number of housing units in an area that has good access to transit, parks, and community centers and corridors. The proposed U-TU-C district does not allow any commercial uses, so it is unlikely to impact the current Access to Opportunity score.

Vulnerability to Displacement



Downtown Barnum’s Vulnerability to Displacement score is a 2 out of 3. The median household income (\$52,890 for the neighborhood compared to \$78,177 citywide) and educational attainment (83.2% without a college degree compared to 47.5% citywide) metrics are considered vulnerable and the rental occupancy is not vulnerable.

The proposed rezoning for Downtown Barnum would require commercial uses for a portion of new development, which fosters the development of local jobs.

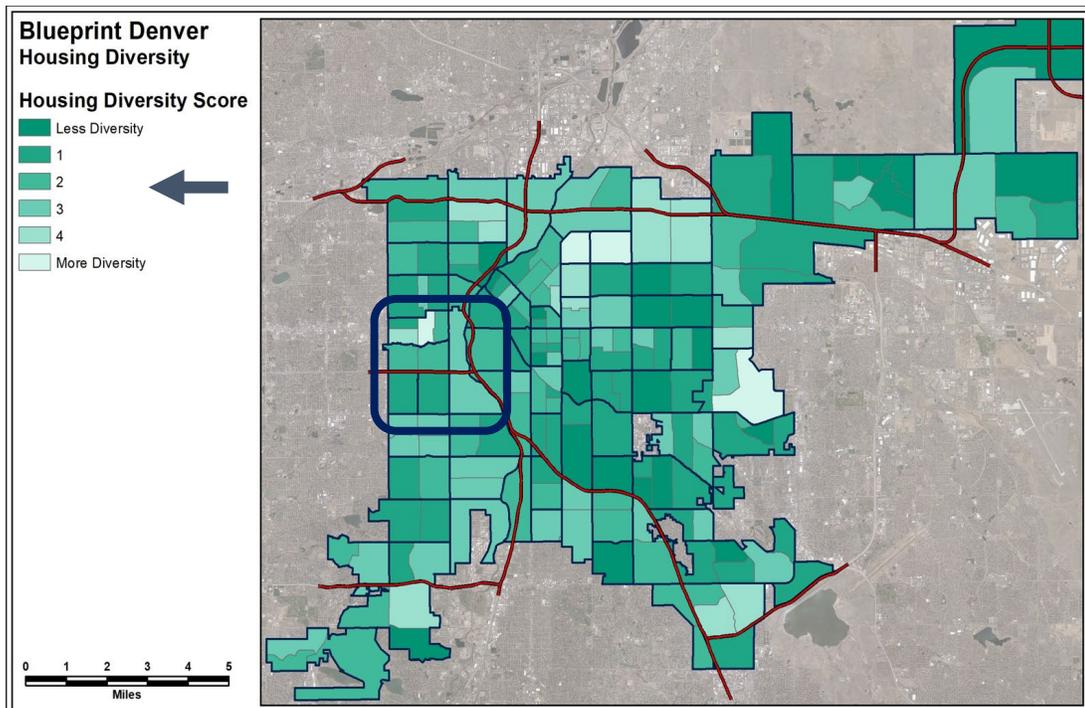
For the Mulroy Opportunity Center & Apartments, the area’s Vulnerability to Displacement score is a 1 out of 3. The only metric scored as vulnerable is educational attainment (47.9% without a college degree compared to 47.5% citywide).

The Mulroy Opportunity Center & Apartments will redevelop to provide more affordable housing and community services if this proposed rezoning is approved.

The Habitat for Humanity properties in Villa Park score as 2 out of 3 for Vulnerability to Involuntary Displacement. The median household income (\$65,227 for the neighborhood compared to \$78,177 citywide) and educational attainment (65% without a college degree compared to 47.5% citywide) metrics are considered vulnerable.

The homes Habitat for Humanity is proposing will be affordable units, and rezoning from a single-unit district to a two-unit district will allow for more affordable home ownership opportunities.

Housing Diversity



Downtown Barnum’s Housing Diversity score is a 2 out of 5. There are fewer missing middle housing options, higher housing costs and fewer income restricted units than citywide averages.

The proposed rezoning for Downtown Barnum is a step to implement the vision of a main street environment in this area. New housing units would be allowed and are encouraged within mixed-use buildings with ground floor commercial uses.

For the Mulroy Opportunity Center & Apartments, the Housing Diversity score is a perfect 5 out of 5.

DHA’s master plan will continue to provide more housing options in this area, and the proposed rezoning is key to the planned redevelopment of the Mulroy Opportunity Center & Apartments.

The Habitat for Humanity properties have a Housing Diversity score of 1 out of 5. Villa Park has fewer missing middle housing options, a greater number of owners than renters, high housing costs, and not many income restricted units compared to citywide averages.

The proposed rezoning from a single-unit to a two-unit district will result in more income restricted units and more missing middle housing opportunities in Villa Park.

Jobs Diversity

There are less than 100 jobs in all of the subject areas, therefore the data values used in this analysis are not applicable. Both the rezoning of Downtown Barnum and the Mulroy Center support the creation of jobs.

3. West Area Plan

The West Area Plan is the small area plan for the neighborhoods of West Colfax, Villa Park, Sun Valley, Barnum, Barnum West, and Valverde that was adopted March 28, 2023. The future neighborhood context and place type are the same as in Blueprint Denver outlined above. The proposed rezoning directly implements policies from the West Area Plan, as detailed below.

Policy L3 Future Growth in Centers and Corridors

Consistent with adopted citywide policies in Blueprint Denver and in coordination with citywide efforts, direct future growth along high-capacity transit corridors and centers, and ensure future development results in neighborhoods that are more complete with mobility, quality of life enhancements, and access to opportunities for all residents.

Strategy A

Allow higher-intensity mixed-use growth on vacant and underutilized lots along major corridors and within major centers. Support rezoning and higher-intensity development particularly within high-capacity transit centers where there is the potential for land aggregation (pg. 178).

Future growth is planned for at the Mulroy Opportunity Center & Apartments which along RTD’s W line and adjacent to the 13th & Knox station. The proposed rezoning enables higher-intensity

development near this transit center which cannot be constructed within the current zone district. It's anticipated that the number of units on the subject property would double with the allowances provided by the proposed C-MX-8 zone district.

Policy WC-5

Support implementation to the Denver Housing Authority Westridge Homes Master Plan.

Strategy A

Support rezonings in the area south of 13th Avenue to mixed-use zone districts to allow for a mix of uses and services, and to increase diverse housing options near transit for seniors and DHA residents (pg. 252).

The proposed rezoning of the Mulroy Opportunity Center & Apartments to C-MX-8 implements this policy because this site is included within the DHA Westridge Homes Master Plan. The C-MX-8 zone district is described as the preferred zone district for the subject property because it would allow the center to grow as envisioned. There are currently no mixed-use zone districts within the General Urban neighborhood context that would allow additional building height over the current zoning of five stories. The proposed rezoning will allow for residential growth and additional non-residential uses to serve the community.

Policy B-2

Encourage zoning changes and other regulatory tools that will help foster a main street environment within "Downtown Barnum."

Strategy B

Supplemental to the study, explore the application of E-MS zoning and/or existing design overlays to promote ground-floor active commercial uses and pedestrian-friendly frontages (pg. 280).

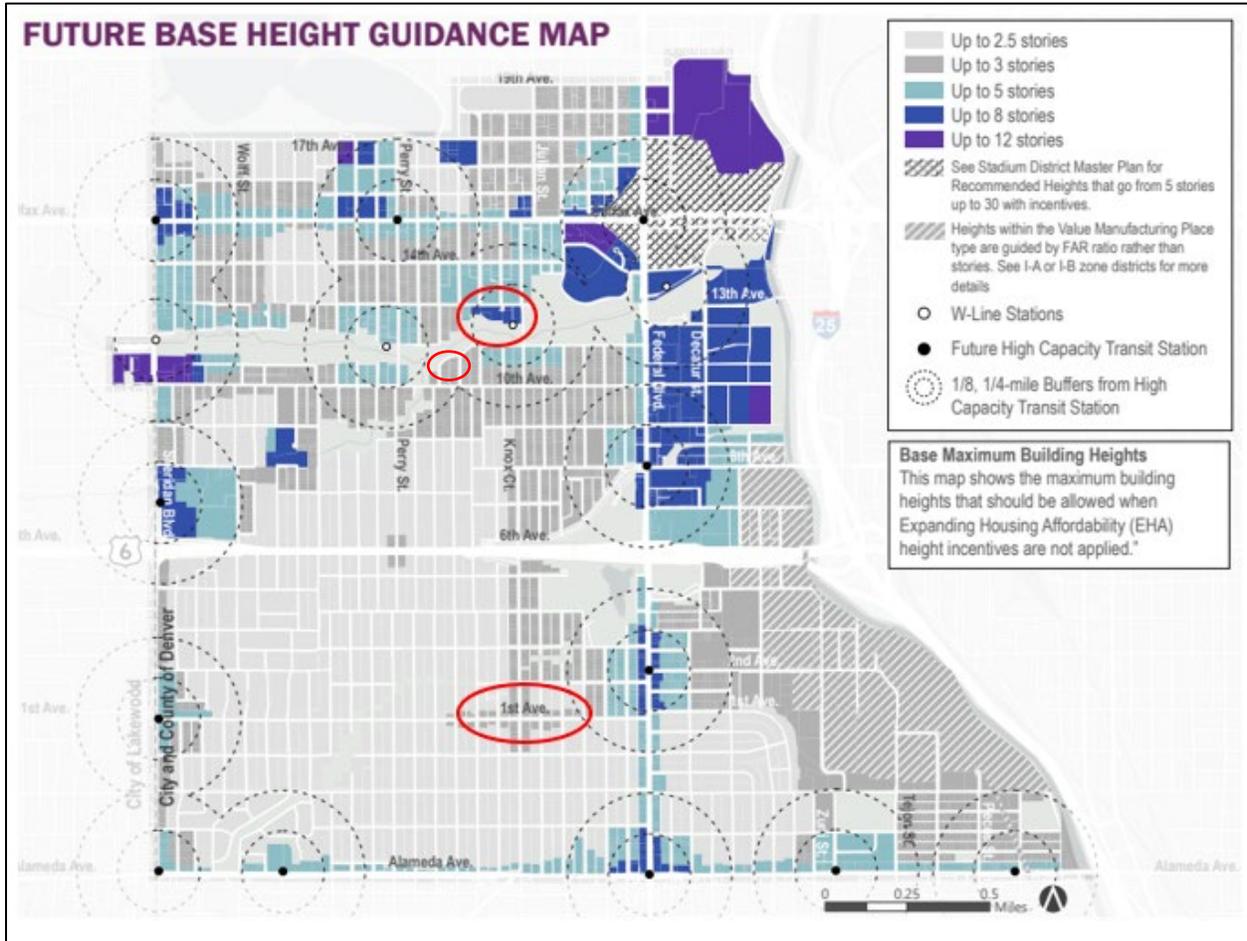
The proposed rezoning to E-MS-3, DO-8 will help foster a main street environment within Downtown Barnum. The DO-8 overlay will promote the continuance of the commercial land uses in this local corridor and allow for three story mixed-use developments.

Policy VP-2

Ensure high-quality building and site design everywhere, and promote affordable housing along Lakewood/Dry Gulch, and within the Sheridan, Knox, and Perry station areas (p. 262).

The Habitat for Humanity properties are located along the Lakewood/Dry Gulch and will be developed as affordable units consistent with the policy in the West Area Plan.

Height Guidance



The West Area Plan recommends a maximum base height of 3 stores for the Downtown Barnum area and the Habitat for Humanity properties and 8 stories for the Mulroy Opportunity Center & Apartments. This is consistent with the 3-story district proposed for Downtown Barnum, the U-TU-C district proposed for the Habitat for Humanity properties, and the 8-story district proposed for the Mulroy Opportunity Center & Apartments.

B. Uniformity of District Regulations and Restrictions

The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.

The proposed rezonings to E-MS-3, DO-8, U-TU-C, and C-MX-8 will result in the uniform application of zone district building form, use, and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the City.

The proposed rezoning furthers the public health, safety and general welfare of the City because it directly implements adopted policy from the West Area Plan. The specific rezoning areas will enable the

desired growth of the Mulroy Opportunity Center & Apartments, which serves a vulnerable population of the city, and foster the desired development of Downtown Barnum. Both of the subject areas are identified in the West Area Plan as neighborhood specific transformative projects and this application is an important step to establish the appropriate zoning for future improvements.

Legislative Zone Map Amendment 24i-00021
April 15, 2024

“Downtown Barnum”

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
E-MX-2 to E-MS-3, DO-8

P.T Barnum’s Subdivision to the City of Denver

Block 51, the North 1/2 of Lot 38, and Lots 39 and 40
Block 52, Lots 1 and 2, and Lots 37 to 40
Block 53, Lots 1 and 2, and Lots 39 and 40
Block 54, Lots 1 to 4, and Lots 36 to 40
Block 55, Lots 1 to 4, and the North 12.5’ of Lot 5
Block 66, Lots 18 to 20
Block 67, Lots 17 to 28
Block 68, Lots 17 to 20
Block 69, Lots 17 to 24
Block 70, Lots 21 and 22

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
E-SU-D1X to E-MS-3, DO-8

P.T Barnum’s Subdivision to the City of Denver

Block 52, Lots 3 and 4
Block 53, Lots 3 and 4
Block 67, Lots 29 and 30

“Mulroy Center”

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
G-MU-5 UO-3 to C-MX-8

Villa Park

Block 1, Lots 1 to 4, and Lots 40 to 48, and Vacated Alley Adjacent
Also known as 3550 W. 13th Ave.
Defined in Reception #2007190948

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

G-MU-5 to C-MX-8

Villa Park

Block 1, Lots 5 to 9, and Vacated Alley Adjacent.

Also known as 3580 W. 13th Ave.

Defined in Reception #2007190948

“Habitat for Humanity Properties”

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

E-SU-D1x to U-TU-C

West Villa Park

Block 15, Portions of Lots 39 to 42

Also known as 1077 N. Meade St.

Defined in Reception #2022068733

Block 16, Portions of Lots 8 to 10

Also known as 1076 N. Meade St.

Defined in Reception #2022068733

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described areas.

Rezoning Area	Schedule Number	Owner Name	Owner Address Line 1	Owner City	Owner State	Owner Zip	Situs Address Line 1	Situs City	Situs State	Situs Zip	Current Zoning
Mulroy Center	505227027000	THREE TOWERS PARTNERS LLLP	PO BOX 40305	DENVER	CO	80204-0305	3500 W 13TH AVE	DENVER	CO		G-MU-5
Mulroy Center	505227030000	THREE TOWERS PARTNERS LLLP	PO BOX 40305	DENVER	CO	80204-0305	3550 W 13TH AVE LAND	DENVER	CO		G-MU-5
Mulroy Center	505227029000	THREE TOWERS PARTNERS LLLP	PO BOX 40305	DENVER	CO	80204-0305	3550 W 13TH AVE IMPS	DENVER	CO		G-MU-5
Habitat for Humanity	506415031000	HABITAT FOR HUMANITY OF METRO DENVER INC	3245 ELIOT ST	DENVER	CO	80211-3243	1077 N MEADE ST	DENVER	CO		E-SU-D1X
Habitat for Humanity	506416030000	HABITAT FOR HUMANITY OF METRO DENVER INC	3245 ELIOT ST	DENVER	CO	80211-3243	1076 N MEADE ST	DENVER	CO		E-SU-D1X
Downtown Barnum	507133010000	BALDERAS,DAVID	3637 W 1ST AVE	DENVER	CO	80219-1312	3613 W 1ST AVE	DENVER	CO	80219-1312	E-MX-2
Downtown Barnum	507133009000	BALDERAS,DAVID	3637 W 1ST AVE	DENVER	CO	80219-1312	3635 W 1ST AVE	DENVER	CO	80219-1312	E-MX-2
Downtown Barnum	507133020000	BALDERAS,DAVID	3637 W 1ST AVE	DENVER	CO	80219-1312	111 N LOWELL BLVD	DENVER	CO	80219-1328	E-MX-2
Downtown Barnum	507134007000	CORREA,RIGOBERTO & SILVIA I	3701 W 1ST AVE	DENVER	CO	80219-1314	3701 W 1ST AVE	DENVER	CO	80219-1314	E-MX-2
Downtown Barnum	507401020000	UREY,EDDIE L REVOCABLE LIVING TRUST	5742 S KALISPELL CT	CENTENNIAL	CO	80015-4026	3606 W 1ST AVE	DENVER	CO	80219-1313	E-MX-2
Downtown Barnum	507402021000	75 MEADE DEVELOPERS LLC	9975 WADSWORTH PKWY K2-419	DENVER	CO	80223-3405	81 N MEADE ST	DENVER	CO	80222-6024	E-MX-2
Downtown Barnum	507402022000	CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 401	DENVER	CO	80202-5330	81 N MEADE APPROXIMAT	DENVER	CO	80222-6024	E-MX-2
Downtown Barnum	507401023000	AR-GO PROPERTIES LLC	4512 FAIRPLAY WAY	DENVER	CO	80239-5137	78 N MEADE ST	DENVER	CO	80219-1350	E-MX-2

Downtown Barnum	508339016000	BEJARANO,KAREN L	7810 W 70TH DR	ARVADA	CO	80004-1866	3485 W 1ST AVE	DENVER	CO	80219-1448	E-MX-2
Downtown Barnum	508340006000	BOMBARD,DOUGLAS E	431 S JAY ST	LAKEWOOD	CO	80226-3522	100 N LOWELL BLVD	DENVER	CO	80219-1329	E-MX-2
Downtown Barnum	508339010000	MI PUEBLO LATIN MARKET INC	18142 E ADRIATIC PL	AURORA	CO	80013-4214	125 N KNOX CT	DENVER	CO	80219-1437	E-MX-2
Downtown Barnum	508339007000	POTOMO LLC	7055 INGALLS CT	ARVADA	CO	80003-3724	106 N KING ST	DENVER	CO	80219-1323	E-MX-2
Downtown Barnum	508339009000	KNOX 105 PARTNERS LLC	PO BOX 711	DALLAS	TX	75221-0711	105 N KNOX CT	DENVER	CO	80219-1437	E-MX-2
Downtown Barnum	508339008000	DIA PANTOS PROPERTY LLC	1452 QUITMAN ST	DENVER	CO	80204-1415	3475 W 1ST AVE	DENVER	CO	80219-1448	E-MX-2
Downtown Barnum	508338010000	100 KNOX LLC	1060 BANNOCK ST STE 300	DENVER	CO	80204-4077	110 N KNOX CT	DENVER	CO	80219-1438	E-MX-2
Downtown Barnum	508608018000	CITY & COUNTY OF DENVER	201 W COLFAX AVE DEPT 401	DENVER	CO	80211-5330	95 N KING ST	DENVER	CO		E-MX-2
Downtown Barnum	508607018000	LIM INVESTMENT LLC	11000 E YALE AVE STE 202	AURORA	CO	80014-1752	67 N KNOX CT	DENVER	CO	80219-1404	E-MX-2
Downtown Barnum	508607019000	LIM INVESTMENT LLC	11000 E YALE AVE STE 202	AURORA	CO	80014-1752	77 N KNOX CT	DENVER	CO	80219-1404	E-MX-2
Downtown Barnum	508606003000	PADILLA,RICHARD E & ROSITA	66 KNOX CT	DENVER	CO	80219-1405	66 N KNOX CT	DENVER	CO	80219-1405	E-MX-2
Downtown Barnum	508606001000	GILBERT,JAMES M & SCOTT W	1855 ZINNIA ST	GOLDEN	CO	80401-3565	90 N KNOX CT	DENVER	CO	80219-1405	E-MX-2
Downtown Barnum	508606002000	CORREA,OLGA	70 KNOX CT	DENVER	CO	80219-1405	70 N KNOX CT	DENVER	CO	80219-1405	E-MX-2
Downtown Barnum	508607001000	ESPINOZA FAMILY TRUST	550 LAMAR CT	LAKEWOOD	CO	80226-1708	3480 W 1ST AVE	DENVER	CO	80219-1408	E-MX-2
Downtown Barnum	508608002000	CITY & COUNTY OF DENVER LIBRARY COMMISSION	144 W COLFAX AVE	DENVER	CO	80202-5391	3570 W 1ST AVE	DENVER	CO	80219-1346	E-SU-D1X

Public Outreach Summary

Community Planning & Development staff spent time meeting with west Denver residents to get feedback on a rezoning proposal to implement the West Area Plan. Below is a table of the outreach activities with the dates they occurred.

Activity	Date
West Denver Community Leaders Meeting	August 15, 2024
Webpage <ul style="list-style-type: none"> Updated West Area Plan webpage to focus on proposed rezonings www.denvergov.org/westplan 	November 15, 2023
Postcards <ul style="list-style-type: none"> Mailed to property owners, tenants, and property owners within 200 feet of currently zoned MX properties in Downtown Barnum Mailed to property owners of Former Chapter 59 properties Mailed to properties with Community Corridor (CC) and (MX) zoning near 10th and Knox and along Federal 	November 29, 2023
Emails to West stakeholders	November 29, 2023
In-person Office Hours (Barnum Recreation Center) <ul style="list-style-type: none"> No attendees 	December 12, 2023
Community Coalition for Barnum Meeting <ul style="list-style-type: none"> Presented rezoning options for Downtown Barnum Members of RNO were supportive of applying DO-8 to limit residential on the ground floor and the drive-thru building forms 	December 12, 2023
Virtual Office Hours <ul style="list-style-type: none"> No attendees 	December 13, 2023
In-person Office Hours (Barnum Recreation Center) <ul style="list-style-type: none"> No attendees 	December 14, 2023
Virtual Office Hours <ul style="list-style-type: none"> Met with four residents, two in Barnum and two in Villa Park Villa Park residents were interested in seeing areas designated as Local Corridor in the plan be rezoned to support commercial uses Barnum residents were interested in doing residential with the additional story by rezoned from two to three stories 	December 14, 2023
Signs posted in Downtown Barnum	December 21, 2023
Postcards <ul style="list-style-type: none"> Mailed to property owners in Barnum where properties area designated as Local Corridor in the West Area Plan and property owners within 200 feet 	December 27, 2023
Virtual Office Hours <ul style="list-style-type: none"> Met with three residents of Barnum Comments about improving infrastructure and pedestrian safety and concerns that this rezoning will cause the grocery store to leave (it's currently closed for renovations) 	January 10, 2024
Westridge Homes Meeting <ul style="list-style-type: none"> Denver Housing Authority property where the Mulroy Center is located 	January 11, 2024

<p>In-person Office Hours (Ross-Barnum Library)</p> <ul style="list-style-type: none"> About 12 people attended to learn and ask questions about the proposal for Downtown Barnum 	<p>January 12, 2024</p>
<p>Villa Park Neighborhood Association Meeting</p> <ul style="list-style-type: none"> Presented on the general proposal and discuss the proposed for the Habitat for Humanity properties RNO members expressed support for including Habitat for Humanity properties in rezoning 	<p>January 24, 2024</p>
<p>West Denver Community Leaders Meeting</p>	<p>January 30, 2024</p>



West Area Plan

Plan Implementation Through Rezoning

Learn more about implementing the West Area Plan recommendations for Downtown Barnum through rezoning!

Community members shared their vision for a pedestrian-friendly main street with active ground-floor commercial uses. Now, it is time to bring that vision to life along 1st Avenue.

Visit the [Denvergov.org/westplan](https://denvergov.org/westplan) or scan the QR code to:

- Learn about the rezoning proposal for Downtown Barnum
- Share your feedback





Image shows an example of the signs that were posted in Downtown Barnum along 1st Avenue.

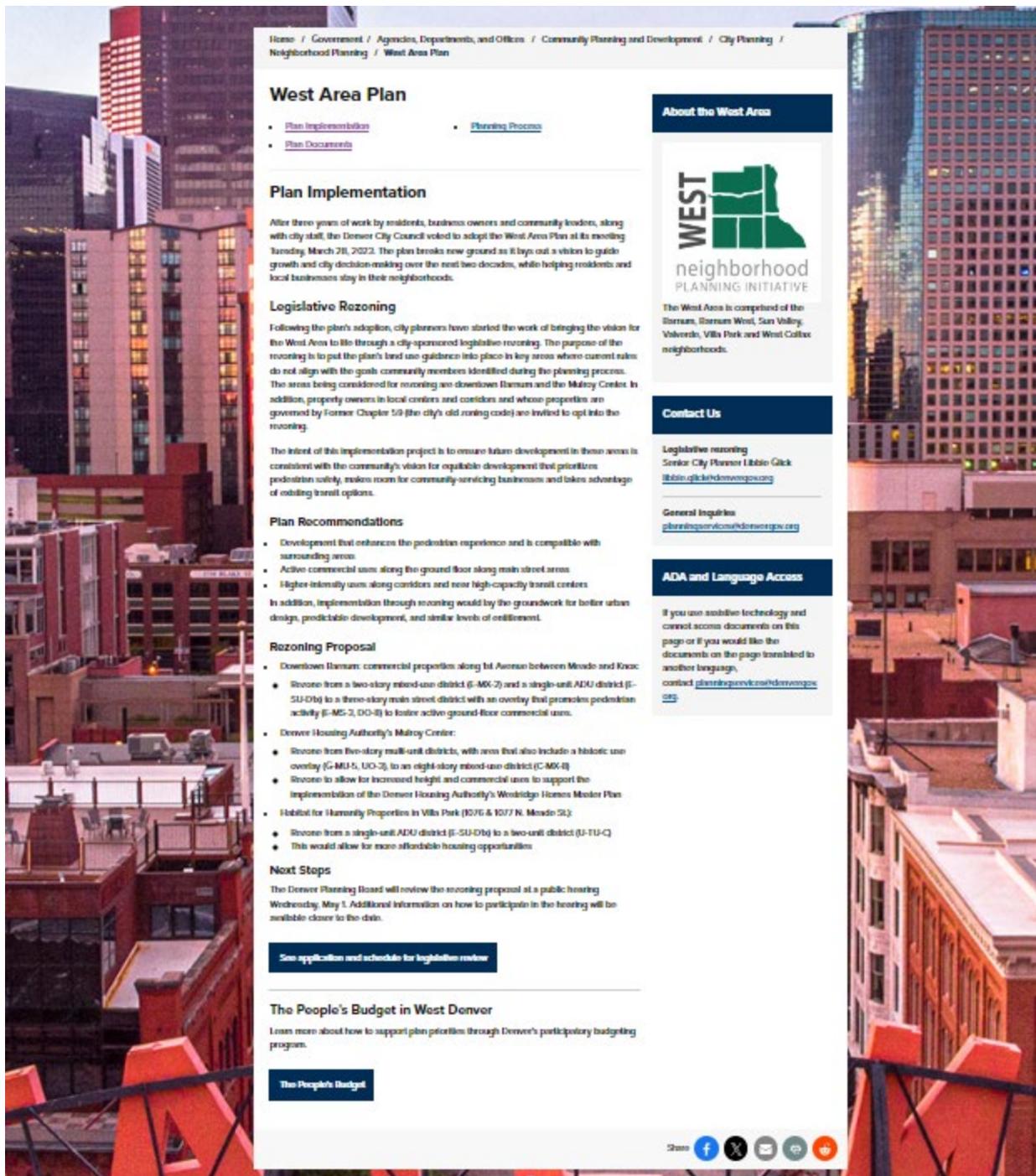


Image shows West Area Plan rezoning implementation webpage – www.denvergov.org/westplan



Community Planning and Development
City and County of Denver
201 W Colfax Ave, Dept 205
Denver, CO 80202

April 4, 2024

Dear Community Planning and Development,

The Housing Authority of the City and County of Denver ("DHA") wholeheartedly supports the West Area Plan Legislative Rezoning, emphasizing the transformative potential of the DHA Mulroy Opportunity Center & Apartments amidst projects like Downtown Barnum and Villa Park. This proposed rezoning represents a vital step towards realizing our community's vision outlined in the West Area Plan.

Nestled on the southern stretch of 13th Avenue between Lowell Boulevard & King Street, the Mulroy Opportunity Center & Apartments are integral to DHA's Westridge Homes development and the Final Master Plan for the region. Envisioned as a multifaceted hub, this property is poised to offer diverse amenities catering to residents while expanding housing options for older adults and individuals with disabilities. The master plan advocates for a zoning district that aligns with the community's vision: C-MX-8, facilitating the development of multi-unit residential complexes alongside additional community services, educational facilities, offices, and commercial ventures. This zoning classification is poised to catalyze the establishment of a transit-oriented nucleus at the Knox Street transit station within the Westridge redevelopment area. The Mulroy Opportunity Center stands as a cornerstone DHA resident service office, providing a versatile suite of services capable of adapting and flourishing alongside the diverse activities permitted within the C-MX-8 zone.

This rezoning application embodies our community's vision of the West Area Plan, striving to enhance the quality of life for Westside residents by committing to affordability, equity, sustainability, and safety. We appreciate your consideration of our endorsement and your dedication to advancing the West Area Plan objectives.

Sincerely,



Joaquín Cintrón Vega
Chief Executive Officer
Denver Housing Authority

Denver Housing Authority
1035 Osage Street
Denver, CO 80204
720-932-3000

From: [wbethrn](#)
To: [Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development](#)
Subject: [EXTERNAL] West Area Rezoning Plan
Date: Saturday, March 30, 2024 10:09:24 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hello Libbie,

I received a flyer in the mail about the application to rezone multiple properties as part of the West Area Plan. I own the property just south of the Habitat property on Meade at 1046 Meade St, so I am more than happy to see these positive changes towards growth and development in the neighborhood. Specifically, I am 100% in support of any rezoning that increases access to affordable housing, including Habitat housing.

My specific question is this - will my property (1046 Meade St) be one of those allowed to "opt in" to rezoning? If so, what is the process (and the cost) for rezoning my lot and what are the chances of getting it approved?

I look forward to hearing from you.

Thank you!

Wendy Bethurum
720-363-8696

From: [Clave Dark](#)
To: [Glick, Libbie A. - CPD Senior City Planner - Community Planning and Development](#)
Subject: [EXTERNAL] Proposed Barnum Code Change
Date: Wednesday, May 1, 2024 1:53:08 AM

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I would like to file a comment on **Case number:** 2024i-00021:

[Official Map Amendment, application #2024I-00021, rezoning multiple addresses in West Colfax, Villa Park, and Barnum from G-MU-5; G-MU-5, UO-3; E-SU-D1x; E-MX-2; and E-SU-D1x to C-MX-8, U-TU-C, and E-MS-3, DO-8.](#)

I hope this is the correct email address to send it to, the city website is unclear. If it's not, please forward it to the proper inbox, thank you.

I live quite near that Barnum area and do not want to see this change.

I chose to move into this neighborhood because it isn't heavily developed and had reasonable traffic levels. Yards and other areas nearby keep greenery in sight, and the single story buildings allow me to see the sky. I value these still. I want my neighborhood, which is already walkable and has retail locations in it, to remain a **human-scale** neighborhood and not become one of the downtown slot canyons bordered by condos or spoilt like the Sloans Lake area has been.

Taller buildings will take that sky from me, increase traffic on the already more-heavily-trafficked 1st Ave, and block views of what greenery will be left (back somewhere behind those buildings no doubt).

I understand that being near downtown must draw a lot of developers looking to make money to my neighborhood, but what about those of us already here, where's the help for us?

We don't need development, especially development made to enrich others outside the neighborhood. We're doing just fine right now. I don't feel that's in the neighborhood's best interest at all. I suspect these code changes will begin the usual gentrifying process to erase what we already have. Thank you.

Chris Larason
126 Newton
Denver CO, 80219