



TO: Denver Planning Board
FROM: Edson Ibañez, Senior City Planner
DATE: May 14, 2025
RE: Official Zoning Map Amendment Application #2023I-000233

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2023I-00233.

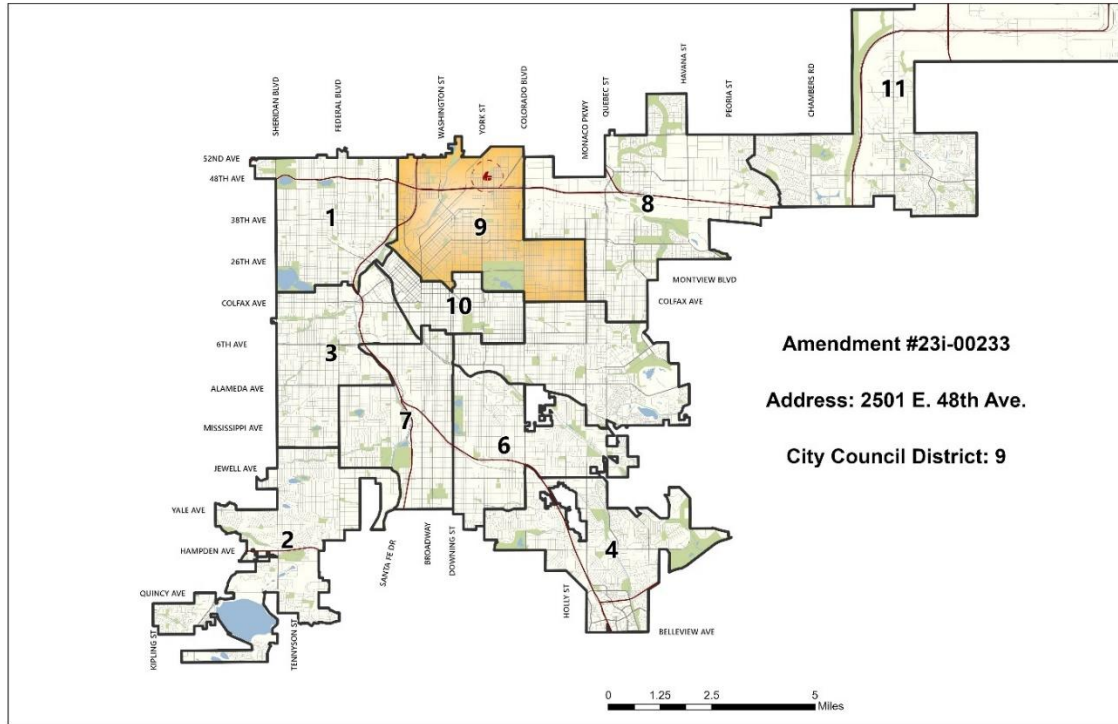
Request for Rezoning

Address: 2501 East 48th Ave
Neighborhood/Council District and CM: Elyria Swansea neighborhood / CD 9, CM Watson
RNOs: Inter-Neighborhood Cooperation (INC), United Community Action Network, Denver North Business Association, Opportunity Corridor Coalition of United Residents, and Elyria Swansea Neighborhood Association
Area of Property: 106,506 square feet or approximate 2.45 acres
Current Zoning: R-1 Waiver
Proposed Zoning: CMP-EI2 with waivers (Campus-Education/Institution 2)
Property Owner(s): Focus Points Family Resource Center
Owner Representative: Will Wagenlander with RVi Planning + Landscape Architecture

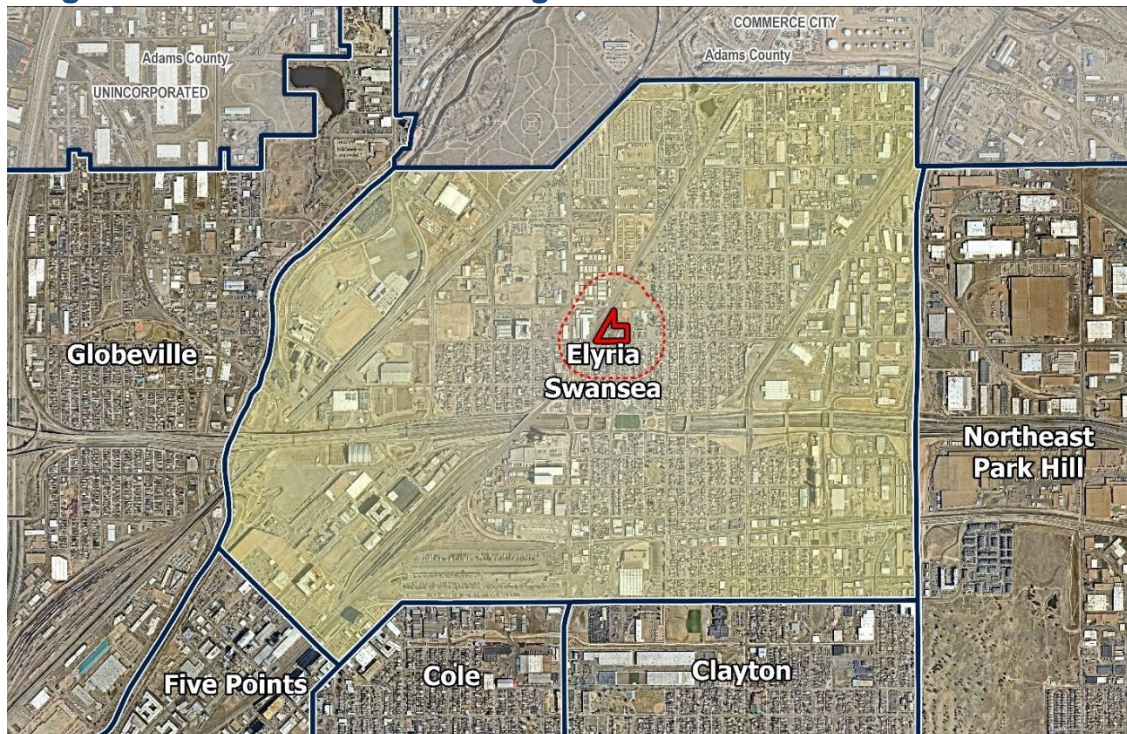
Summary of Rezoning Request

- The subject property is in the Elyria Swansea statistical neighborhood, north of East 48th Avenue and North Columbine Street.
- The site is currently occupied by the Focus Point Family Resource Center. The property owner is proposing to rezone the property to allow for the development of affordable housing and expansion of the Focus Point Family Resource Center uses.
- The current zoning is R-1 Waiver. R-1 is a Single-Unit Detached Dwellings, Low Density district in Former Chapter 59. The waivers on the property allow for community center.
- Concurrent with the rezoning, the applicant has voluntarily proposed and signed an Affordable Housing Plan (AHP). The AHP includes a negotiated alternative to Mandatory Affordable Housing requirements for this site. The applicant intends to build a fully affordable Low Income Housing Tax Credit project. More information is included in the staff report (below).
- The CMP-EI2 district is intended to be applied to smaller- to medium- scale campus sites generally adjacent to low scale residential neighborhoods. The waiver is to waive down the height from 150 feet to 75 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 9 of the Denver Zoning Code (DZC).

City Location



Neighborhood Location – Washington Park West



1. Existing Context



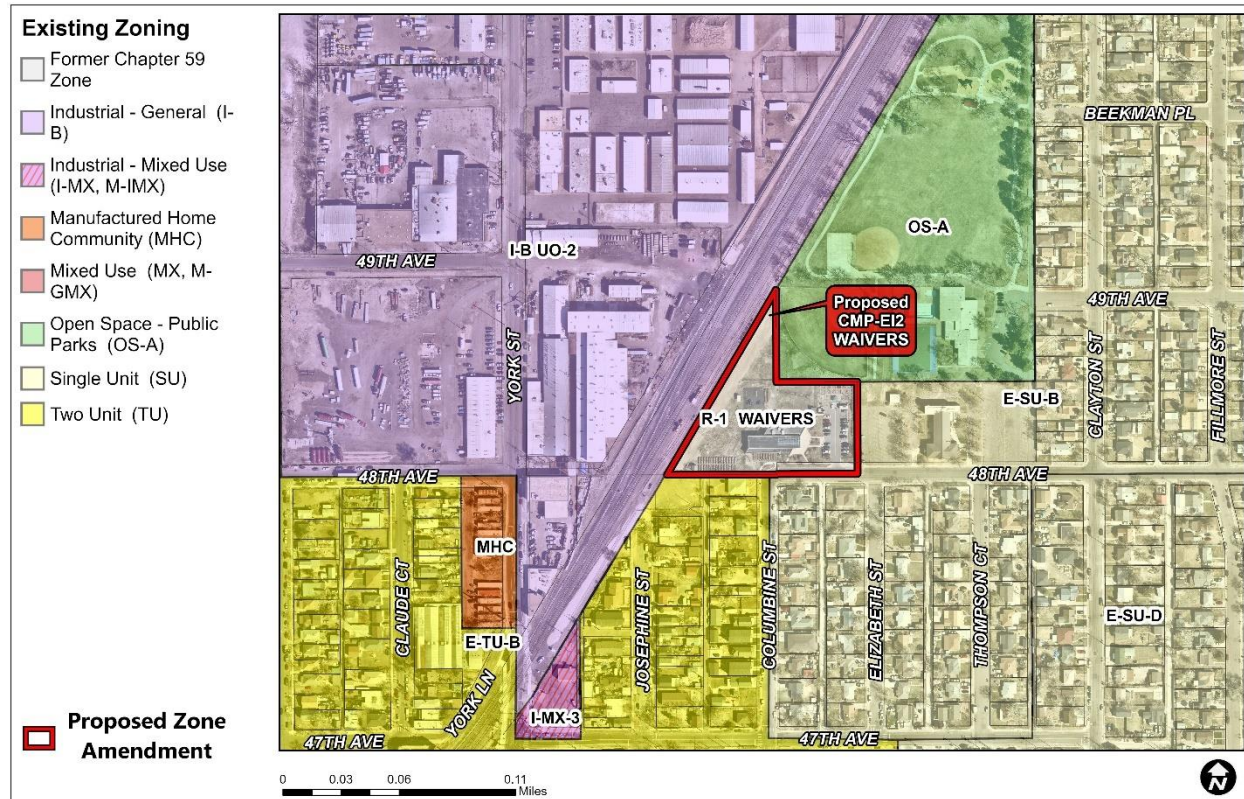
The subject property is in the Elyria Swansea statistical neighborhood. The site is adjacent to the Swansea Park and Recreation Center to the north, adjacent to a church's surface parking lot to the east and abuts the railroad tracks to the west. The immediate residential area to the south consists of regular lot sizes and alleys. RTD route 48th has a stop directly in front of the subject property on 48th and Columbine Street with 30-minute headways.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	R-1 Waivers	Office	One Story Community Center with parking access off of 48 th Avenue.	Generally regular grid of streets. Block sizes and shapes are consistent and rectangular with consistent sidewalks and amenity zones. Generally, vehicle parking is located to the rear or side of buildings in the neighborhood. Bus stops are located in front of the subject property.
North	OS-A	Park Open Space	Swansea Park and a one story Swansea Recreation Center	
South	E-TU-B/E-SU-B	Single Family Residences and Two Unit Residences	One-Story Single-Family Residences with access off the Alley.	
East	E-SU-B	Public/Quasi-Public	One-Story Religious Institution with parking located on the west with access off of 4 th avenue.	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
			(Our Lady of Grace Catholic Church)	
West	I-B UO-2	ROW	Railroad	

2. Existing Zoning



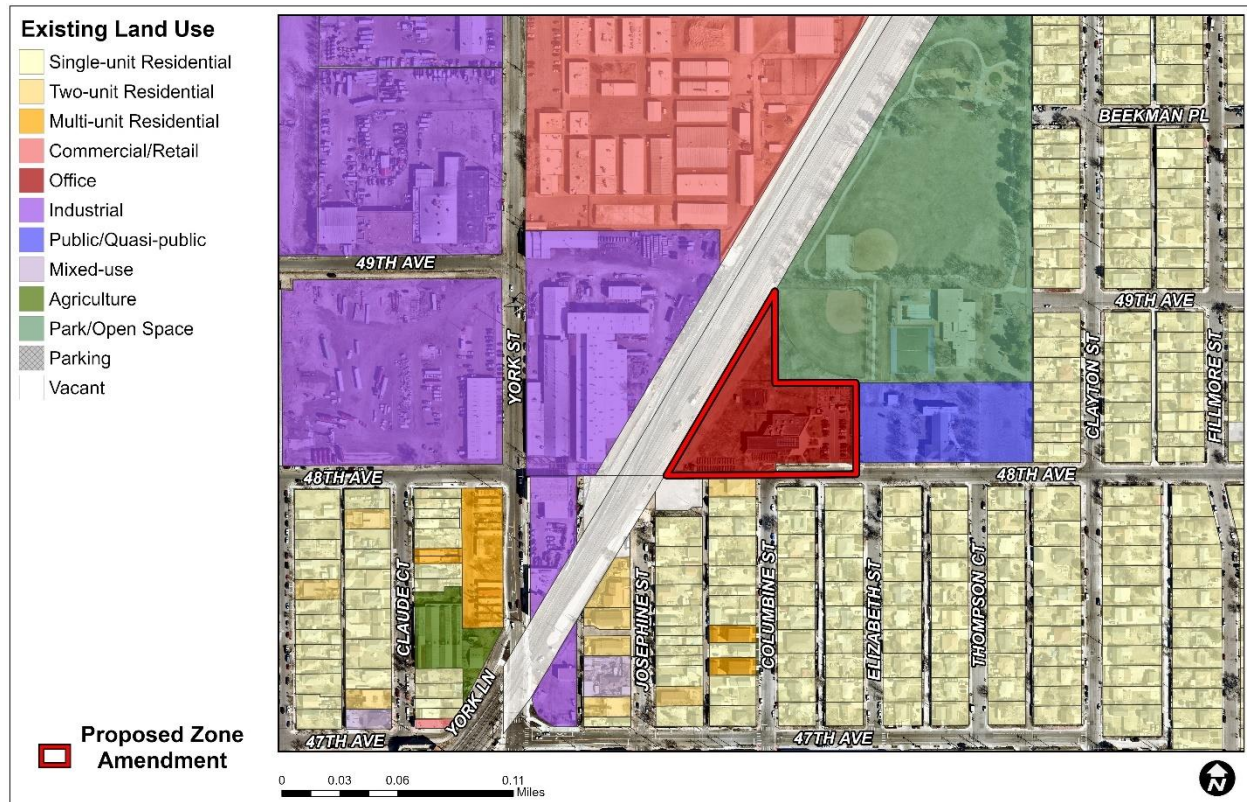
The existing zoning on the site consist of a Former Chapter 59 (FC59) Zone district, R-1 with waivers. The R-1 district is a single-unit detached dwelling, low density residential zone district. The R-1 is the same as R-0 except that other additional home occupations and room-renting to one or two persons are allowed upon application and issuance of a permit. The waiver allows a Community Center Use with a requirement that it shall be owned and operated by a non-profit organization or by a governmental agency. For additional details of the zone district, see FC59 Article IV, Divisions 2.

2. Affordable Housing Plan

Concurrent with the rezoning, the applicant has voluntarily proposed and signed an Affordable Housing Plan (AHP). The AHP includes a negotiated alternative to Mandatory Affordable Housing requirements for this site. The applicant intends to build a fully-affordable Low Income Housing Tax Credit project. If the project is not realized, the AHP requires that any multi-family development provides a minimum of

18% of total dwelling units at 70% AMI. A fee-in-lieu instead on-site income-restricted units would not be allowed, and the units would be income-restricted for 99 years.

3. Existing Land Use Map



The subject property is classified as an office use. Surrounding uses are primarily single-unit with a few two unit-unit and multi-unit uses along Josephine Street and Columbine Street. A park and institution use are immediately adjacent to the east. On the west side of the railroad, the uses range from industrial and commercial/retail, single and two-unit residential.

4. Existing Building Form and Scale

All images are from Google Street View.



Aerial view of the subject property, looking north.



View of the subject property, from East 48th Avenue looking north.



View of the single-unit homes to the south of the subject property, looking west on Columbine St.



View of the property to the east of the subject property, looking north on E. 48th Ave.



View of the Swansea Recreation Center to the northeast of the subject property, looking west on Thompson Ct.

Proposed Zoning

The requested CMP-EI2 zone district is intended to be applied to smaller – to medium-scale campus sites generally adjacent to single unit, two-unit, town house, or row house residential zone districts, where it is important to require more open space and more limited building height to assure adequate transitions to adjacent, lower-scale residential neighborhoods. In addition, certain land uses with the potential for off-site impacts are more strictly limited in the CMP-EI2 district. The CMP-EI2 district has a maximum height of 150 feet. The height is further limited to 75 feet within 175 of protected districts. Approximately 75% of the site is within 175 feet of a protected district. The proposed waiver further limits maximum height on all of the subject site to 75 feet. Bulk is concentrated towards the center of the site through the application of 20-foot setbacks along the Primary Street and rear where there is no alley. A bulk plane slope of 45 degrees also pushes bulk towards the center of the site. Building coverage is limited to 60% of the site area. The CMP-EI2 district allows for a diversity of residential, civic, public, institutional, and limited commercial and industrial uses. For additional details of the requested zone district, see DZC Sections 9.2.1, 9.2.4 and 9.2.8.

Waiver

Section 12.4.10.6 of the DZC enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for a waiver, as detailed in the attached application and which would read as follows:

Waive the right to use or erect any primary structure with a maximum permitted building height of 150 feet and 75 feet when within 175 feet of a protected district pursuant to Section 9.2.4.3.C.2 (General 2 Building form) DZC and instead comply with the following:

No primary structure erected on the subject property according to the General primary building form standards shall exceed 75 feet in building height. Height exceptions shall be allowed in accordance with Section 9.2.7.1 (Height Exceptions) as applicable to the CMP-EI2 zone district.

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 Comment

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Comment.

Denver Parks and Recreation: Approved – No comments

Public Works – R.O.W. - City Surveyor: Approved – No Comments

Development Services - Transportation: Approved – No Response

Development Services – Wastewater: Approved – No Response

Development Services – Project Coordination: Approved – Approve Rezoning Only - Will require additional information at Site Plan Review

1) The site has an existing Planned Development zoning entitlement document that was recorded under reception number 2005032343 that established entitlements under the existing FCH 59 R-1 with waivers zone district. This documents functions as an SDP on the property. While staff is supportive of rezoning into the DZC, the SDP will be inconsistent with the new zoning, once and if, the property is rezoned.

2) Any proposed changes or additions of use or physical expansions requiring construction will trigger the need to update the SDP. The SDP update may be a substantial effort as the full document will need to be overhauled to relate the property to any approved zone districts. The update will likely be a full SDP Amendment process or a new SDP with intent to withdraw the old SDP once approved. A full SDP Amendment requires full agency review and full Survey ISP drawings.

3) New construction and uses cannot begin until a Zoning Permit is issued by staff.

4) It is strongly recommended to schedule a "pre-app" meeting with the Site Design and Neighborhood Development team and a Project Coordinator to discuss the general overall intentions of the project and to establish the general steps and applications needed to achieve property and business goals.

Development Services – Zoning: Approved – No Response.

Development Services – Fire Prevention: Approve Rezoning Only - Will require additional information at Site Plan Review.

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:	8/6/24
CPD informational notice of receipt of the <u>modified</u> rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	4/1/25
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:	5/6/25
Planning Board Public Hearing:	5/21/25
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:	6/14/25 (Tentative)
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	6/24/25 (Tentative)
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:	7/14/25 (Tentative)
City Council Public Hearing:	8/4/25 (Tentative)

- **Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**

- To date, staff has received one Memorandum of Understanding between the property owner (Focus Points) and the Globeville, Elyria-Swansea Coalition (GESC) reached through mediation. The letter highlights specific affordable housing commitments, collaboration, continue commitment to the community and community-service uses, and communication details. The letter is attached to the application.
 - Staff received a letter of support from the Denver North Business Association highlighting the need and expansion of the Focus Point Resource Center. The letter is attached to the application.

- **General Public Comments**

- To date, staff has received 30 public comment letters in support. One of the public comments had 7 signatures. The letters ranged from business and organizations to individuals. Some of the organizations and businesses were Groundwork Denver, National Western Center, National Veterans Chambers of

Commerce, and Our Lady of Grace Catholic Church.. These letters are attached to the application.

- **Mediation**

Focus Points Family Resource Center and the Globeville, Elyria-Swansea Coalition entered mediation regarding the rezoning of Focus Points property. An agreement was reached in early March 2025. The fully signed Memorandum of Understanding is attached to this staff report.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Public Interest
3. 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)
- *Elyria and Swansea Neighborhoods Plan* (2015)

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 rezoning would allow for additional housing units within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1 Strategy C - Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive – 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).
- Equitable, Affordable and Inclusive – Goal 3, Strategy D: Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing (pg. 28).

- Equitable, Affordable and Inclusive – Goal 5, Strategy B: Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community. (pg. 29).

The concurrent affordable housing plan will ensure that income-restricted, affordable housing is provided on-site. The AHP furthers plan guidance regarding affordability. The Campus zone district will also allow the site to continue to provide community-serving uses consistent with Focus Point Recourse Center's mission.

The proposed rezoning would allow infill development appropriate for the surrounding neighborhood that broadens the range of housing types available, consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B - Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).
- Strong and Authentic Neighborhoods Goal 4, Strategy A – Grow and support neighborhood-serving businesses (p. 35).

Similarly, the proposed rezoning is also consistent with the following strategies in the Environmentally Resilient vision element:

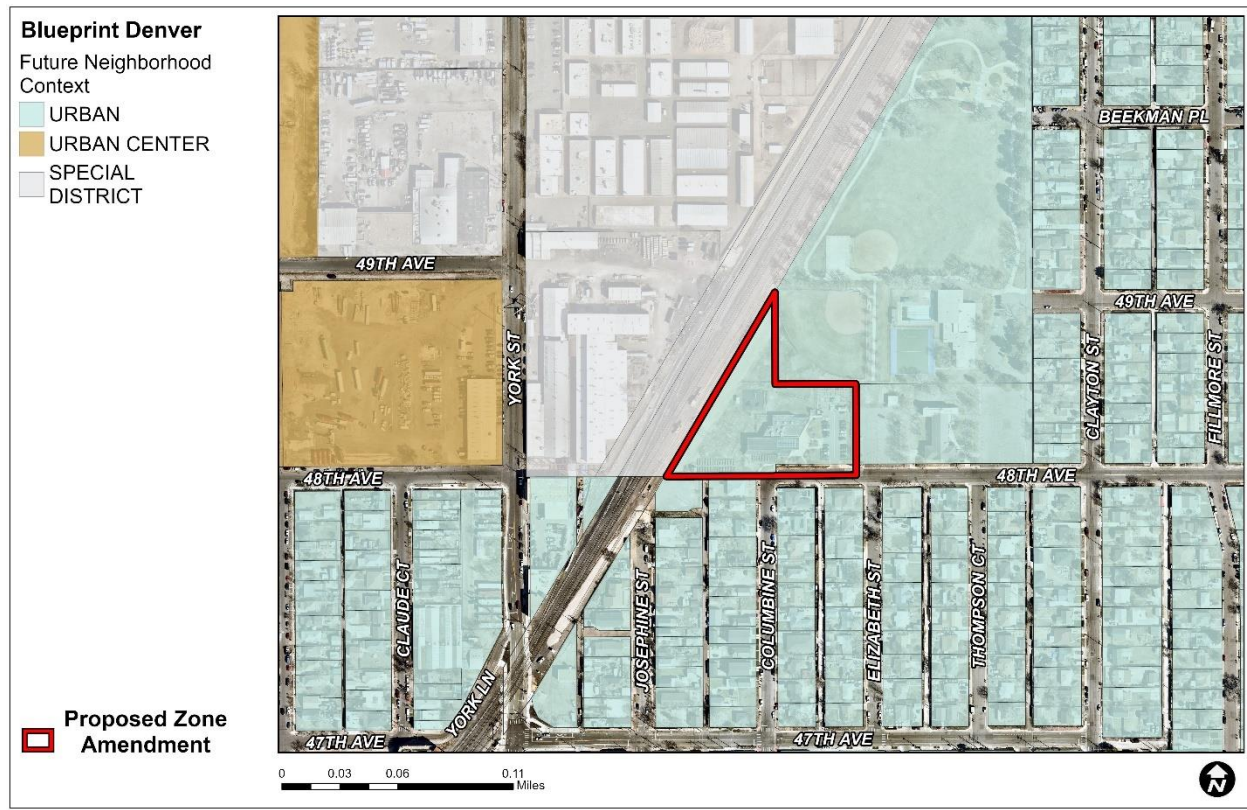
- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p. 54).

The requested map amendment will allow additional residential density at an infill location where infrastructure is already in place. The requested zone district enables building forms and uses which can provide a diversity of residential, civic, public, institutional, and limited commercial and industrial uses. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

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 a Low Residential place within the Urban Neighborhood Context and provides guidance for the future growth strategy for the city.

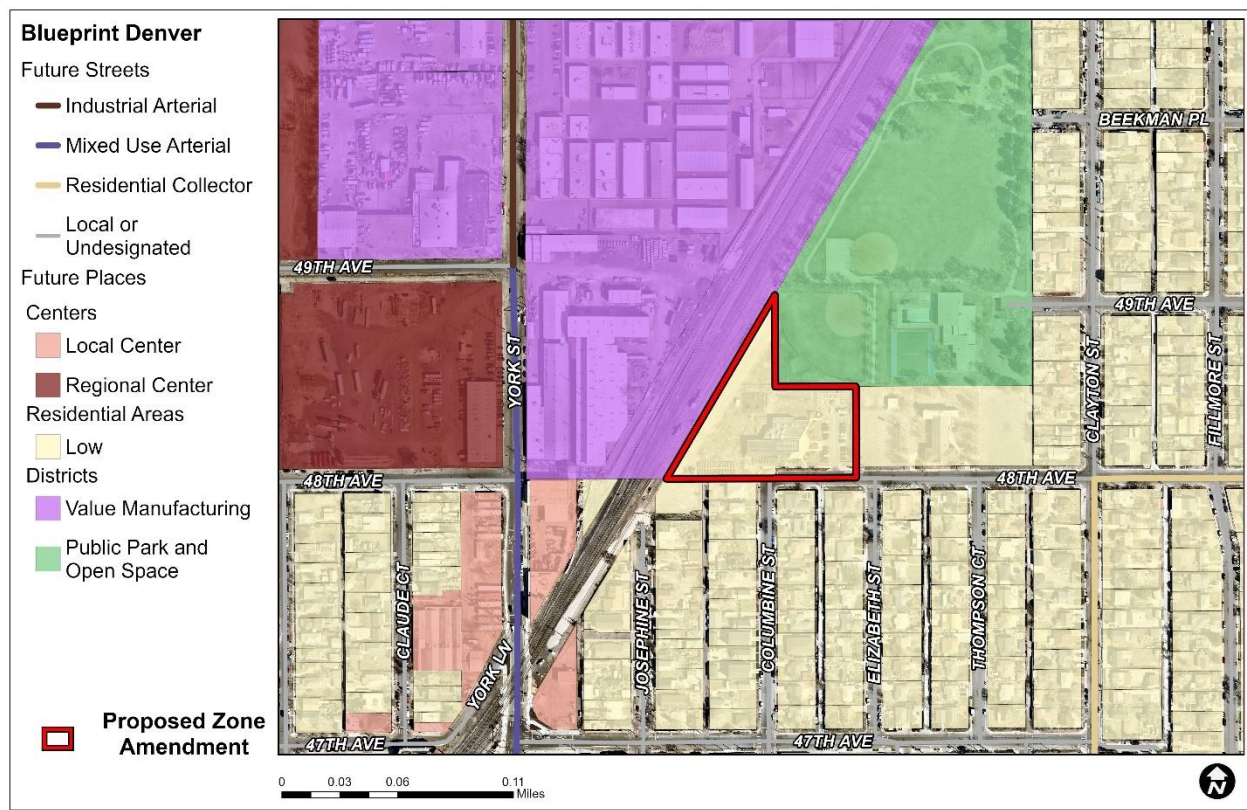
Blueprint Denver Future Neighborhood Context



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. The subject property is shown on the context map as Urban neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). The Urban neighborhood context is described as offering a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities (p. 221). The proposed CMP-EI2 with waivers district is part of the Campus neighborhood context rather than the Urban neighborhood context; however, *Blueprint Denver* provides additional applicable guidance on how to apply plan direction on neighborhood context to rezonings stating, "The mapping of neighborhood context is at the citywide scale, so the boundaries of the context 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

context map” (p. 66). The context map is aspirational in nature intended to provide a high-level of understanding as to the differences in land use and built form, mobility options and quality-of-life infrastructure between different neighborhoods (p. 139). The proposed CMP-EI2 with waivers district is intended “to be applied to smaller- and medium-scale campus sites generally adjacent to single unit, two unit, town house, or row house residential districts” (DZC Section 9.2.4.1). Therefore, the proposed zone district is appropriate within a Urban Neighborhood Context. The district will allow the continued community center use and new uses than can serve as amenities within the Urban Future Neighborhood Context. The existing Former Chapter 59 zoning allows for a community center. The proposed CMP-EI2 with waivers zone district will modernize the zoning on the property and ensure that any future development is compatible with the surrounding neighborhood and the Urban Future Neighborhood context description.

Blueprint Denver Future Places



The Future Places map provides nuance as to the aspirations of the individual places shown on the map. The Future Places Map identifies the subject property as part of the Low Residential Future Place. *Blueprint Denver* describes the aspirational characteristics of Urban Low Residential Future Places as “predominantly single- and two-unit uses on smaller lots. Some civic and institutional uses are compatibly integrated throughout. Medium building coverage. Buildings are generally up to 2.5 stories in height” (p. 230). The CMP-EI2 zone district is appropriate for this site because it contains an existing community center use with several non-profits that have been compatibly integrated into the

neighborhood. The proposed rezoning to a CMP-EI2 zone district will require any new construction or redevelopment to comply with established campus design standards of the DZC that would ensure continued compatibility with the surrounding neighborhood. The intent of the CMP-EI2 district is to be imbedded within low residential neighborhoods, and the waiver and form standards of the district will ensure compatible future development. Further, the concurrent Affordable Housing Plan will ensure new development provides income restricted units, ensuring that additional *Blueprint Denver* guidance is met.

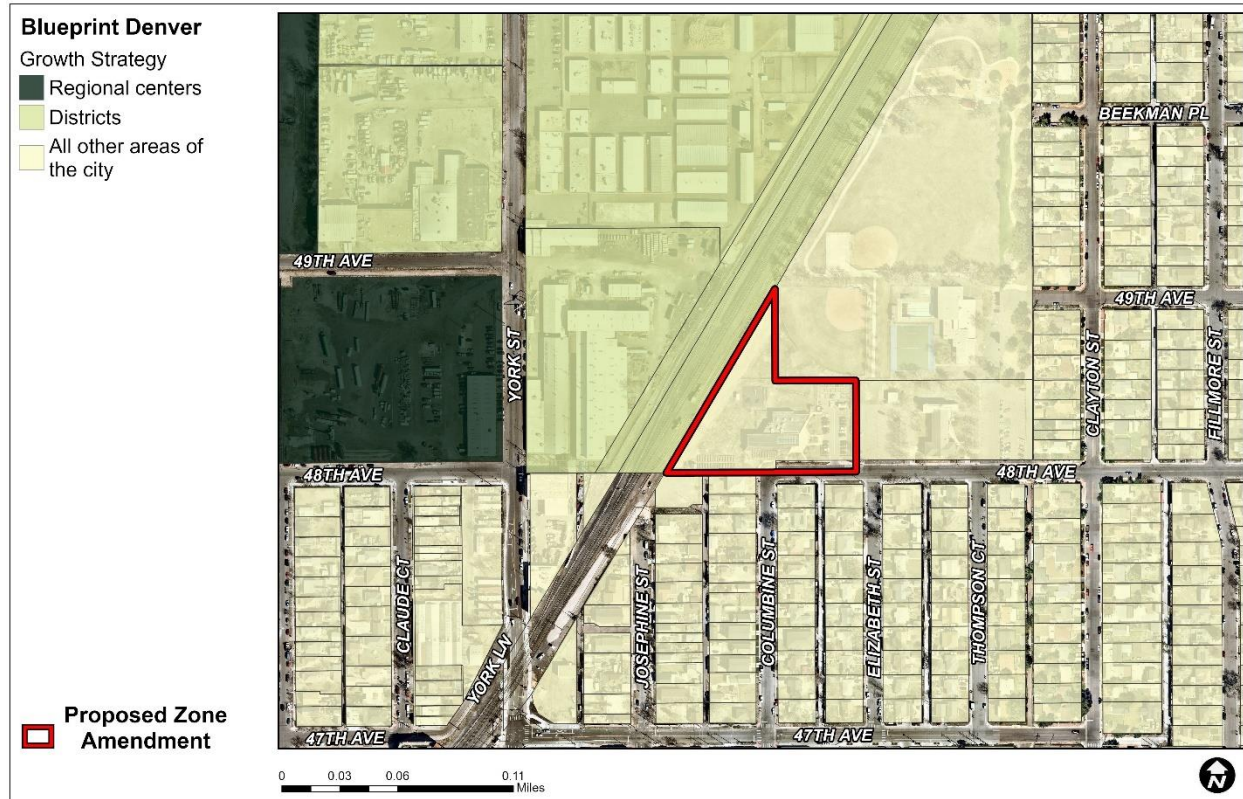
In regard to height, *Blueprint Denver* explains “The building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums. Factors to consider when applying *Blueprint Denver* building height guidance may include: *guidance from a current small area plan; surrounding context, including existing and planned building height; transitions, including transitions from higher intensity to lower intensity areas; adjacency to transit, especially mobility hubs; achieving plan goals for community benefits; and furthering urban design goals*” (p. 66). While the small area plan provides height guidance of 2.5 stories, this site is unique because the small area plan provides specific guidance to allow expansion of the Focus Point Family Resource Center. Further, both *Blueprint Denver* and *Elyria Swansea Neighborhood Plan* provide guidance for affordable housing that is met through the concurrent Affordable Housing Plan. The proposed district will appropriately transition to the adjacent park and institutional uses to the west and residential uses to the south through the waiver and building form standards.

On balance, the proposed zone district is consistent with *Blueprint Denver’s* plan guidance. The CMP-EI2 with waivers is appropriate in this location as will allow for affordable housing and continued community serving uses supported by the plans with building forms standards that ensure an appropriate transition to the surrounding low residential places.

Street Types

In *Blueprint Denver*, future street types work in concert with the future places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies 48th Avenue and Columbine Street as Local or Undesignated Future Street Type. Within two blocks to the southwest, York Street is classified as a Mixed Use Arterial and two blocks to the east Clayton Street is classified as a Residential Collector. The proposed district is consistent with this street type because it allows for residential and commercial uses that, per the zone district intent, is appropriate for lower-scale residential neighborhoods. The nearby Arterial and Collector Future Streets will also ensure good access to the site.

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 (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040” (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed CMP-E12 with waivers zone district is appropriate in this growth area as it will contribute to growth in the neighborhood while maintaining the area’s character. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

Waivers

Blueprint Denver provides the following direction on the use of custom zoning including waivers: “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73). More detail on the City’s approach to custom zoning is provided on page 73 of the plan. Denver Community Planning and Development’s (CPD) policy is to use waivers in situations where waiving certain zoning regulations will help solve an issue that CPD plans to resolve through a future text amendment. As noted earlier in this staff report, the waiver is to waive the right to use or erect any

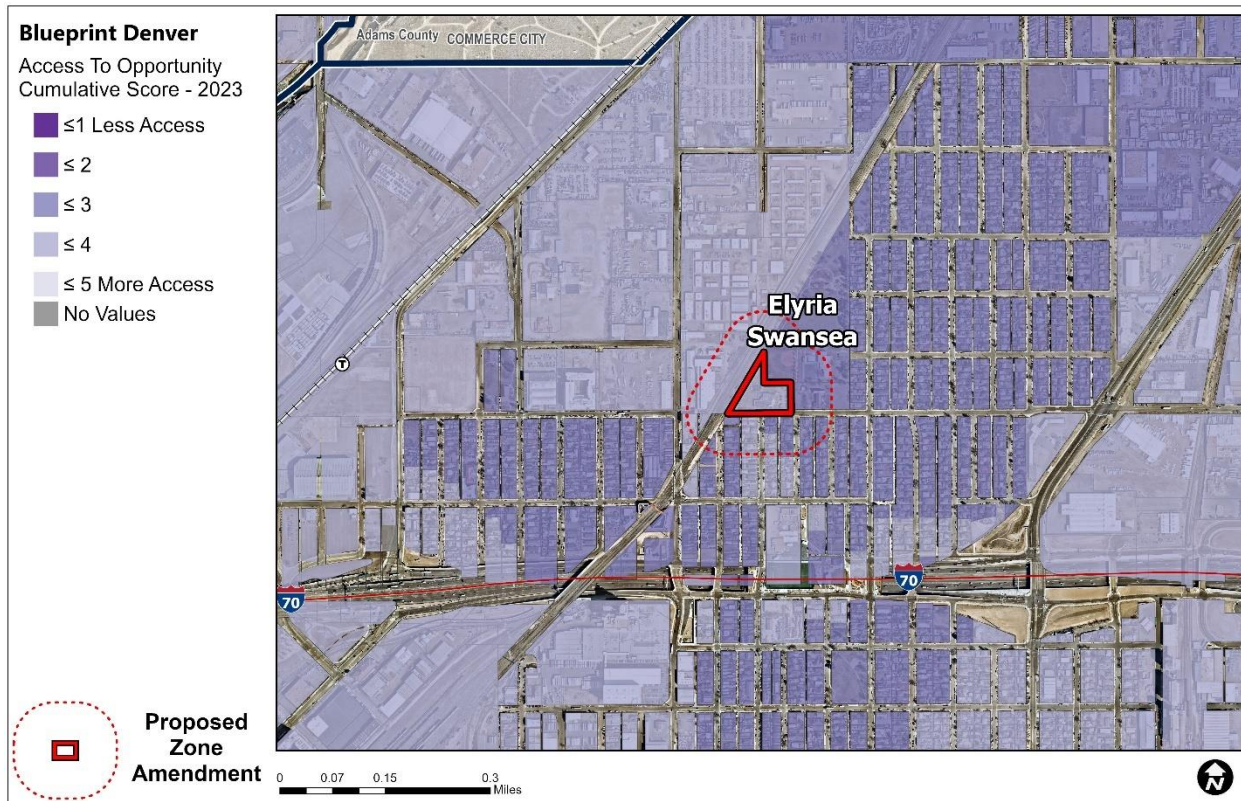
primary structure with a maximum permitted building height of 150 feet down to 75 feet. CMP-EI2 includes a provision stating if the site is 175 feet of a protected district, the height shall be 75 feet. The subject property is adjacent to a protected district to the south and east. Therefore, approximately 75% of the site does fall under this restriction. Additionally, the current zoning of this site is Former Chapter 59 R-1 with waivers that allow for the community center use. This waiver would make the whole property's height a maximum of 75 feet. Given the intent of CMP-EI2 districts to provide compatible campus development in lower-scale residential neighborhoods and the height guidance in both *Blueprint Denver* and the small area plan, it is appropriate to include a waiver that limits the maximum height. The waiver furthers adopted plans by allowing for a mix of uses, including affordable housing, while ensuring the height transitions appropriately.

CPD plans to monitor similar requests in the future and will explore when a text amendment may be appropriate to introduce varying height options for the CMP-EI2 zone district. Therefore, the use of a waiver is appropriate and consistent with *Blueprint Denver's* recommendations for site-specific, customized zoning and the proposed map amendment is consistent with the context, place, growth strategy, street type, and strategy recommendations of the plan.

Blueprint Denver Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that help inform implementation actions through large rezonings along with other implementation actions. Given that the subject site is within one of Denver's Neighborhood Equity and Stabilization (NEST) focus neighborhoods, an equity analysis is included in this staff report.

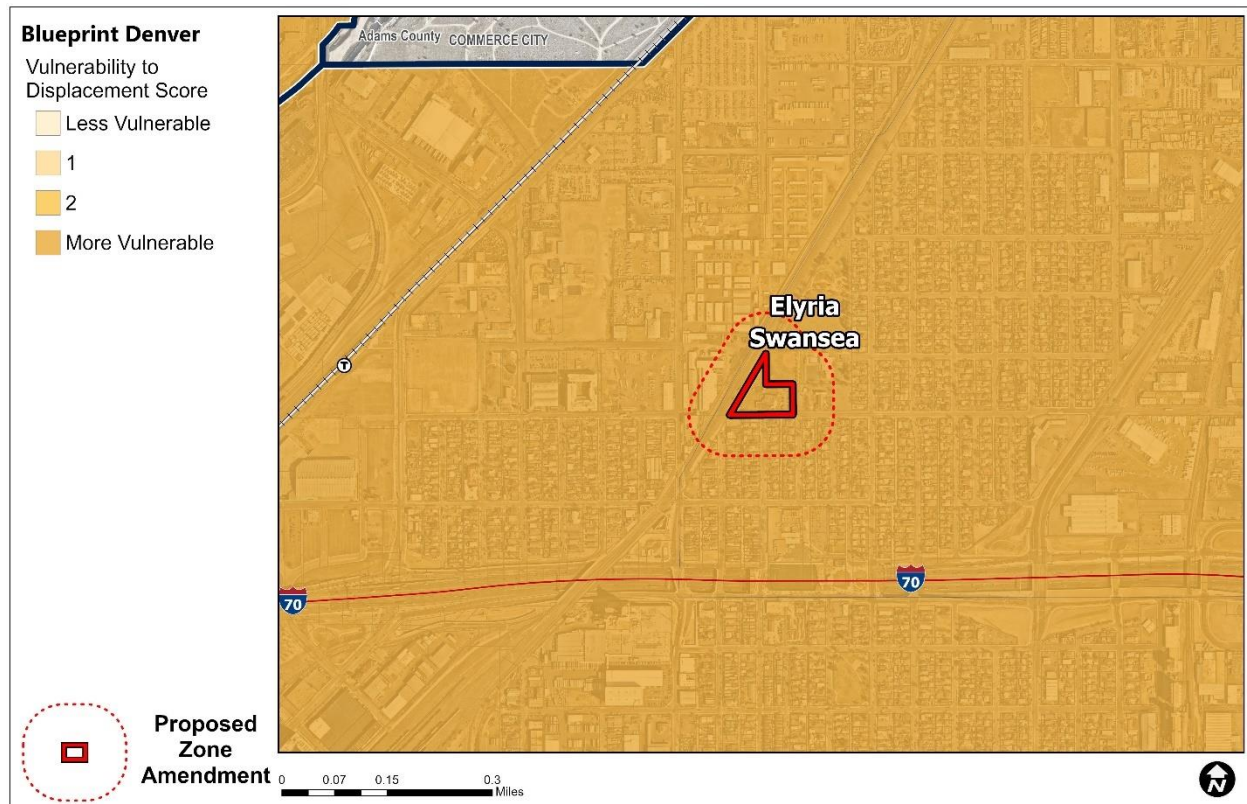
I. Access to Opportunity



The subject property is in an area with moderate 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. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city. These scores are related to a higher-than-average percentage of children with obesity, access to fresh food and percent of families below the Federal Poverty Line.

The proposed district will allow for expanded uses , thereby increasing the opportunity for access to services in an area. The property owner has noted their intentions to help address this measure through supportive services that are integral to the community that is planned for the site.

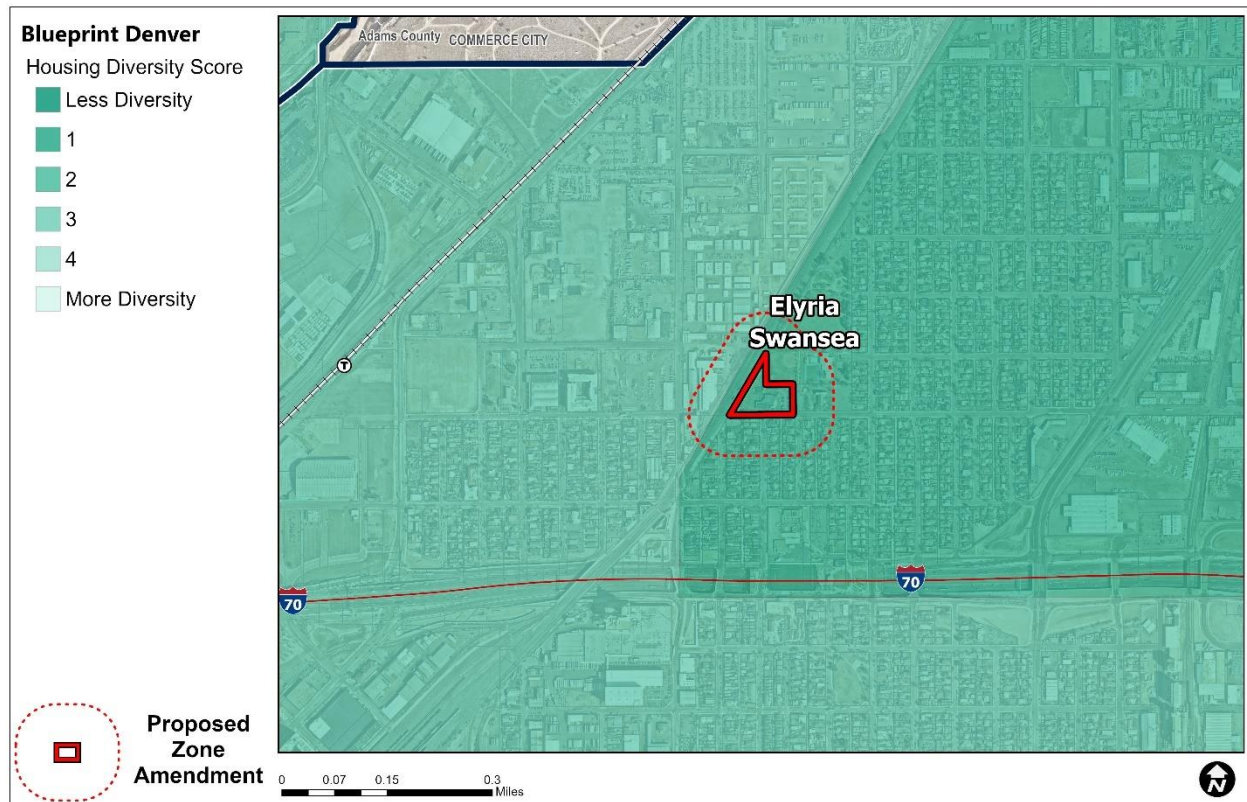
II. Vulnerability to Involuntary Displacement



The subject property is in an area that has high vulnerability to involuntary displacement. The basis for measuring vulnerability to involuntary displacement is through the 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. The subject area scored as vulnerable to displacement in all three categories. In areas with high vulnerability to involuntary displacement, it is important to increase pathways to affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

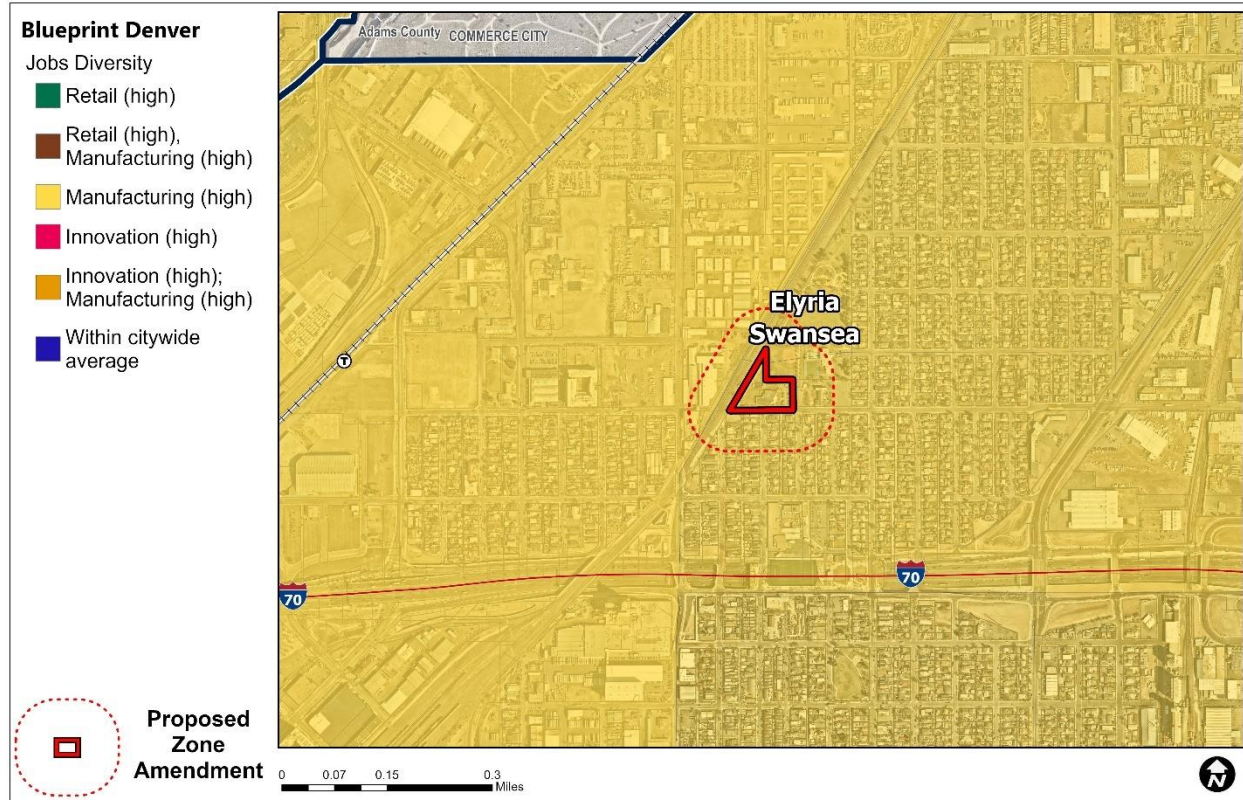
The proposed district will allow for a limited commercial and residential uses. As discussed earlier in the report, an Affordable Housing Plan (AHP) has been signed by the applicant concurrent with the rezoning. The AHP will income-restricted units will be provided with any future residential development, thereby addressing this equity metric.

III. Expanding Housing and Jobs Diversity



The subject property is in an area that has moderate housing diversity, scoring at 2 out of 5. 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. The subject area is not diverse in terms of the missing middle, housing costs, and income restricted units. In areas with a moderate level of housing diversity it is important to increase the number of affordable housing units alongside natural growth in market-rate housing and provide programs for individuals to access these units.

The proposed zone district will allow for multi-unit and limited commercial uses. As discussed earlier in the report, the rezoning and concurrent AHP will allow the expansion of uses and affordable housing. The applicant's response notes their intention to continue providing family resources that include soft skill development, family support services, adult education, early childhood education, etc.



The map above shows the mix of jobs in areas of the city (dominant industry depicted by color). With a greater emphasis on manufacturing jobs in the neighborhood. Elyria Swansea has 28% Retail jobs, 7% innovation Jobs and 8% Manufacturing Jobs. Innovation Jobs is significantly higher than city wide average of 65%. The total number of jobs are 935 with 3.4 jobs per acre. The proposed rezoning would allow for a mix of uses that would support additional jobs at this location.

Other Blueprint Denver Strategies

The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use & Built Form – General Goal 2: Allow increased density in exchange for desired outcomes, such as affordable housing (p. 72).

This rezoning to a CMP-EI2 with waivers zone district and the concurrent AHP allows for affordable housing to be built in this Low Residential Future Place and is consistent with *Blueprint Denver* recommendations. This rezoning furthers equity by facilitating affordable housing development and additional housing option in this neighborhood.

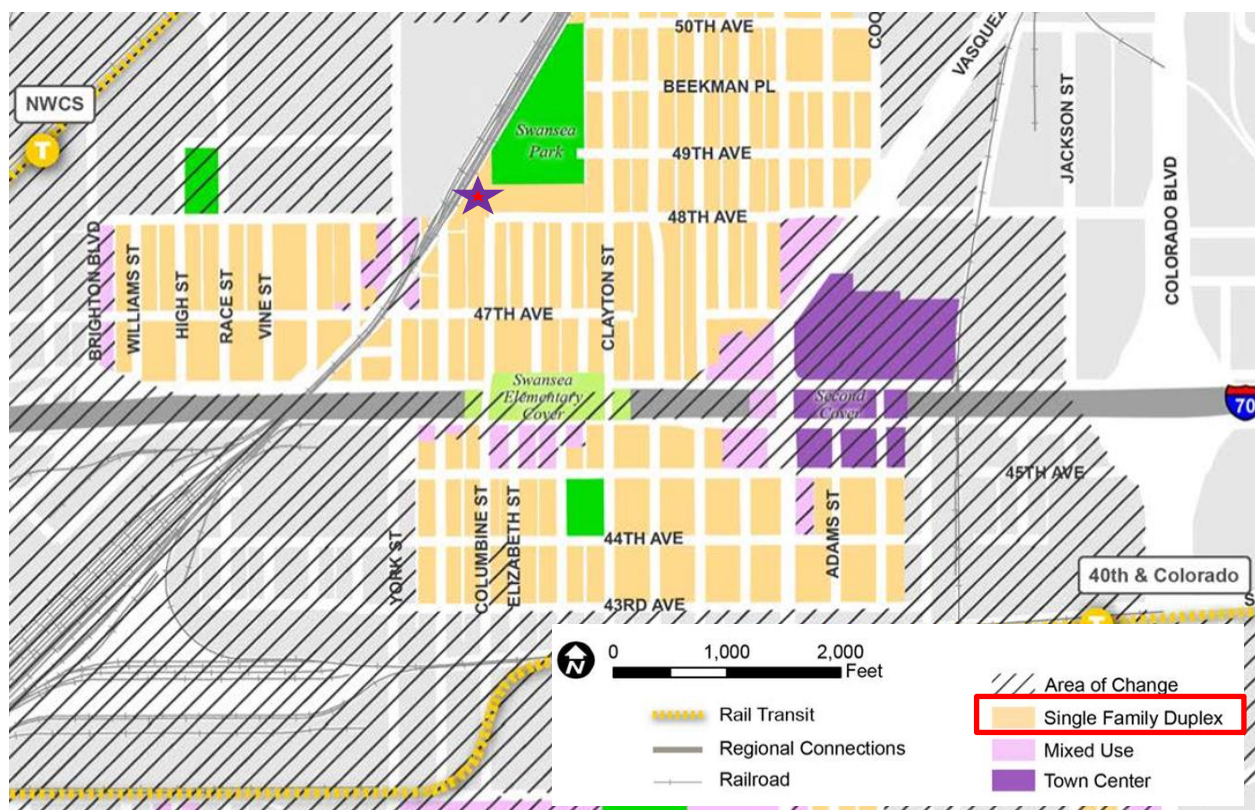
Climate

This rezoning supports the city's goals to reduce climate impacts by enabling additional housing and community-serving uses and amenities near transit, other residences, and park and recreational uses. Because of a bus stop in front of the property and amenities that are walkable, these areas are less auto

dependent, which can reduce greenhouse gas emissions from transportation. Also, multi-unit buildings are more energy efficient than low density residential development types. This energy efficiency will advance Denver's goals to reduce greenhouse gas emissions from buildings, which contribute to a warming climate.

Elyria and Swansea Neighborhoods Plan (2015)

This neighborhood plan was adopted by City Council in 2015 and applies to the subject property. It designates the subject property as being within an Area of Stability (a concept used in *Blueprint Denver* prior to the 2019 update) that is intended to maintain the character of an area while accommodating some new development and redevelopment. The site is mapped as a single-family duplex concept land use with a maximum building height of 2.5 stories.



The rezoning and concurrent AHP is consistent with several *Elyria and Swansea Neighborhoods Plan* policies, including:

- Establish a Balance Land Use Strategy Recommendations, B.3 Increase Housing Choices: Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood (p. 29).

- Improve access to Housing, Jobs, Services and Education, B.23 Identify ... potential redevelopment sites with a priority to develop those sites for new residential housing. (p. 46).
- Improve access to Housing, Jobs, Services and Education, B.25 Encourage continued coordination between non-profit service organizations that focus on the neighborhood, and government agencies to identify gaps in service needs, and to avoid potential redundancies in service or neighborhood outreach efforts. (p. 47).
- Improve access to Housing, Jobs, Services and Education, B.25 Explore opportunities to build on neighborhood food growing and healthy food access programs and establish a food innovation district or cooperative where residents can benefit financially from growing, producing, exchanging and selling foods (p. 47).
- Improve access to Housing, Jobs, Services and Education, B.26 Encourage resident participation in educational programs such as school readiness, adult education and health and wellness programs offered by the Focus Points Resource Center in Swansea, and the food education...in Elyria. (p. 47).

The proposed zone district would allow for the opportunity to introduce additional building forms, increasing the variety of housing types in the neighborhood, introduce affordable housing and expand uses, including educational programs and urban gardening, such as school readiness, adult education and health and wellness programs which are consistent with the recommendations of the *Elyria Swansea Neighborhood Plan*. While *Blueprint Denver* describes the future place type as low residential, the purpose of small area plans is to refine strategies for specific areas. The *Elyria & Swansea Neighborhoods Plan* specifically calls for accommodation of infill development in potential redevelopment sites and also provides refinement for specific housing types, specifically more affordable housing. The plan calls for increase partnerships with non-profits like Focus Point Resource Center. The CMP-EI2 zone district is intended to be “adjacent to a single unit, two-unit, town house, or row house residential zone district, where it is important to require more open space and more limited building height.” While the rezoning does not directly meet the land use and height recommendations, the rezoning and concurrent AHP are consistent with the small area plan by supporting the expansion of programs offered by Focus Points Resource Center,, and affordable housing opportunities in the neighborhood. The CMP-EI2 with waivers district will ensure that new development is compatible with the adjacent low residential areas. Therefore, the rezoning furthers the policies and goals of the *Elyria & Swansea Neighborhoods Plan*.

2. Public Interest

The proposed official map amendment furthers the public interest through implementation of the city’s adopted land use plans. The proposed rezoning would also facilitate increased housing density near services and amenities and promote a walkable, urban neighborhood within walking distance to park and recreation center. The concurrent affordable housing plan will ensure the site provides on-site income-restricted units.

3. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The Campus Context description states that it, “generally consists of midsize to large medical, institutional, educational, or entertainment sites” (DZC 9.2.1). The context is meant to provide flexibility in the placement of buildings, a unified treatment of open space and other site elements reflective of a campus and its surrounding areas (DZC 9.2.1). The CMP-EI2 with waivers district will reinforce the existing context of these properties and block as an education/institutional site while also including appropriate building form standards to ensure new development is compatible with the surrounding neighborhood.

The CMP-EI2 intent statement describes it as, “applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two-unit, town house, or row house residential zone district, where it is important to require more open space and more limited building height” (DZC 9.2.4.1). The application of the CMP-EI2 with waivers zone district is appropriate as this is an existing smaller-scale campus site generally adjacent low-scale residential zone districts. The waiver will further ensure that new development compatibly transitions to the surrounding neighborhood.

Attachments

1. Application
2. Public Engagement, Mediation Outcome and MOU, and Comments
3. Existing zoning with waivers