



Hale Neighborhood ADUs

Request: E-SU-Dx, E-SU-G, and U-SU-C to
E-SU-D1x, E-SU-G1 and U-SU-C1

Date: 02.06.2024

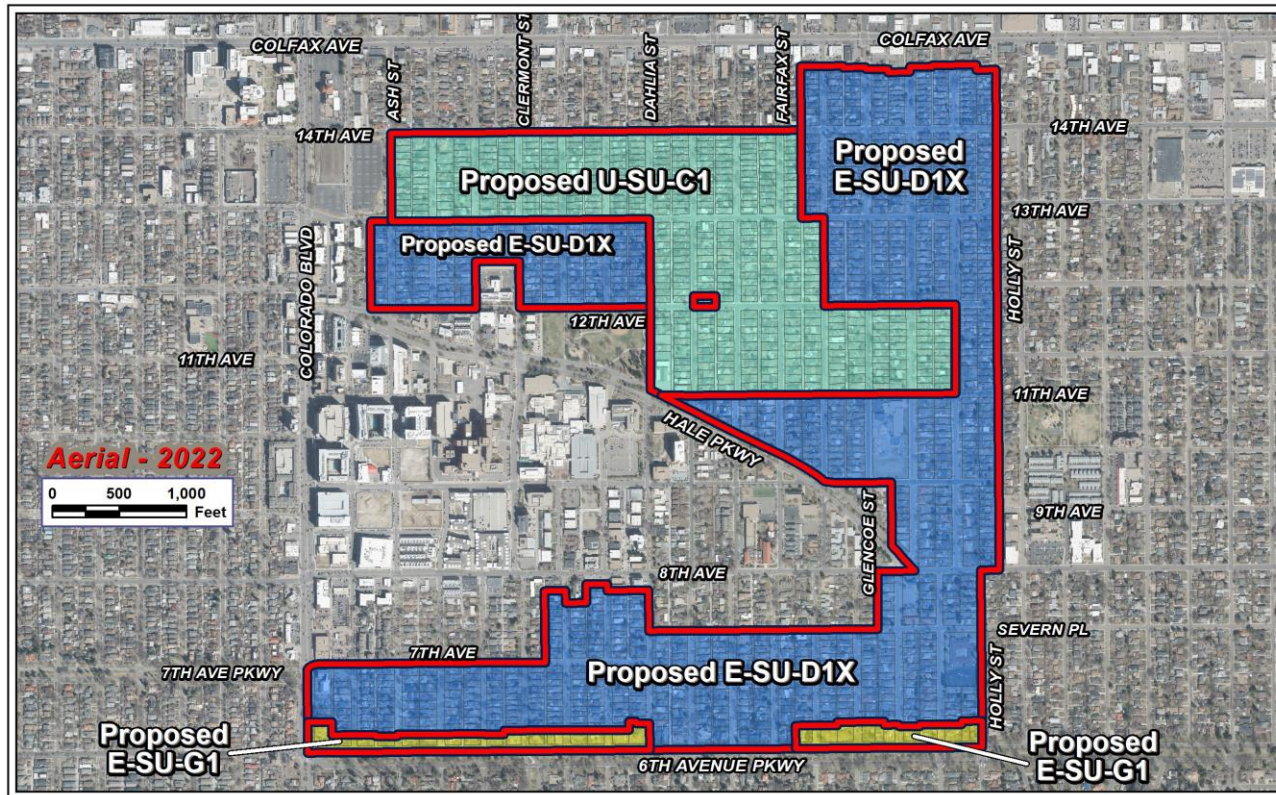
Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: E-SU-Dx, E-SU-G1, and U-SU-C1



- Approximately 1,500 properties
- Approximately 336 acres
- Requesting rezoning to facilitate accessory dwelling units

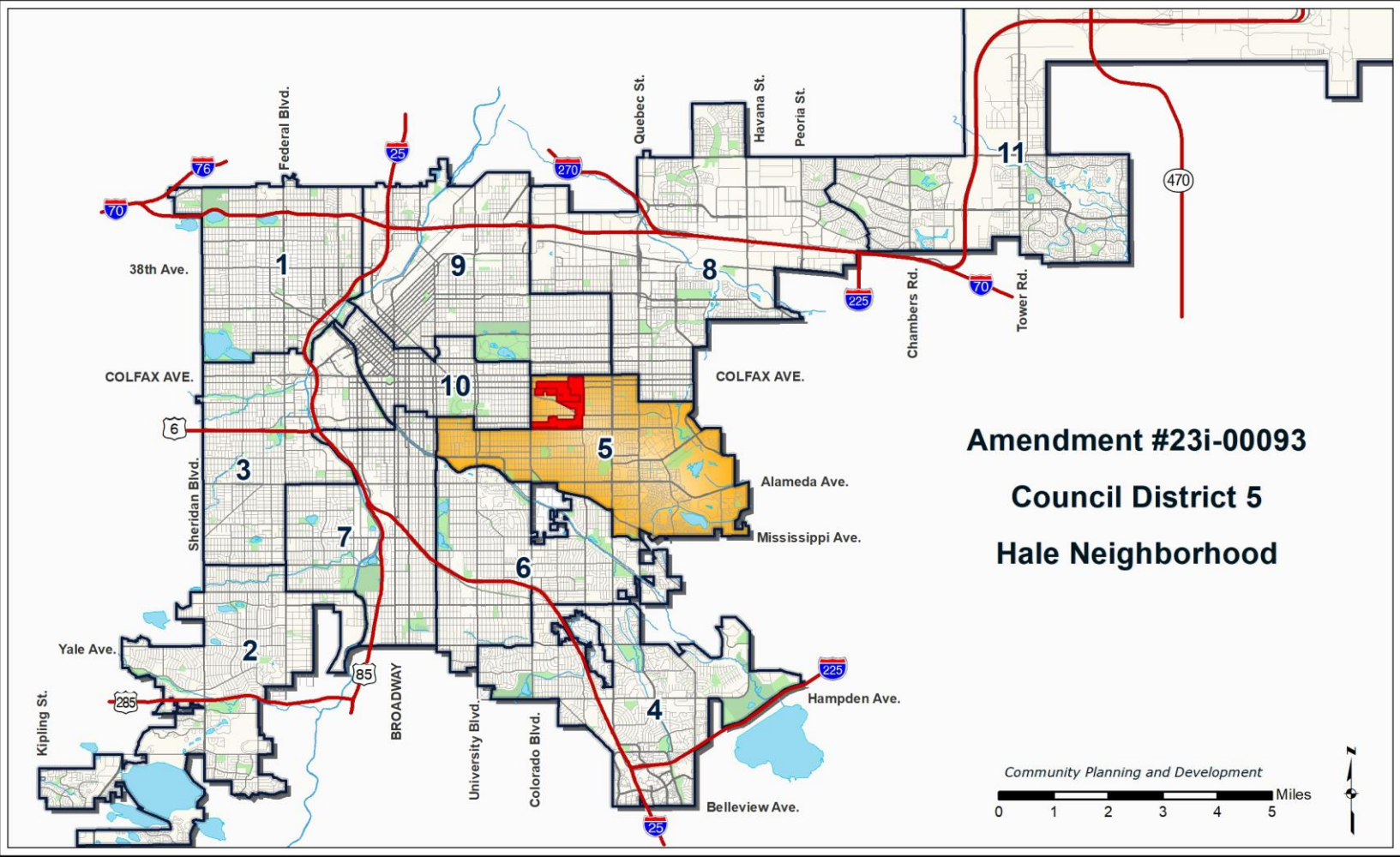
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

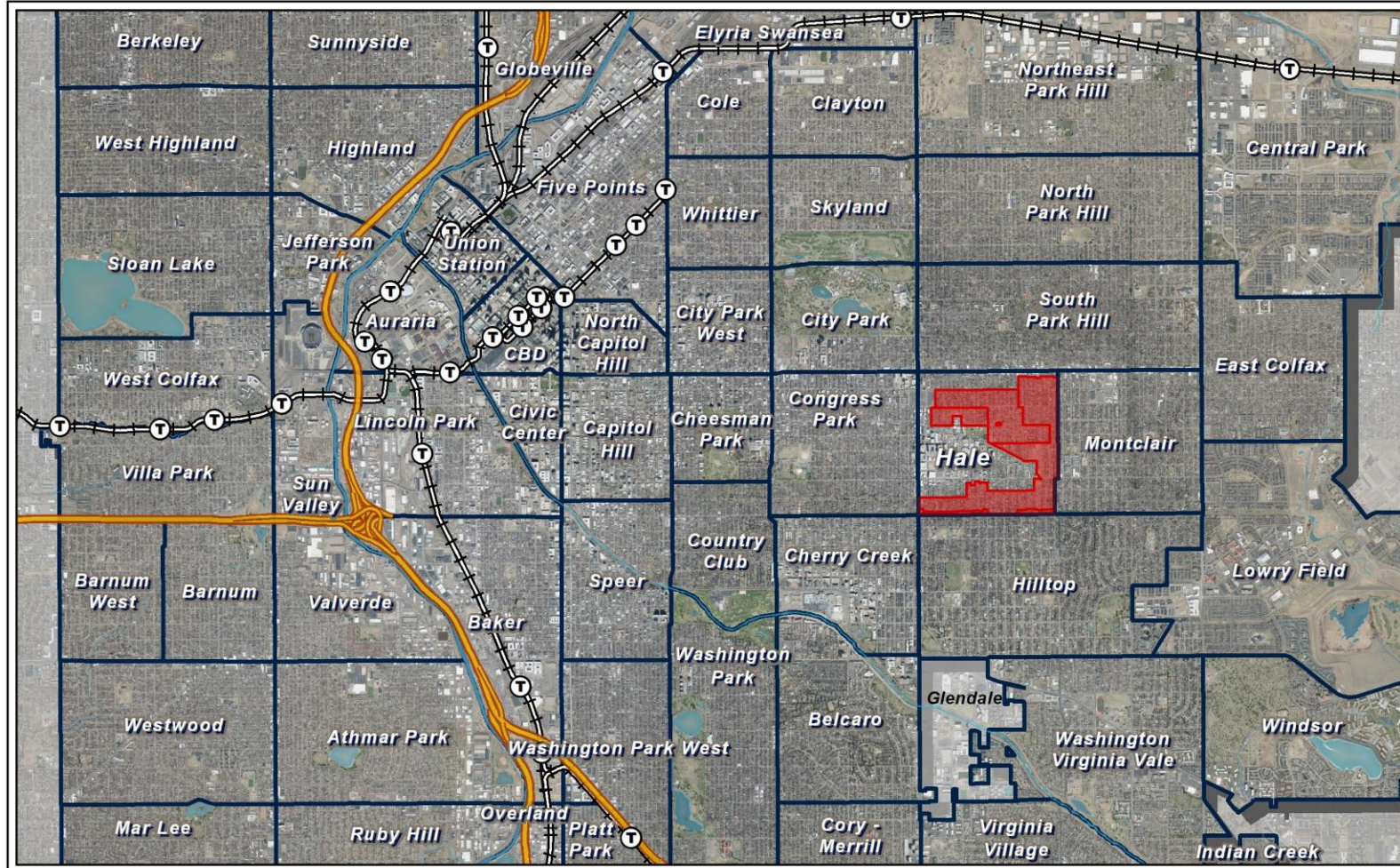
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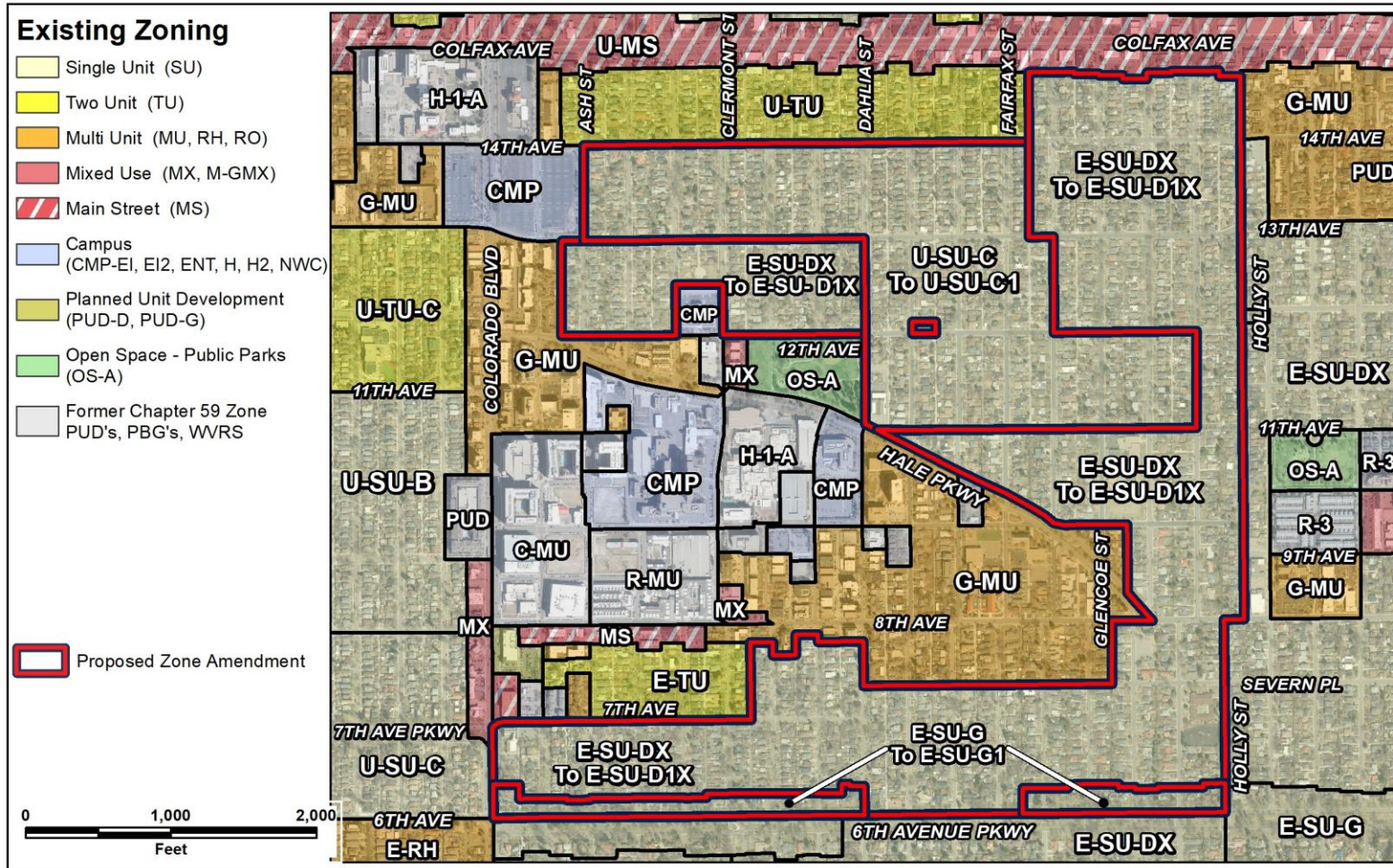
Council District 5: Amanda Sawyer



Hale Neighborhood

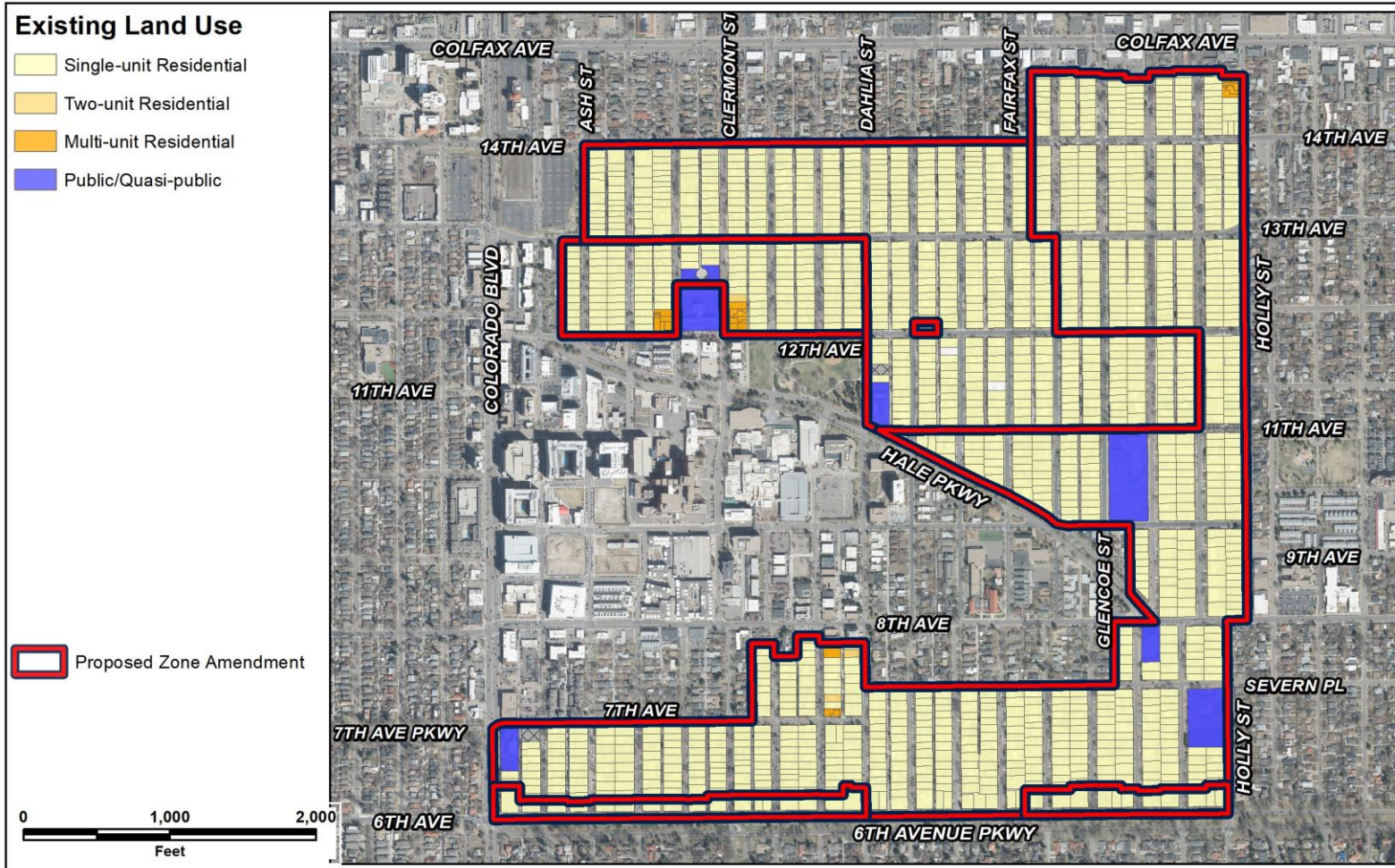


Existing Zoning



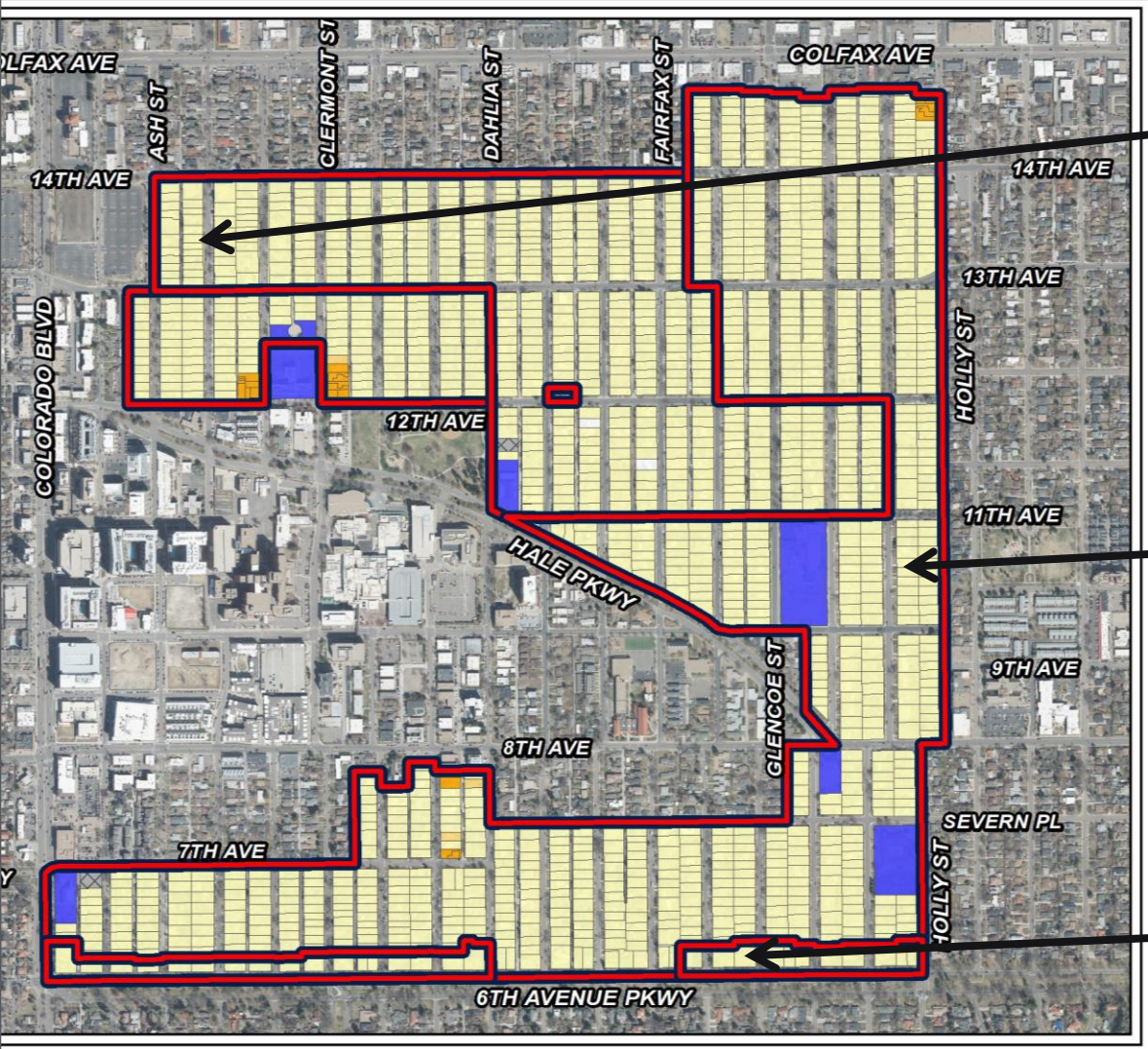
- Current: E-SU-Dx, E-SU-G, and U-SU-C
- Surrounding: U-TU-C, G-MU, OS-A, E-TU-C
- One property previously rezoned to U-SU-C1
- Hale and 6th Avenue Parkways
- 2 Individual Denver Landmarks and 1 Historic District

Existing Land Use



- Single-unit residential; Public/Quasi-public; Two-unit residential; Multi-unit residential
- Adjacent to: Two and Multi-Unit, Commercial, Open Space

Existing Context – Built Form/Scale



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Process

- Informational Notice: **11/20/23**
- Planning Board Notice: **01/02/24**
- Planning Board Public Hearing: **01/17/24**
- LUTI Committee: **02/06/24**
- City Council Public Hearing: 03/26/24

Public Outreach

- Property owner postcard and flyers: **08/23**
- Virtual town halls: **09/12 and 09/19/23**
- Council Public Survey: **08 and 09/23**
- Council Newsletters: **08, 09, and 10/23**

Public Comment

- Council Survey (08 and 09/23): 212 participants (124 in favor, 78 opposed, 10 unsure)
- RNOs: no comments
- Members of the public
 - Four in support
 - One general comment
 - Eighteen in opposition

Planning Board

- Planning Board held a hearing on this item on 1/17
- The board voted unanimously to recommend approval
- Key points:
 - Significant plan guidance in support of ADUs, especially through Legislative Rezoning.

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Denver Zoning Code Review Criteria

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

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
 - *Comprehensive Plan 2040*
 - *Blueprint Denver*
 - *East Area Plan (2020)*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare

Comprehensive Plan 2040

Equity

Comprehensive Plan 2040

- 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 2, Strategy D – Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments (p. 28).



Comprehensive Plan 2040

Strong and Authentic Neighborhoods

Comprehensive Plan 2040

- Strong and Authentic Neighborhoods Goal 1, Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).



Climate

Comprehensive Plan 2040

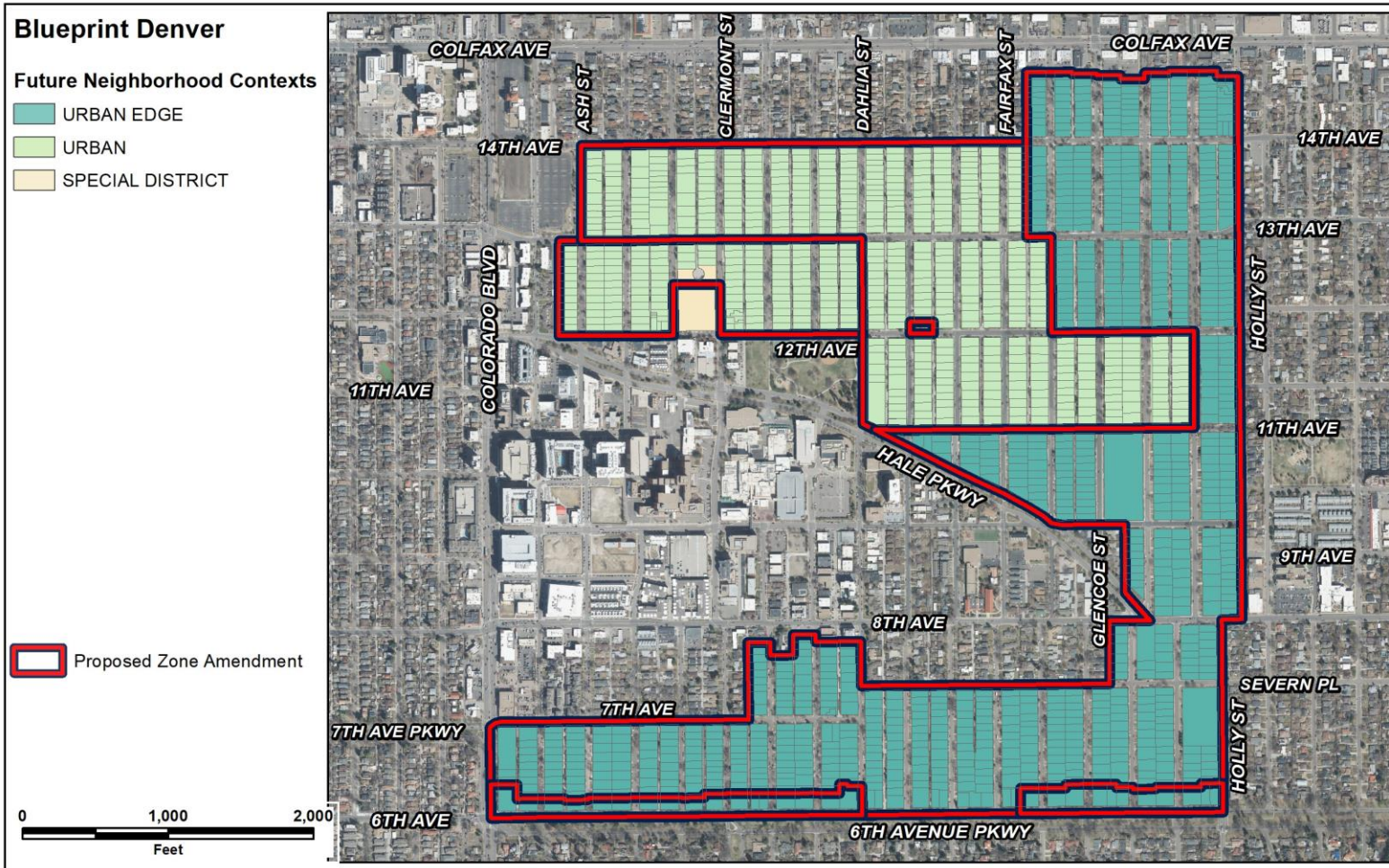
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).



Denver Zoning Code Review Criteria

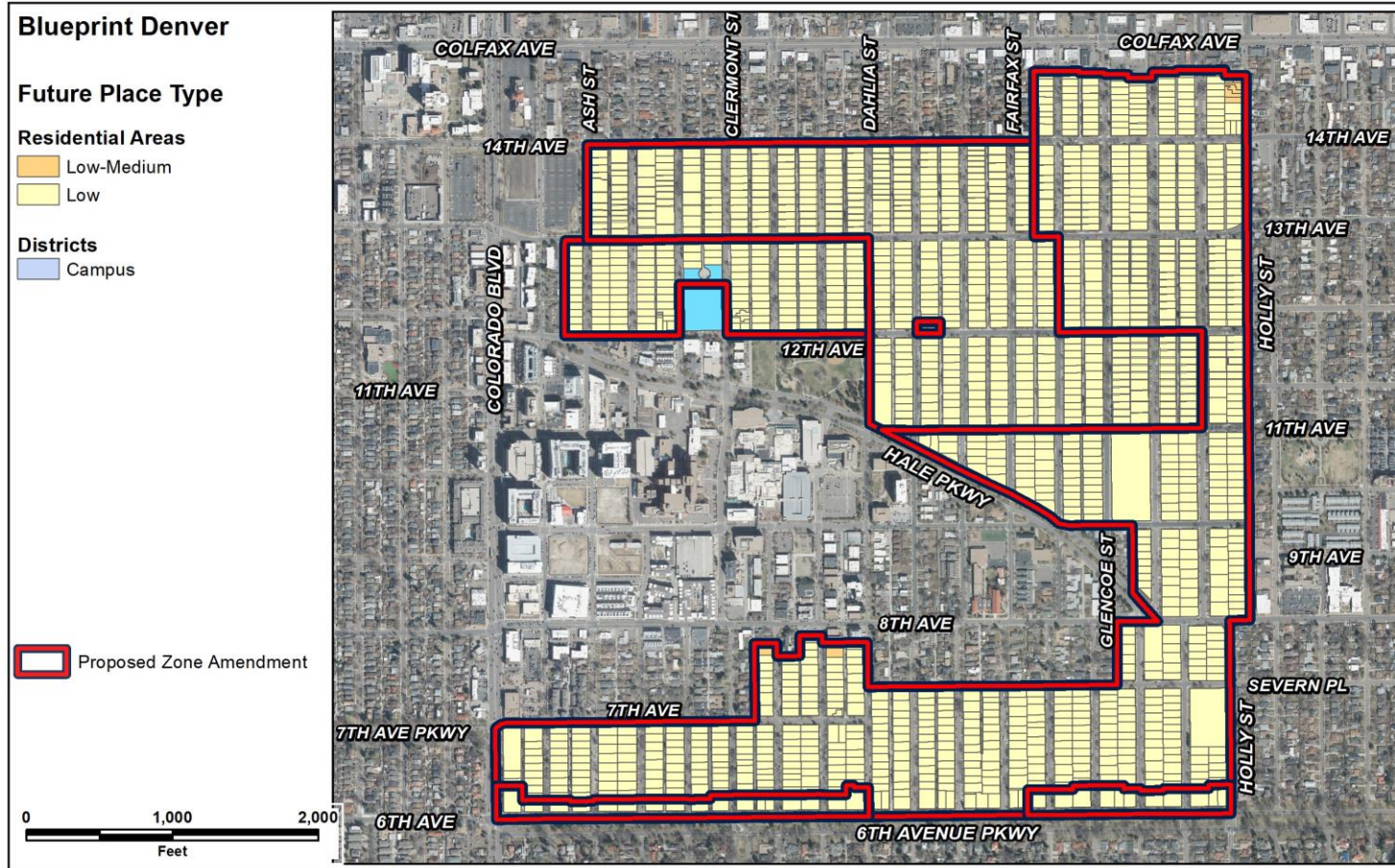
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Blueprint Denver 2019



- Urban
- Urban Edge
- Special District

Blueprint Denver 2019



- Low Residential
- Low-Medium
- Campus

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

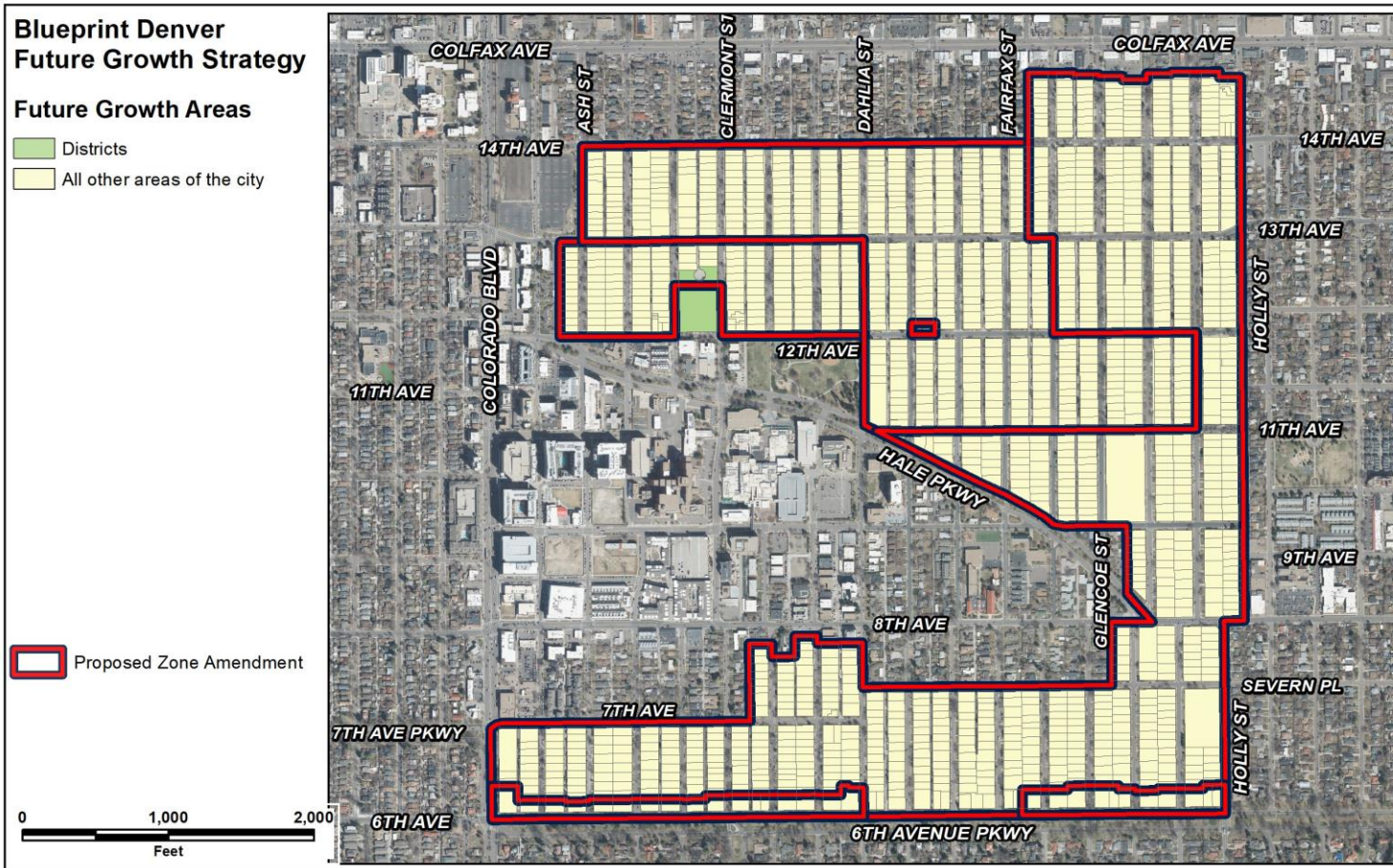
Blueprint Denver 2019



- Future Street Types
 - Residential Arterial
 - 14th Avenue
 - 13th Avenue
 - Hale Parkway
 - 8th Avenue
 - 6th Avenue Parkway
 - Residential Collector
 - Holly Street
 - Local Streets
 - All others

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



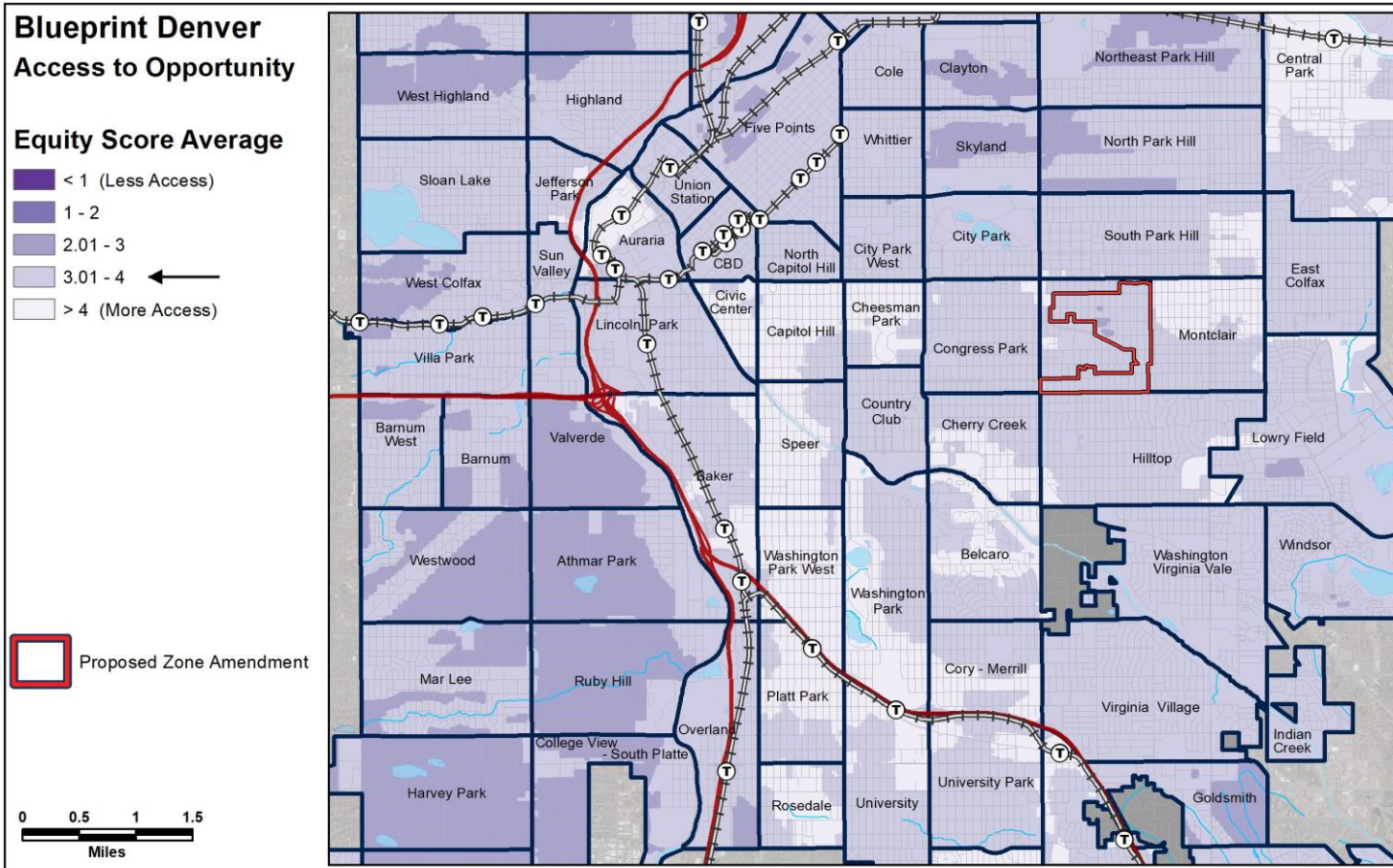
- **Growth Areas Strategy:**
All other areas of the city
 - 10% jobs by 2040
 - 20% housing by 2040

Blueprint Denver Policies

Additional Policies

- Land Use & Built Form, Housing, Policy 4
- Land Use & Built Form, General, Policy 11
- Land Use and Built Form: General, Policy 5

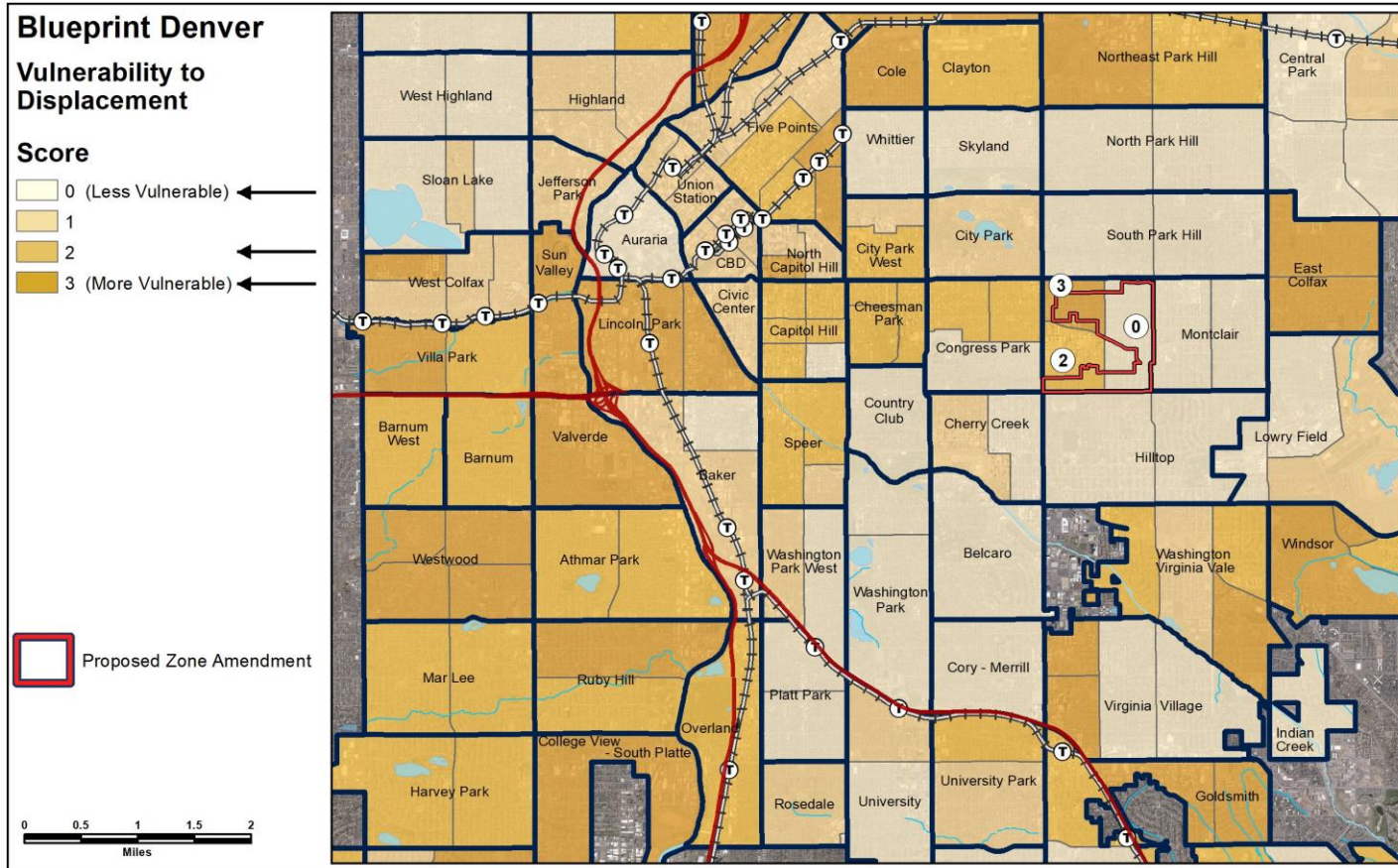
Blueprint Denver Equity Concepts



Access to Opportunity

- Good access to healthcare, open space, and fresh foods
- Proposed rezoning will increase housing in area with access to jobs and services

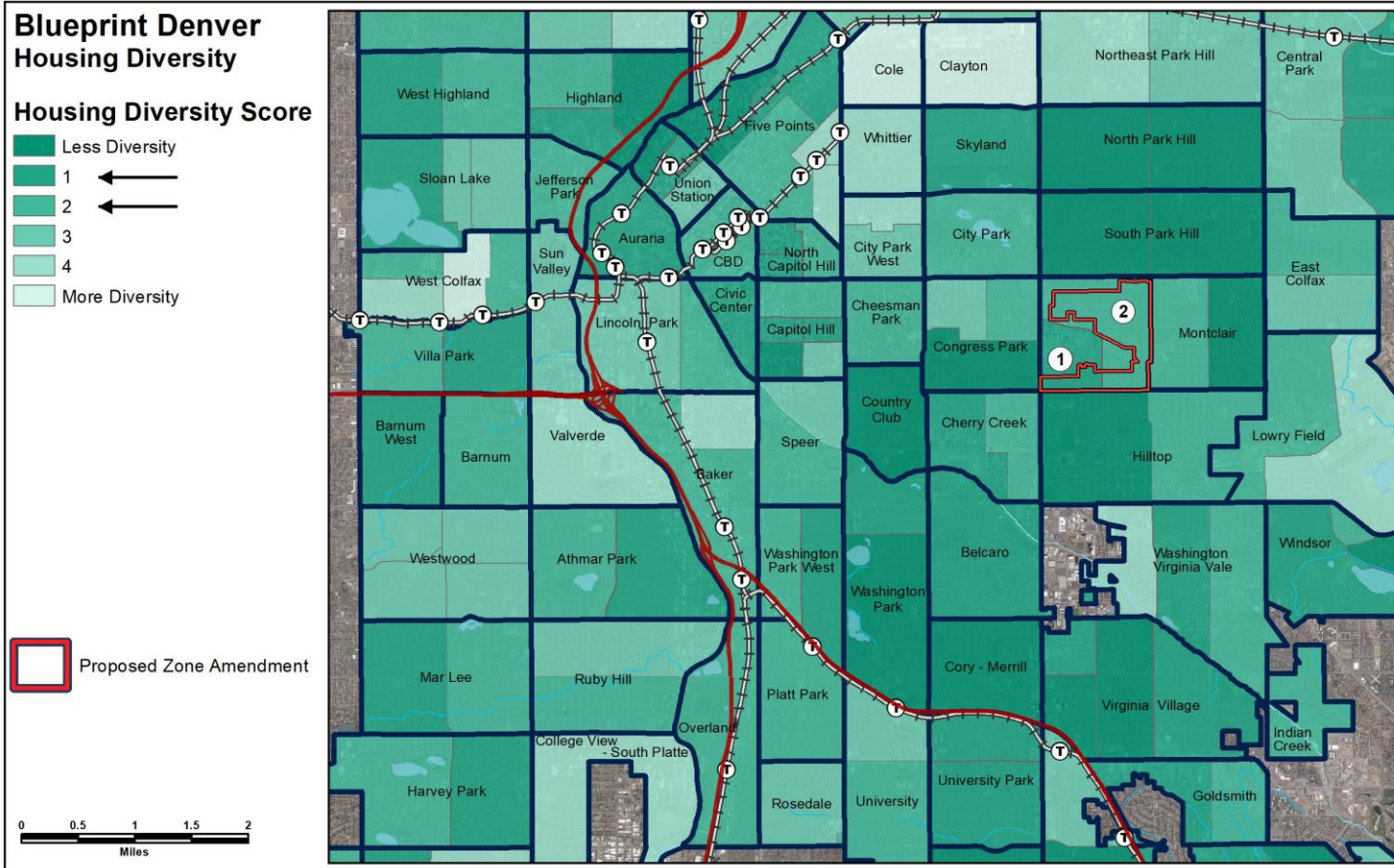
Blueprint Denver Equity Concepts



Vulnerability to Involuntary Displacement

- Varying Levels of Vulnerability
- Expand housing options, wealth-building tool, opportunity to keep current residents in place

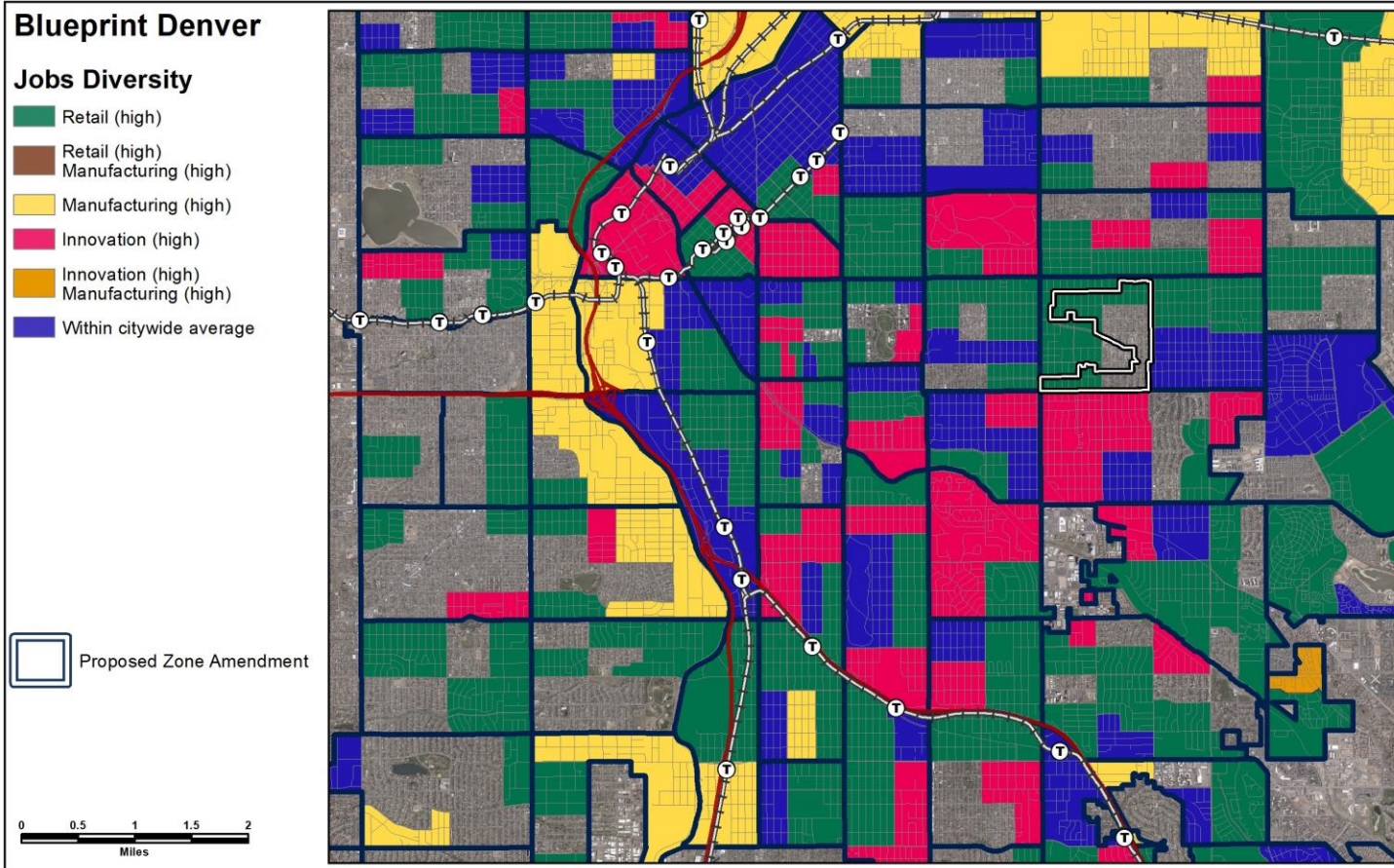
Blueprint Denver Equity Concepts



Housing Diversity

- Less than Average Diversity
 - Ownership vs. rental
 - Housing costs
 - Affordable units
 - Missing Middle
 - Household size/bedroom count
- New housing type, typically smaller and lower-cost

Blueprint Denver Equity Concepts



Jobs Diversity

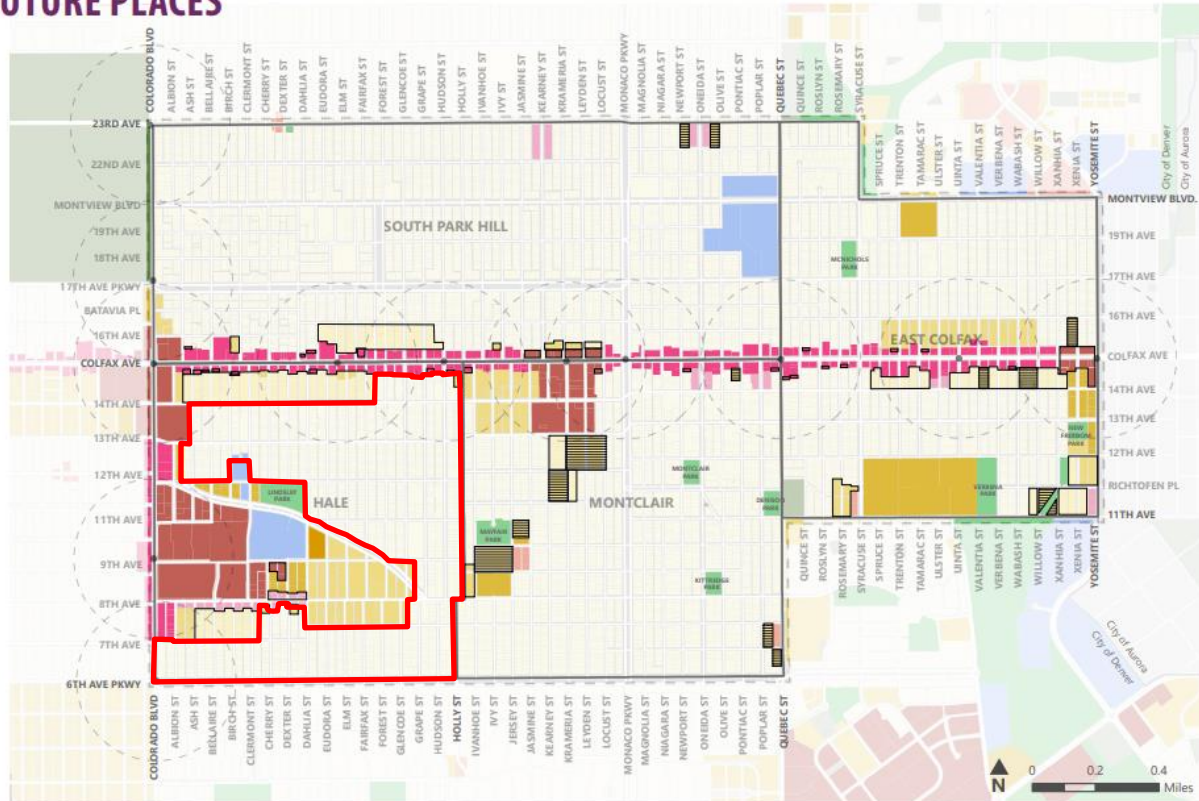
- High Density near 9th Avenue, Colorado Boulevard, and Colfax Avenue

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East Area Plan

FUTURE PLACES



Future Place Types

- Low-Residential
- Low-Medium
- Campus



East Area Plan

- **Land Use and Built Form L6** - Ensure East Area neighborhoods are inclusive places by thoughtfully integrating compatibly-designed missing middle housing and accessory dwelling units (ADUs) in appropriate locations (p. 39).
- **Land Use and Built Form L6.D** – Implement adopted citywide policies in *Blueprint Denver* to diversify housing choice through expansion of ADUs throughout all residential areas (p. 39)
- **Hale Land Use H-L2.B:** Integrate accessory dwelling units and missing middle housing in appropriate locations (p. 187).

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CPD Recommendation

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

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