

# West Area Plan Rezoning

Request: Rezone

- G-MU-5, UO-3 and G-MU-5 to C-MX-8
- E-SU-D1x to U-TU-C
- E-MX-2 and E-SU-D1x to E-MS-3, DO-8

Date: 07.08.2024

Presenter: Libbie Glick

# Presentation Agenda

- West Area Plan
- Request
- Location and Context
- Process
- Review Criteria



# West Area Plan

## West Area Plan

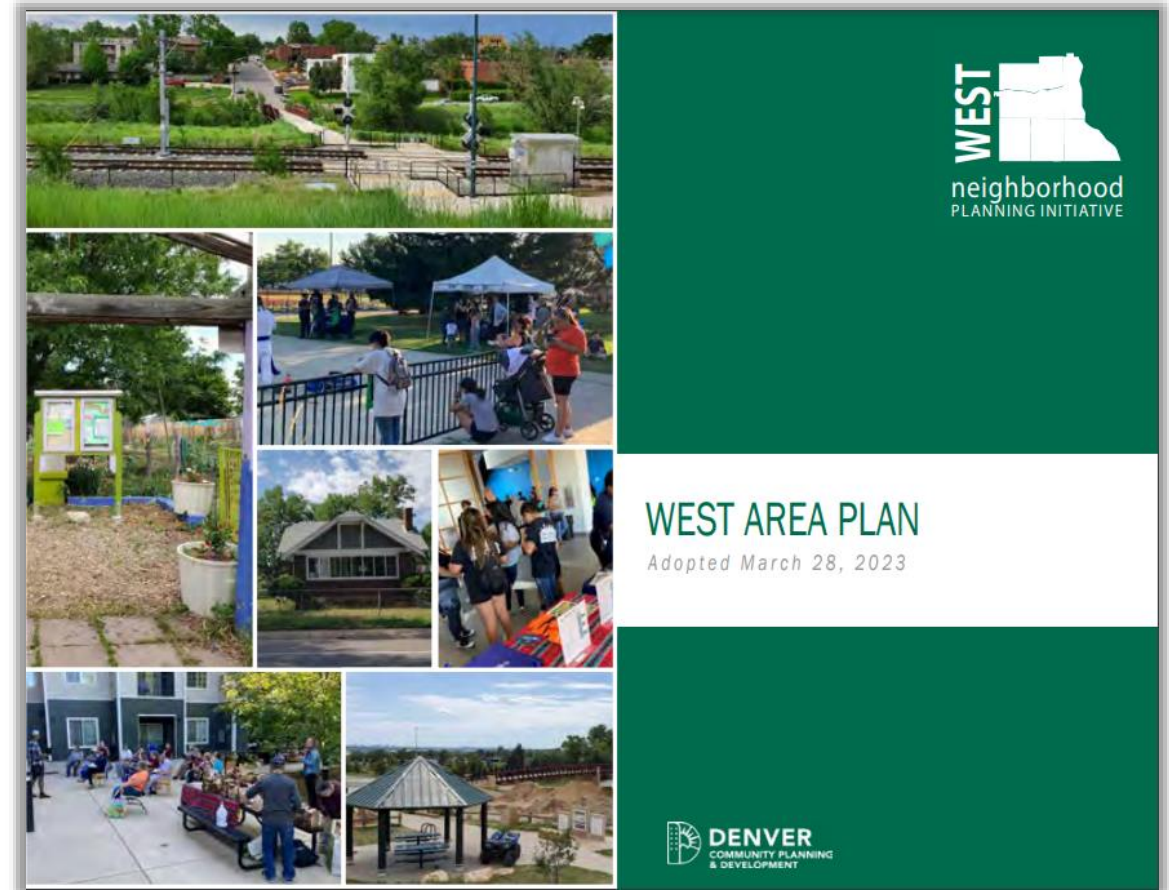
- Adopted March 28, 2023
- Three years of community engagement

## Previous rezoning implementation efforts

- Villa Park, Barnum, and Barnum West ADU rezoning

## Rezoning considered

- Local Centers and Corridors
- Facilitating affordable housing
- FC59 Properties
- Commercial Corridor Properties



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# Request



## Mulroy Center

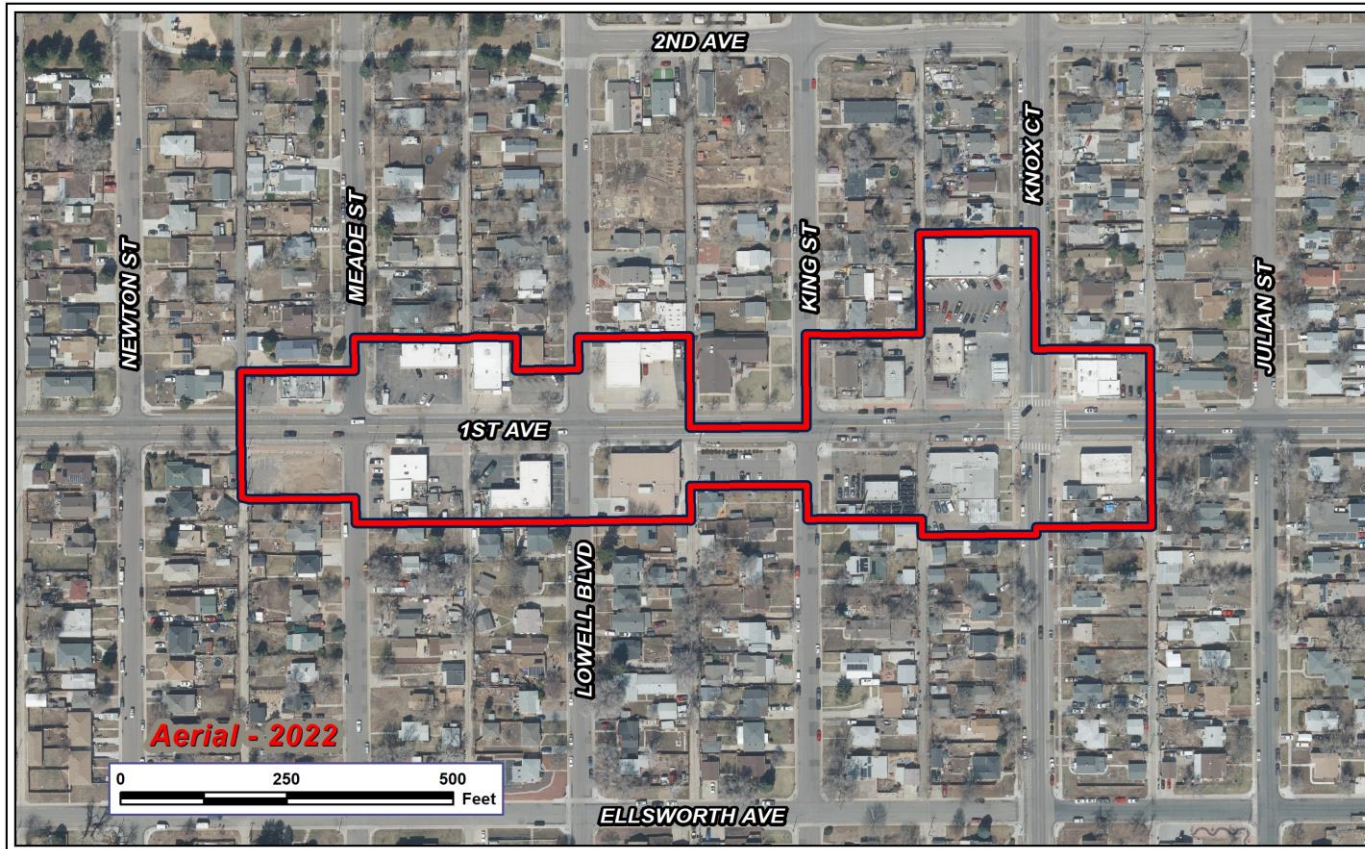
- Rezone from G-MU-5, UO-3 and G-MU-5 to C-MX-8
- C-MX-8 will allow supportive services and greater height for more residential units

## Habitat for Humanity properties

- Rezone from E-SU-D1x to U-TU-C
- U-TU-C will allow two-units and ADUs allowing for more affordable housing opportunities



# Request



## Downtown Barnum

- Rezone from E-MX-2 and E-SU-D1x to E-MS-3, DO-8
- Rezoning to a main street 3 story district with the design overlay 8 to require ground floor commercial uses

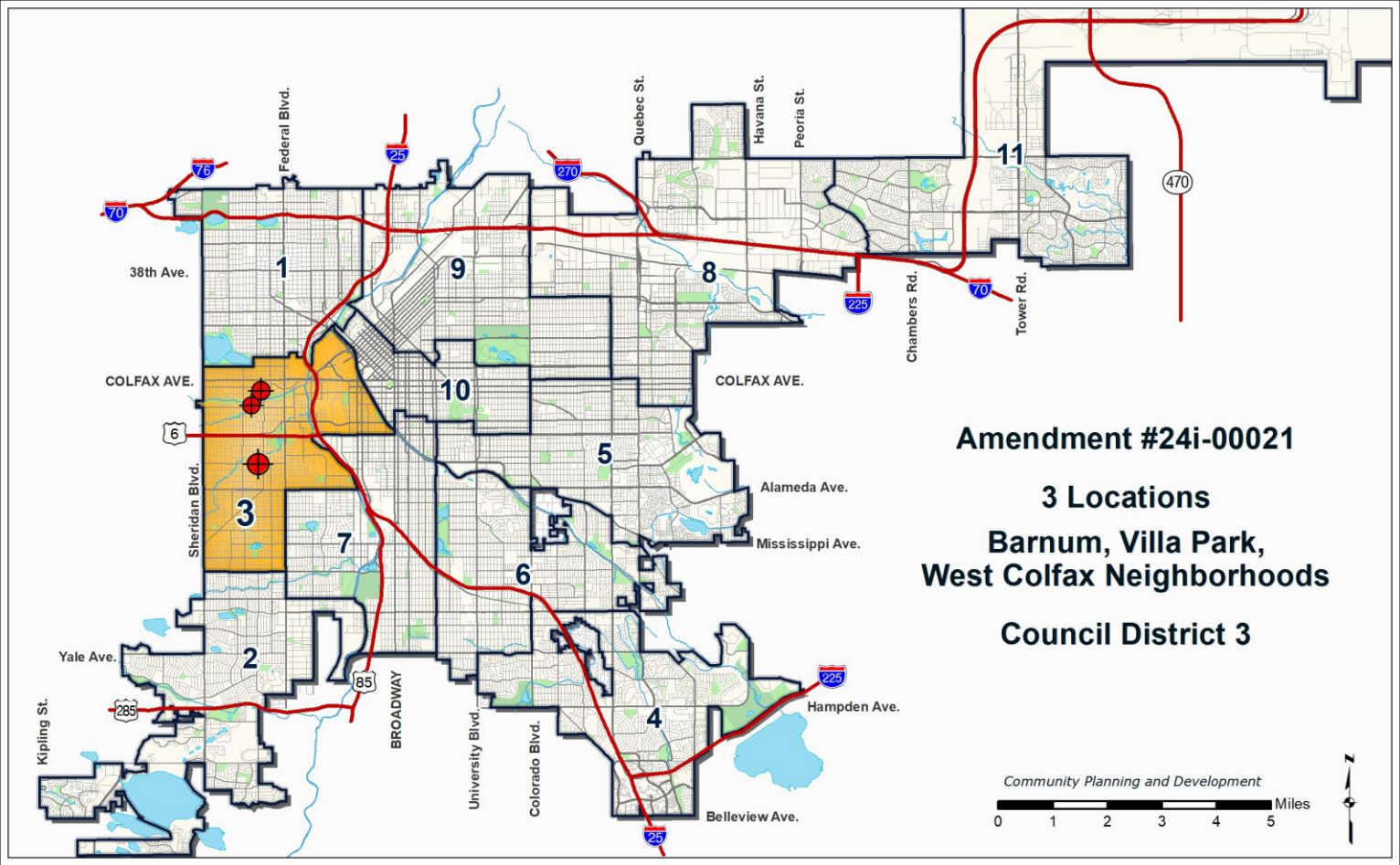
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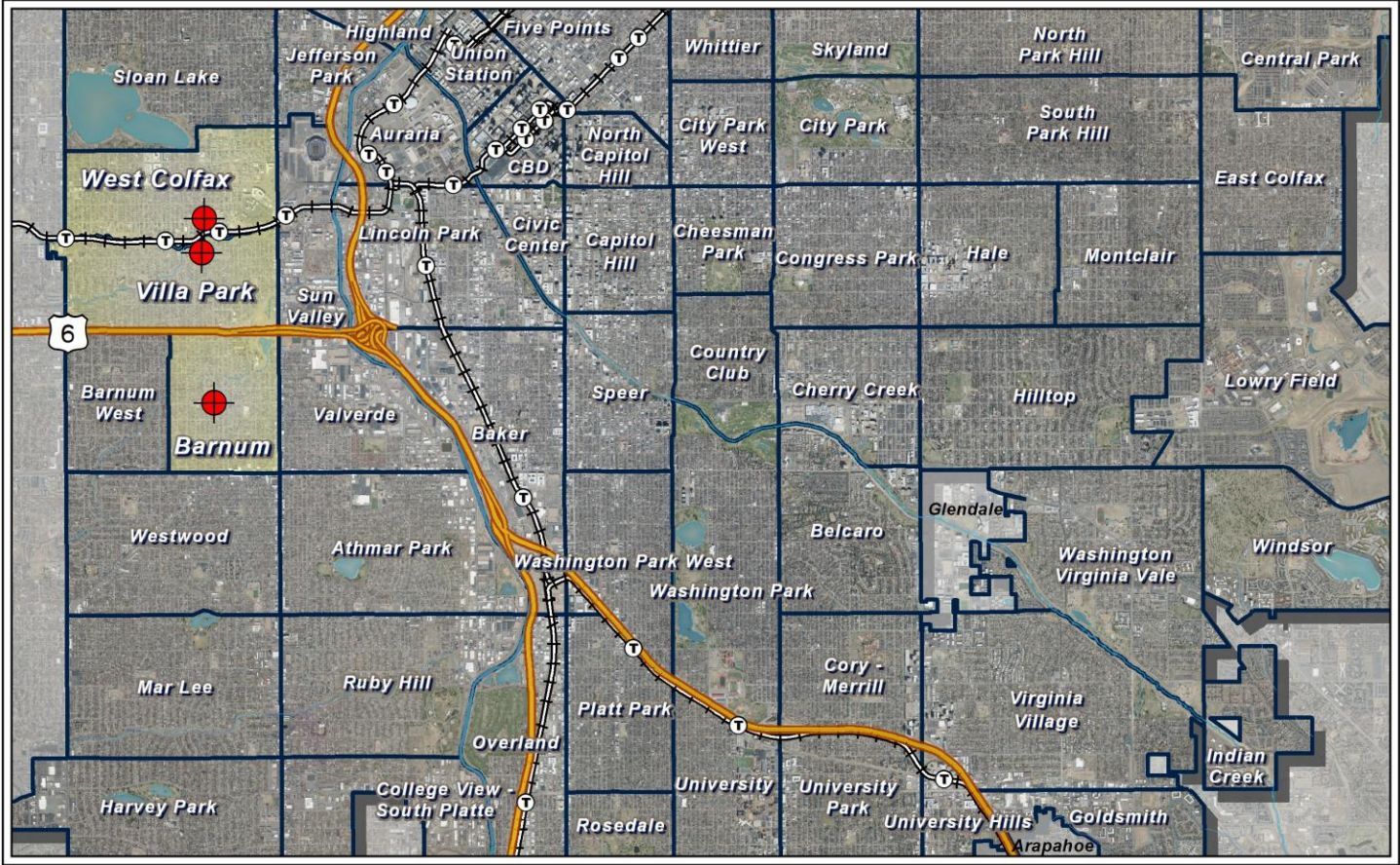


# Council District 3 – Councilmember Torres



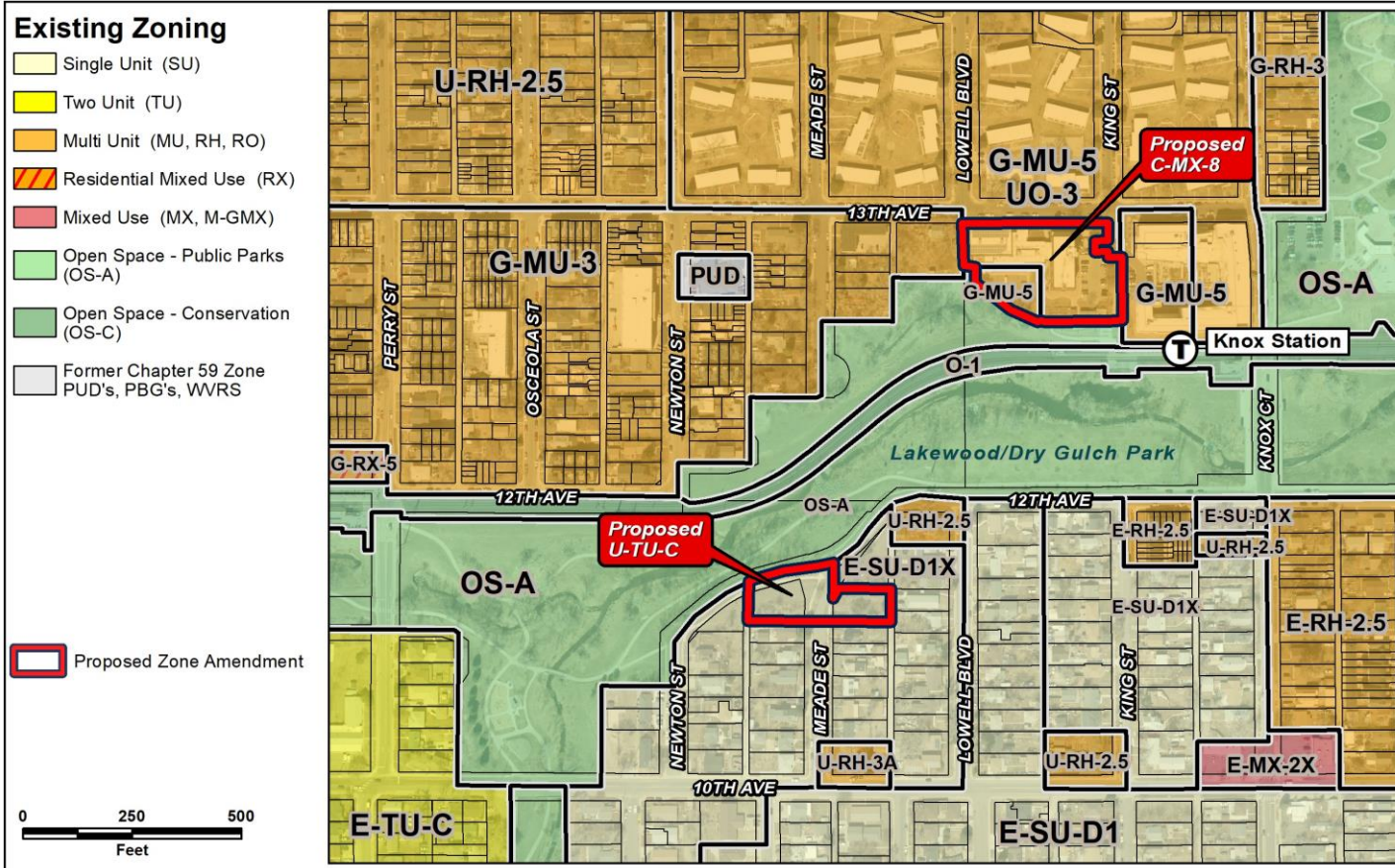


# Statistical Neighborhoods – West Colfax, Villa Park, and Barnum





# Existing Zoning



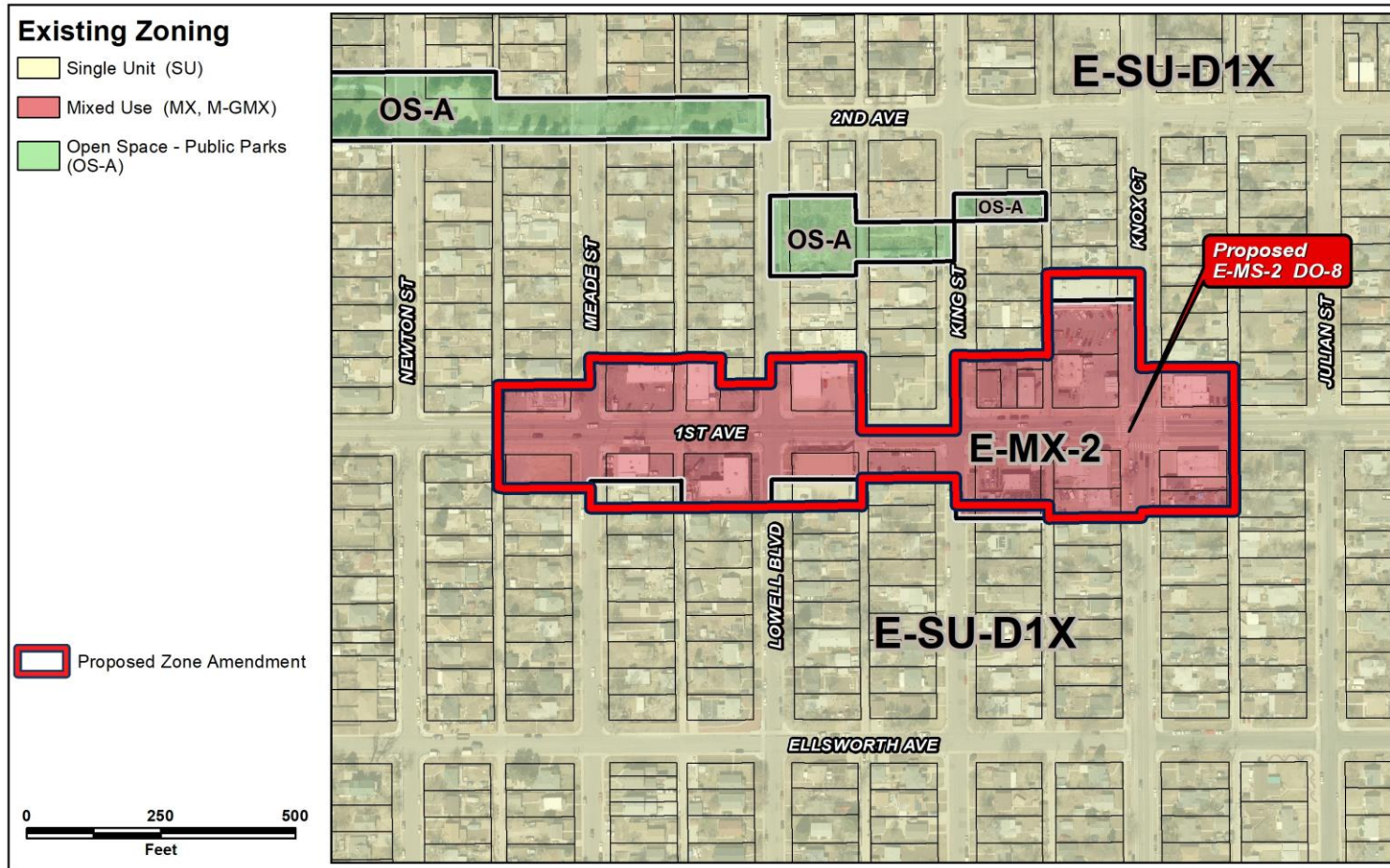
## Mulroy Center

- G-MU-5, UO-3
- G-MU-5

## Habitat for Humanity Properties

- E-SU-D1x

# Existing Zoning

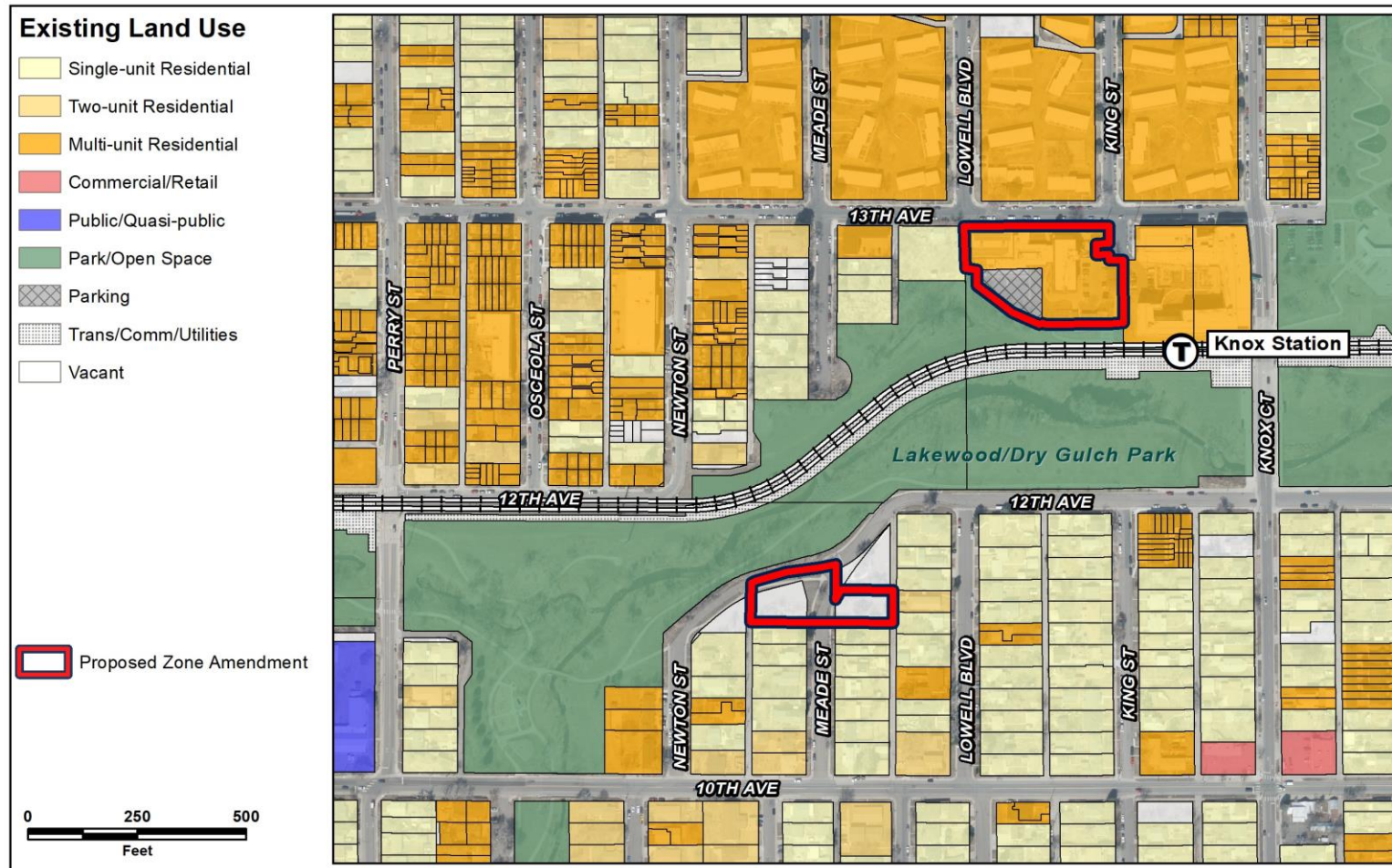


## Downtown Barnum

- E-MX-2
- E-SU-D1x
  - Currently all include commercial land uses



# Existing Context – Land Use



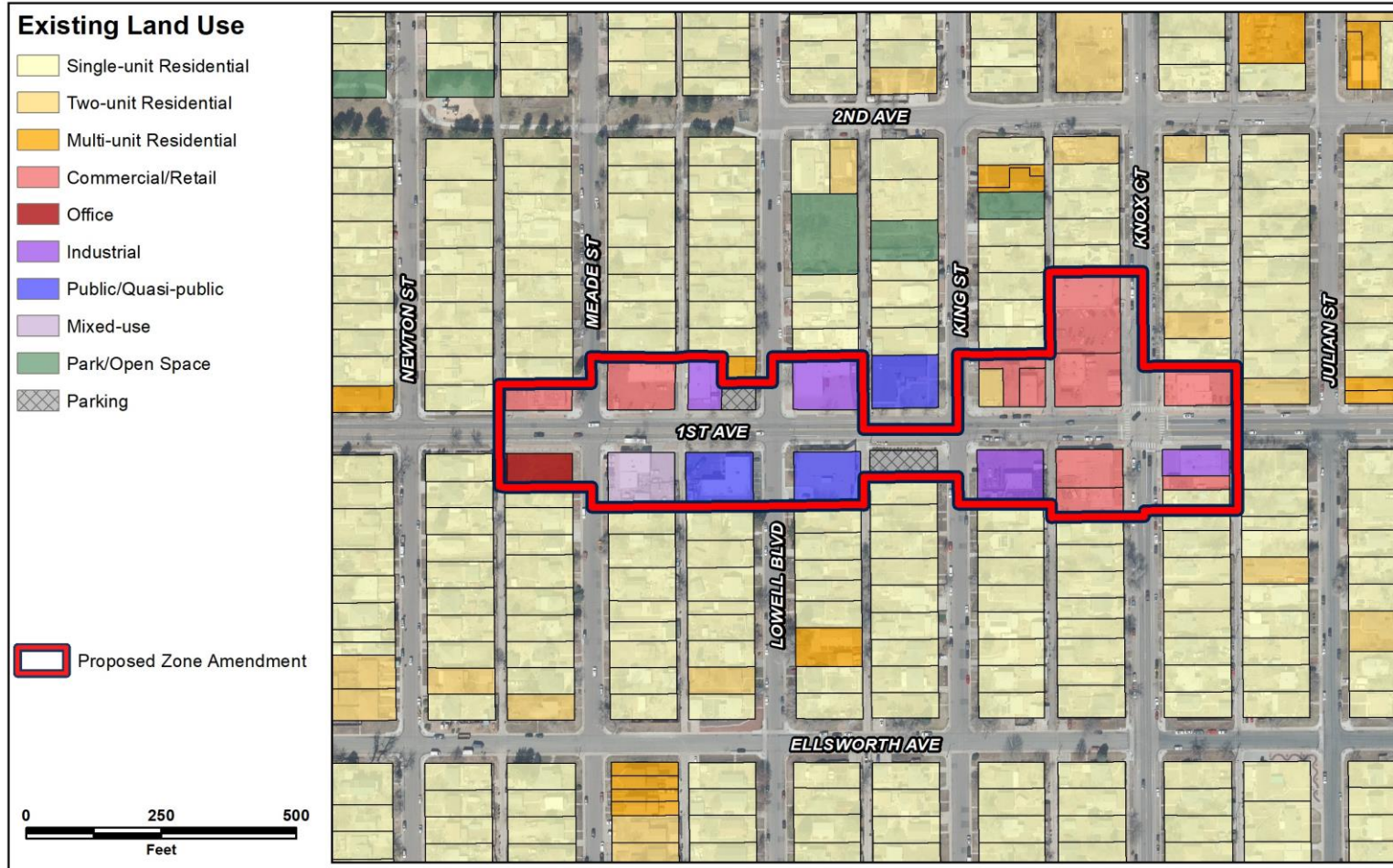
## Mulroy Center

- Multi-unit residential
- Parking

## Habitat for Humanity Properties

- Vacant

# Existing Context – Land Use

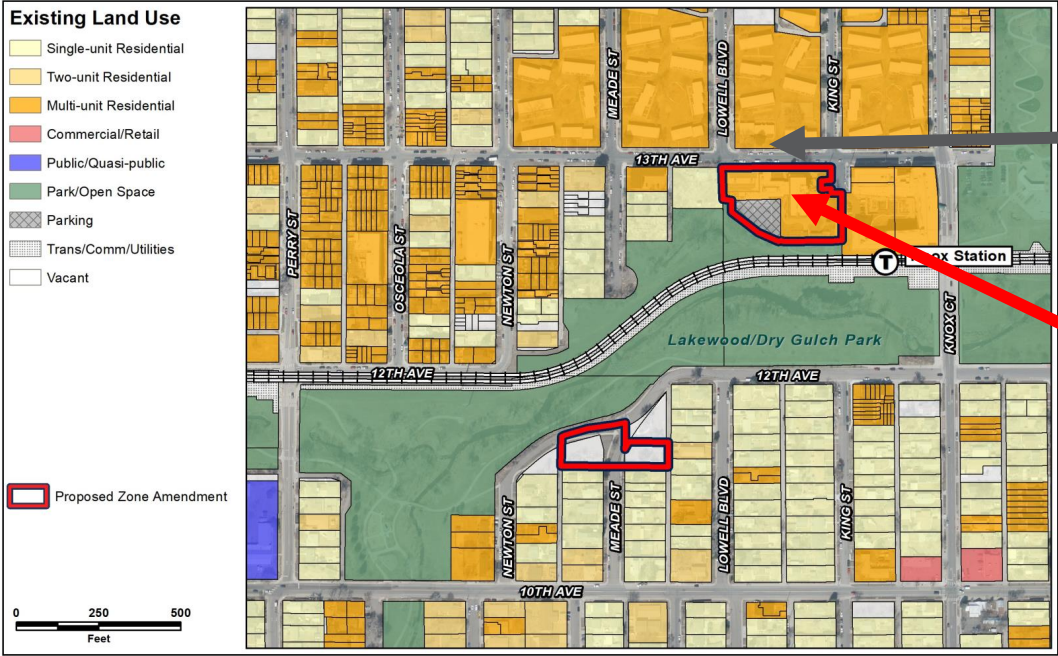


## Downtown Barnum

- Commercial/retail
- Industrial
- Public/quasi-public
- Residential
- Mixed-use

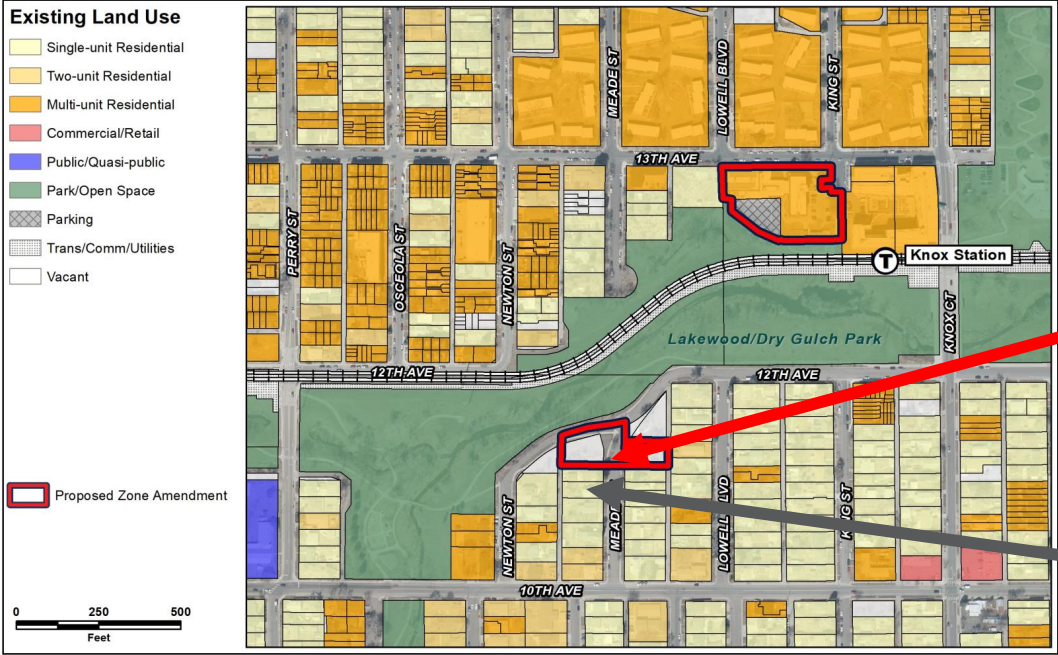


# Existing Context – Building Form/Scale



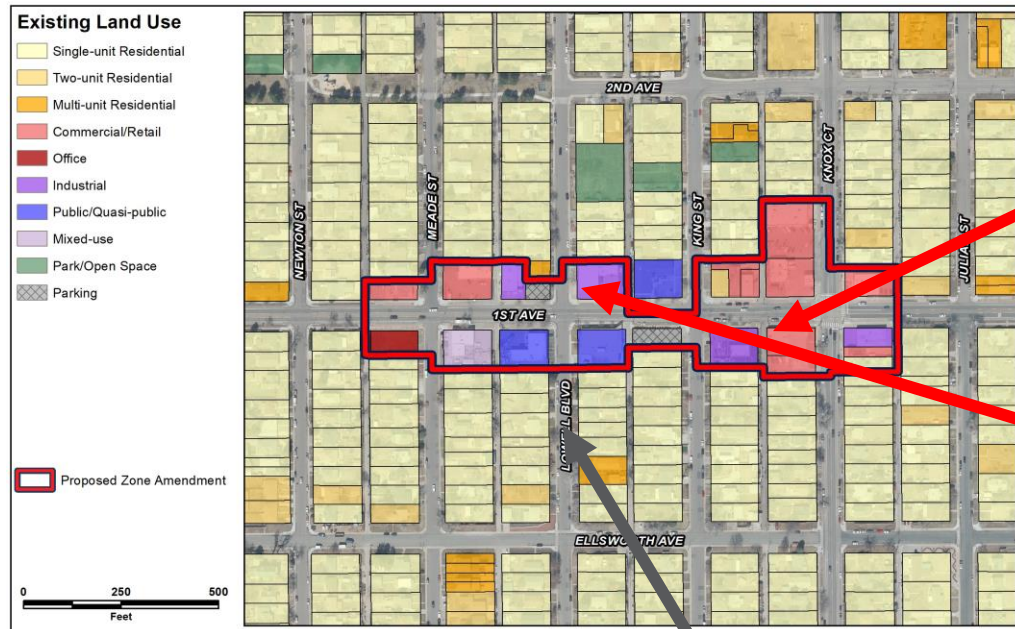


# Existing Context – Building Form/Scale





# Existing Context – Building Form/Scale



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# Process

- Informational Notice: 3/22/2024
- Planning Board Notice: 4/16/24
- Planning Board Public Hearing: 5/1/24
- LUTI Committee: 5/14/24
- City Council Public Hearing: 7/8/24

# Planning Board

- Planning Board held a hearing on this item on May 1
- The board voted unanimously to recommend approval



# Public Outreach

- Partnered with Council President Torres to identify potential rezonings
- Engagement focused on impacted property owners/tenants (postcards, signs, office hours)
- Postcards
  - Property owners of Downtown Barnum and within 200 feet
  - Tenants of Downtown Barnum properties
  - Property owners of Former Chapter 59 Properties
  - Property owners of other properties in the West area with existing Commercial Corridor (CC) zoning
  - Property owners of properties designated as Local Corridor near Downtown Barnum

**WEST AREA PLAN**

**Plan implementation through rezoning**

Join us to 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](http://Denvergov.org/westplan) or scan the QR code to:

- Learn about the rezoning proposal for Downtown Barnum
- Sign up to talk with a planner one-on-one
- Share your feedback

¡Únase a nosotros para obtener más información sobre la implementación de las recomendaciones del Plan del Área Oeste para el centro de Barnum mediante la re zonificación!

Los miembros de la comunidad compartieron su visión de una calle principal amigable para los peatones con usos comerciales activos en la planta baja. Ahora es el momento de hacer realidad esa visión a lo largo de 1st Avenue.

Visite [Denvergov.org/westplan](http://Denvergov.org/westplan) o escanee el código QR para:

- Obtener más información sobre la propuesta de re zonificación para el centro de Barnum
- Registrarse para hablar con un planificador individualmente
- Compartir sus comentarios

# Public Outreach

- Webpage
- RNO and Community Meetings
  - Community Coalition for Barnum
  - Villa Park Neighborhood Association
  - Westridge Homes Meeting
  - West Denver Community Leaders
- Signs posted in Downtown Barnum
- Emails to West stakeholders
- Office Hours
  - Virtual
  - In person at Ross Barnum Library and Barnum Rec Center

**West Area Plan**

- [Plan Implementation](#)
- [Plan Documents](#)
- [Planning Process](#)

**Plan Implementation**

After three years of work by residents, business owners and community leaders, along with city staff, the Denver City Council voted to adopt the West Area Plan at its meeting Tuesday, March 28, 2023. The plan breaks new ground as it lays out a vision to guide growth and city decision-making over the next two decades, while helping residents and local businesses stay in their neighborhoods.

**Legislative Rezoning**

Following the plan's adoption, city planners have started the work of bringing the vision for the West Area to life through a city-sponsored legislative rezoning. The purpose of the rezoning is to put the plan's land use guidance into place in key areas where current rules do not align with the goals community members identified during the planning process. The areas being considered for rezoning are downtown Barnum and the Mulroy Center. In addition, property owners in local centers and corridors and whose properties are governed by Former Chapter 59 (the city's old zoning code) are invited to opt into the rezoning.

The intent of this implementation project is to ensure future development in these areas is consistent with the community's vision for equitable development that prioritizes pedestrian safety, makes room for community-servicing businesses and takes advantage of existing transit options.

**What the plan calls for** +

**Downtown Barnum** +

**Other Proposed Legislative Rezoning Areas and Topics** +

**How to Get Involved**

City planners will be holding virtual community office hours January 8-12, 2024. Those who have questions or comments about the legislative rezoning process may sign up to talk one-on-one with a member of the team. To sign up, email [libble.glick@denvergov.org](mailto:libble.glick@denvergov.org).

In person office hours will be held Friday, January 12, 2024, from noon to 2 p.m. at the Ross Barnum Library, 3570 W. 1st Ave.

**About the West Area**

The West Area is comprised of the Barnum, Barnum West, Sun Valley, Valverde, Villa Park and West Colfax neighborhoods.

**Contact Us**

**Legislative rezoning**  
Senior City Planner Libble Glick  
[libble.glick@denvergov.org](mailto:libble.glick@denvergov.org)

**General Inquiries**  
[planningervices@denvergov.org](mailto:planningervices@denvergov.org)

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# Public Comments

- Letters of support from Denver Housing Authority and Habitat for Humanity
- 1 comment in support from a neighbor of the Habitat for Humanity properties
  - Will increase affordable housing and bring positive growth and development
- 1 comment from Barnum resident in opposition who is concerned taller building will block views, increase traffic, and lead to gentrification

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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*
- *West Area Plan*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare



# Denver Zoning Code Review Criteria

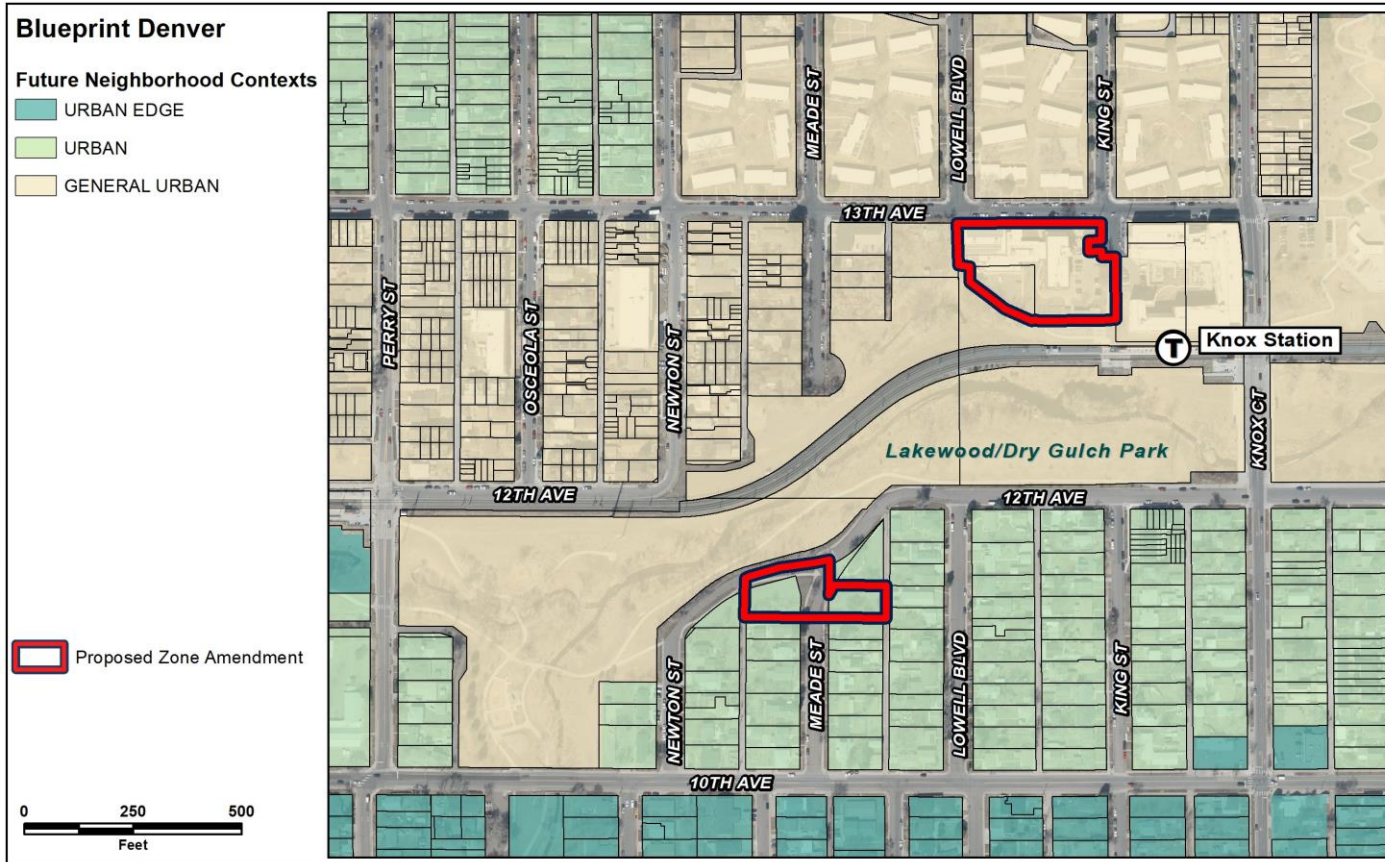
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- *Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *West Area Plan (2023)*

## 2. Uniformity of District Regulations

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# Blueprint Denver 2019



## Mulroy Center

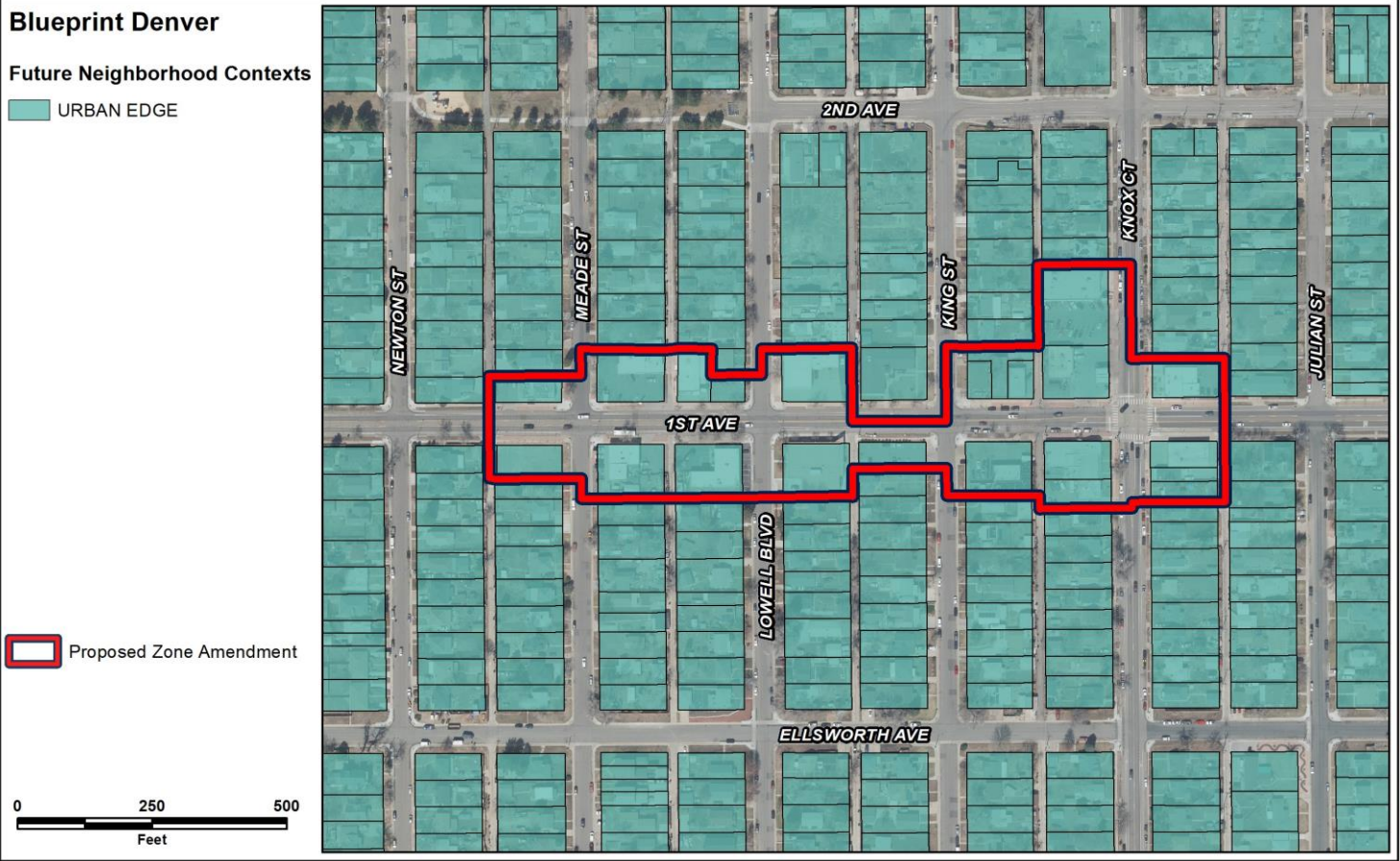
- General Urban: Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity
- C-MX-8 will create good street activation and connectivity to transit

## Habitat for Humanity Properties

- Urban: small multi-unit residential and mixed-use areas embedded in one-unit and two-unit residential areas



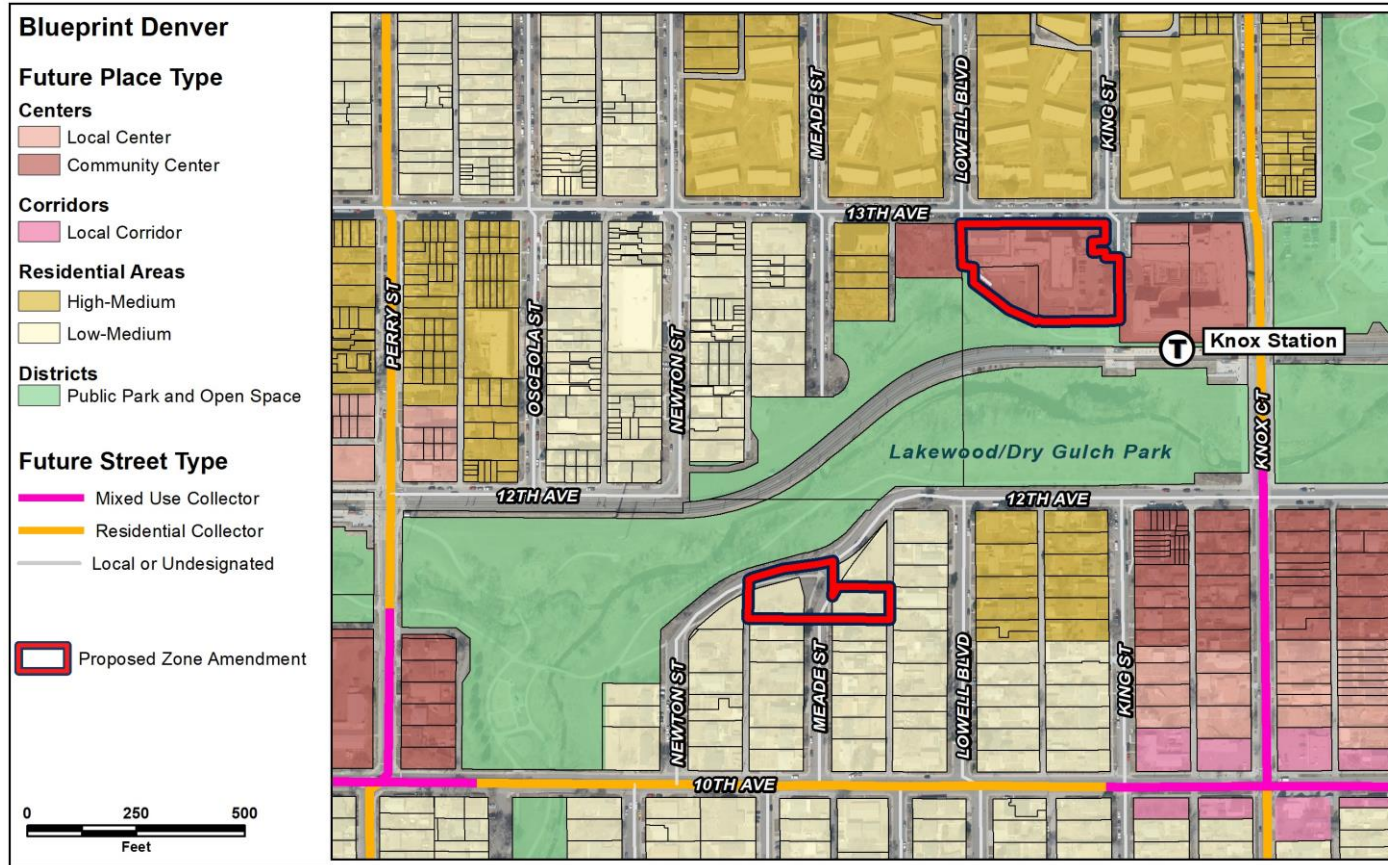
# Blueprint Denver 2019



## Downtown Barnum

- Urban Edge: contain elements of urban and suburban contexts with small multi-unit residential and commercial areas embedded in one- and two-unit residential areas

# Blueprint Denver 2019



## Mulroy Center

- Community Center: provides a mix of office, commercial and residential uses

## Habitat for Humanity Properties

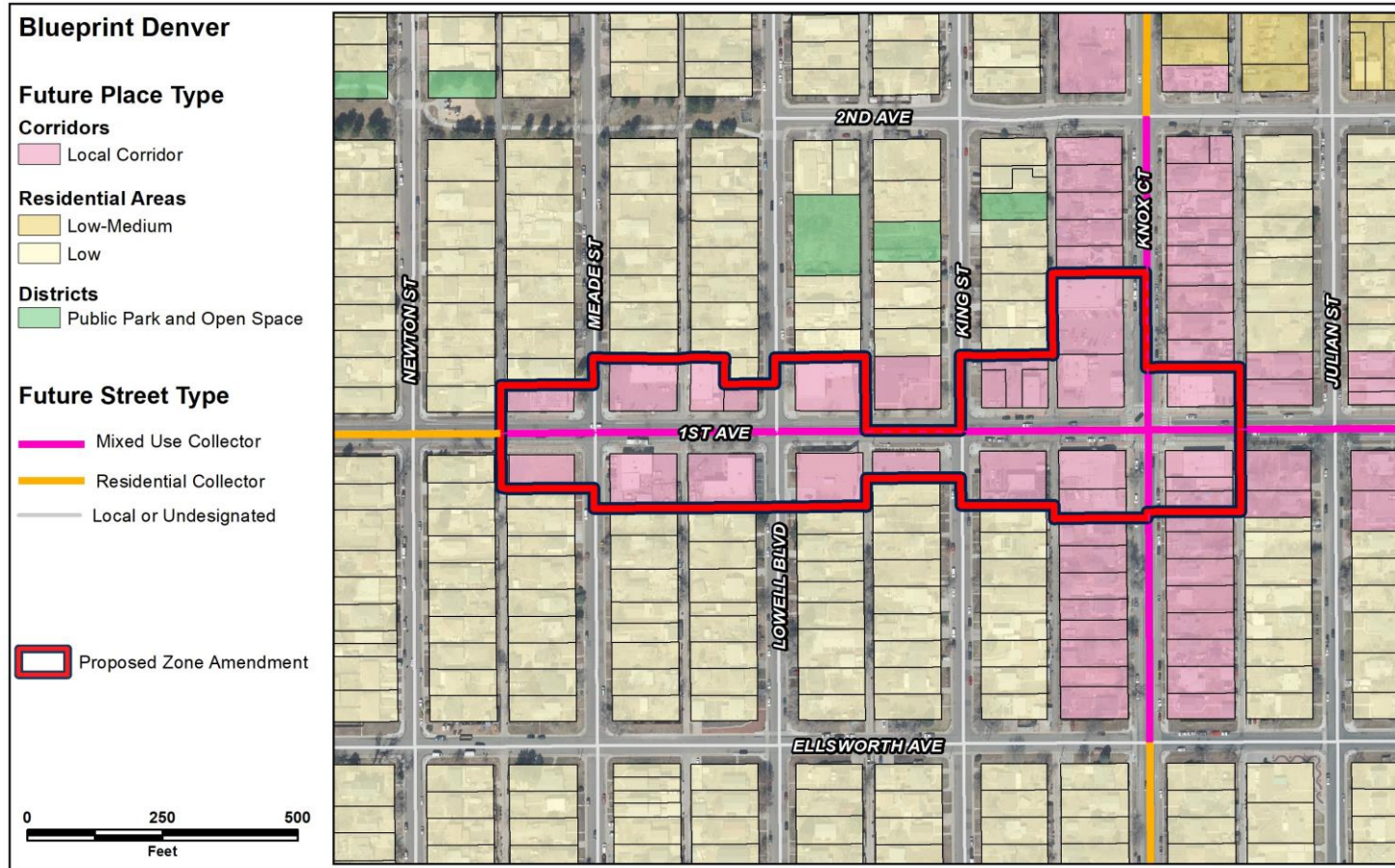
- Low Medium Residential: mix of low- to mid-scale multi-unit residential options

Street Type: Local

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



## Downtown Barnum

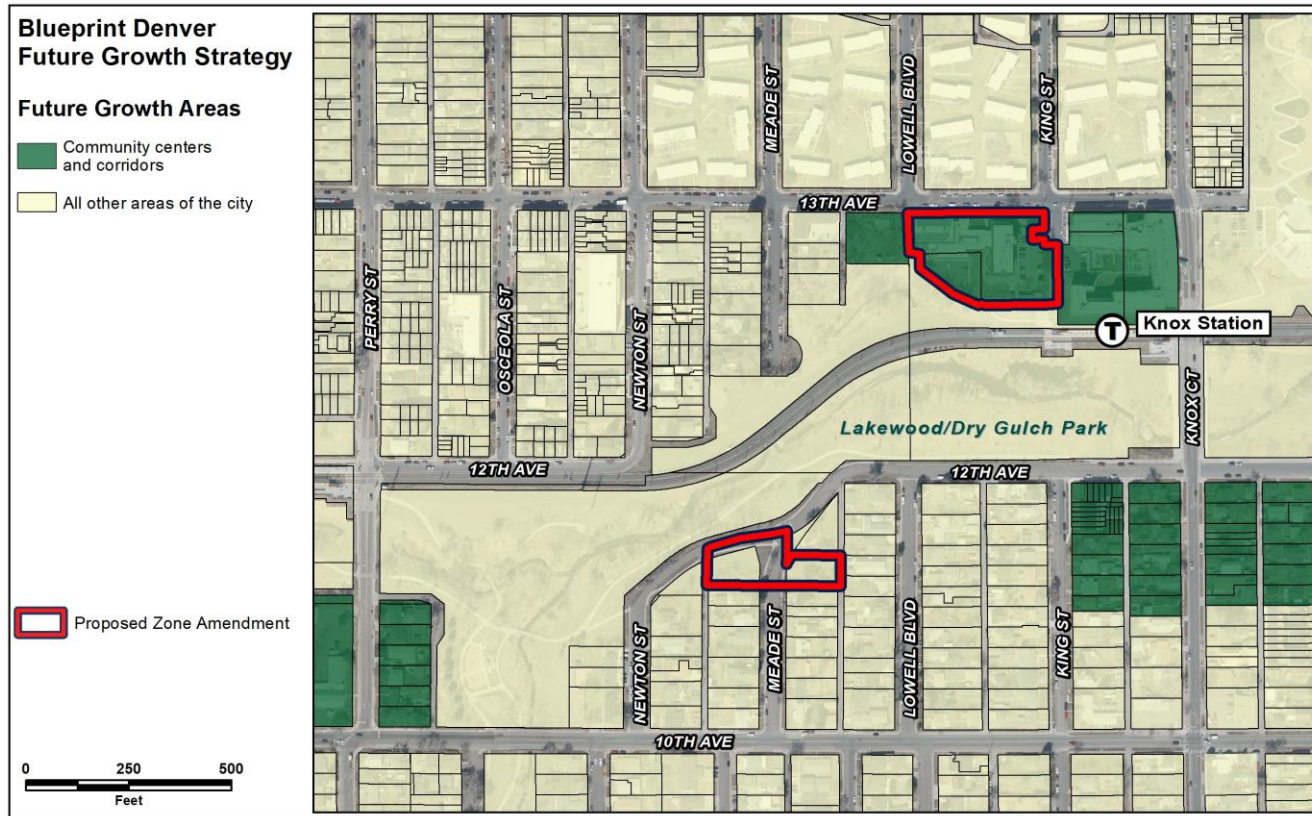
- Local Corridor: options for dining, entertainment and shopping. Buildings have a distinctly linear orientation.

Street Type: Mixed-use Collector

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



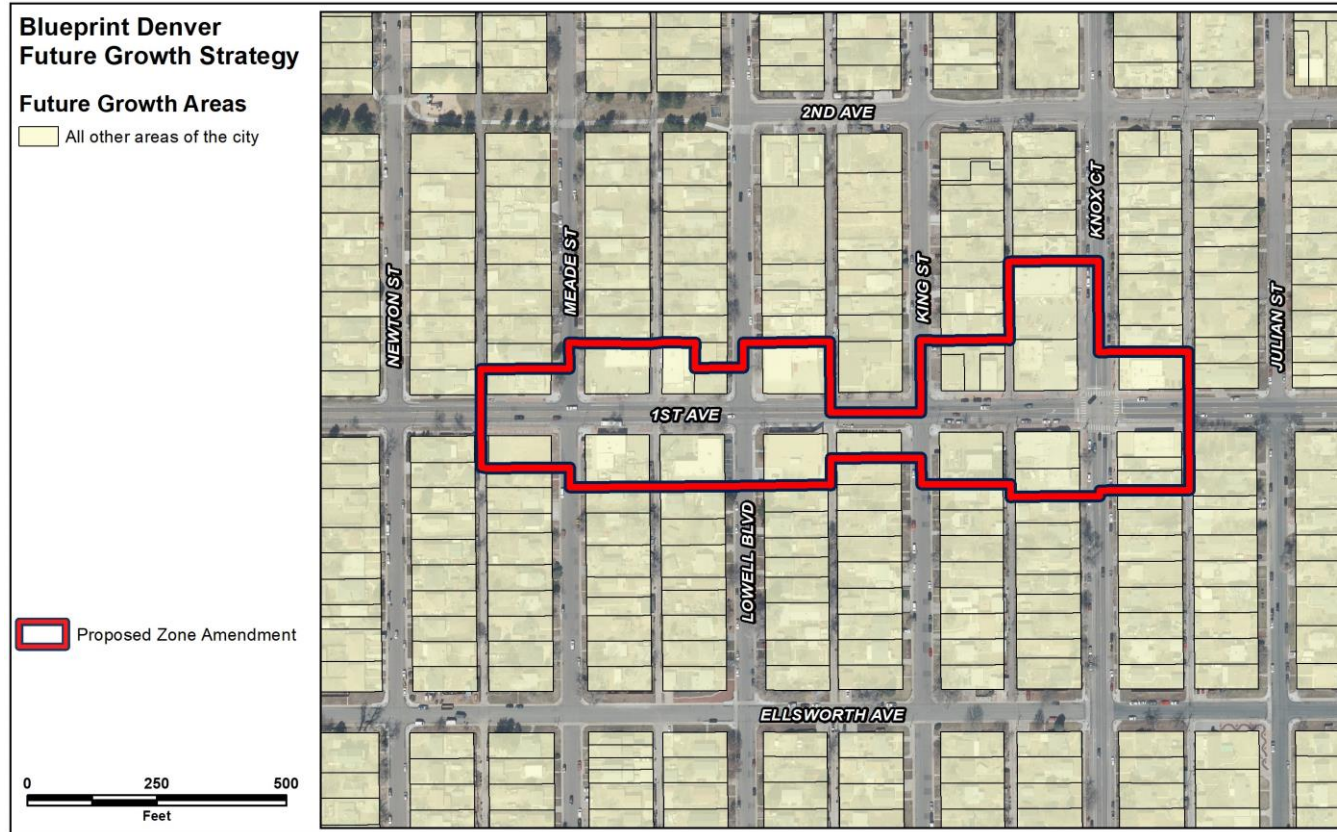
## Mulroy Center

- Community Centers and Corridors: 25% of new housing and 20% of new jobs

## Habitat for Humanity Properties

- All other areas of the city: 20% of new housing and 10% of new jobs

# Blueprint Denver 2019



## Downtown Barnum

- All other areas of the city:  
20% of new housing and 10%  
of new jobs

# Blueprint Denver – Equity Analysis

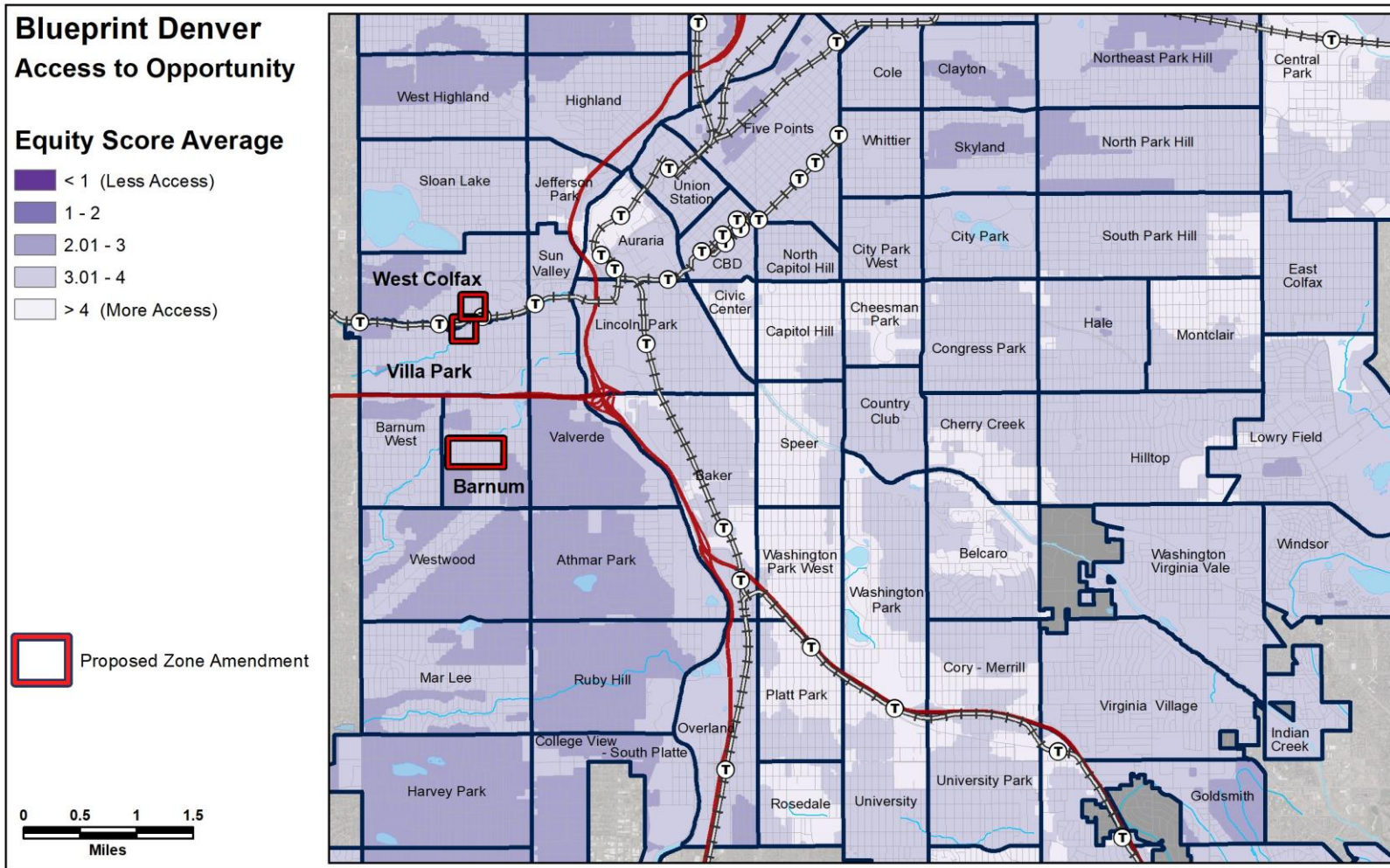
## Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.





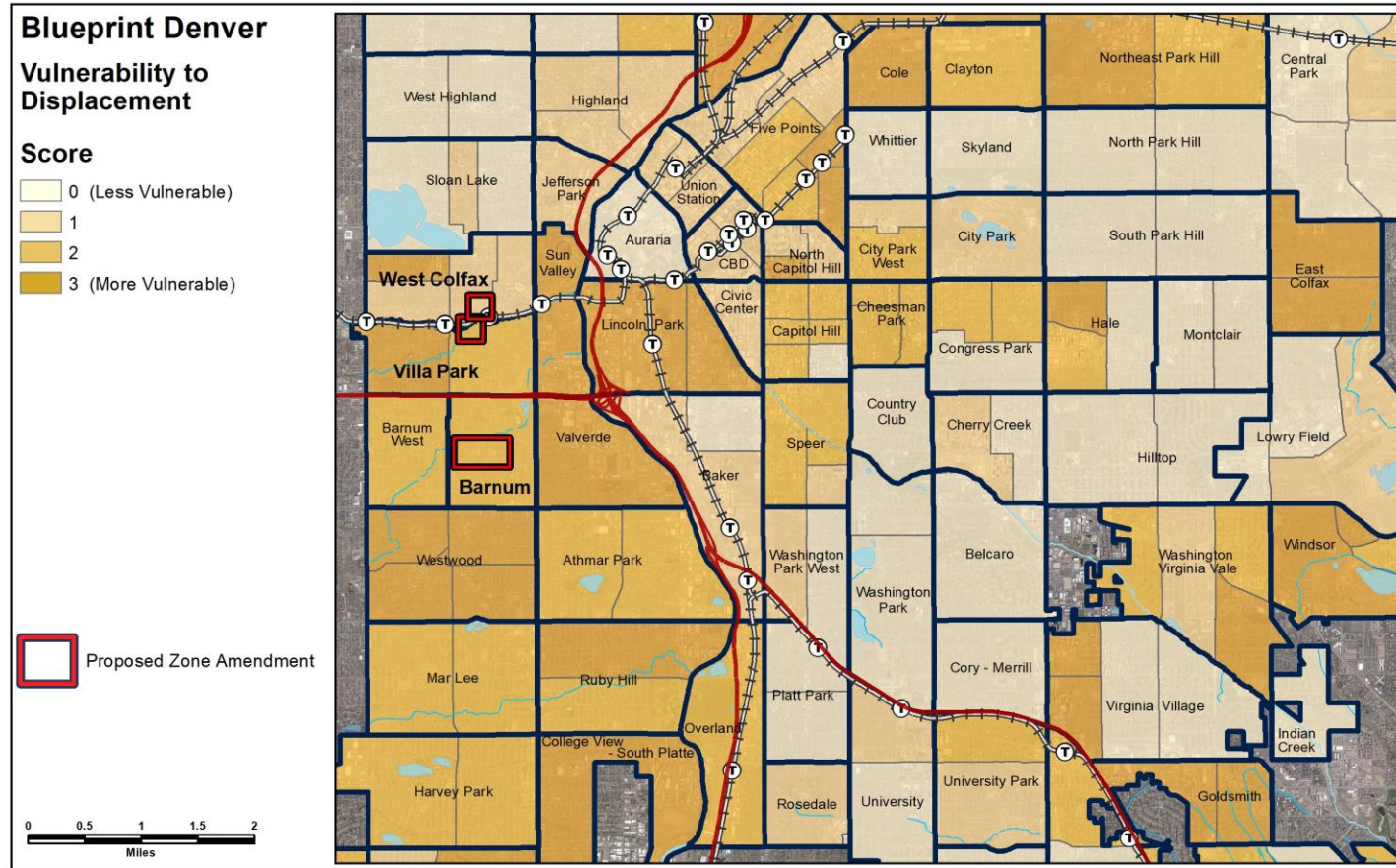
# Blueprint Denver – Equity Analysis



## Access to Opportunity

- Generally average Access to Opportunity
- Less access to grocery stores
- Access to transit and parks (Mulroy and Habitat)

# Blueprint Denver – Equity Analysis

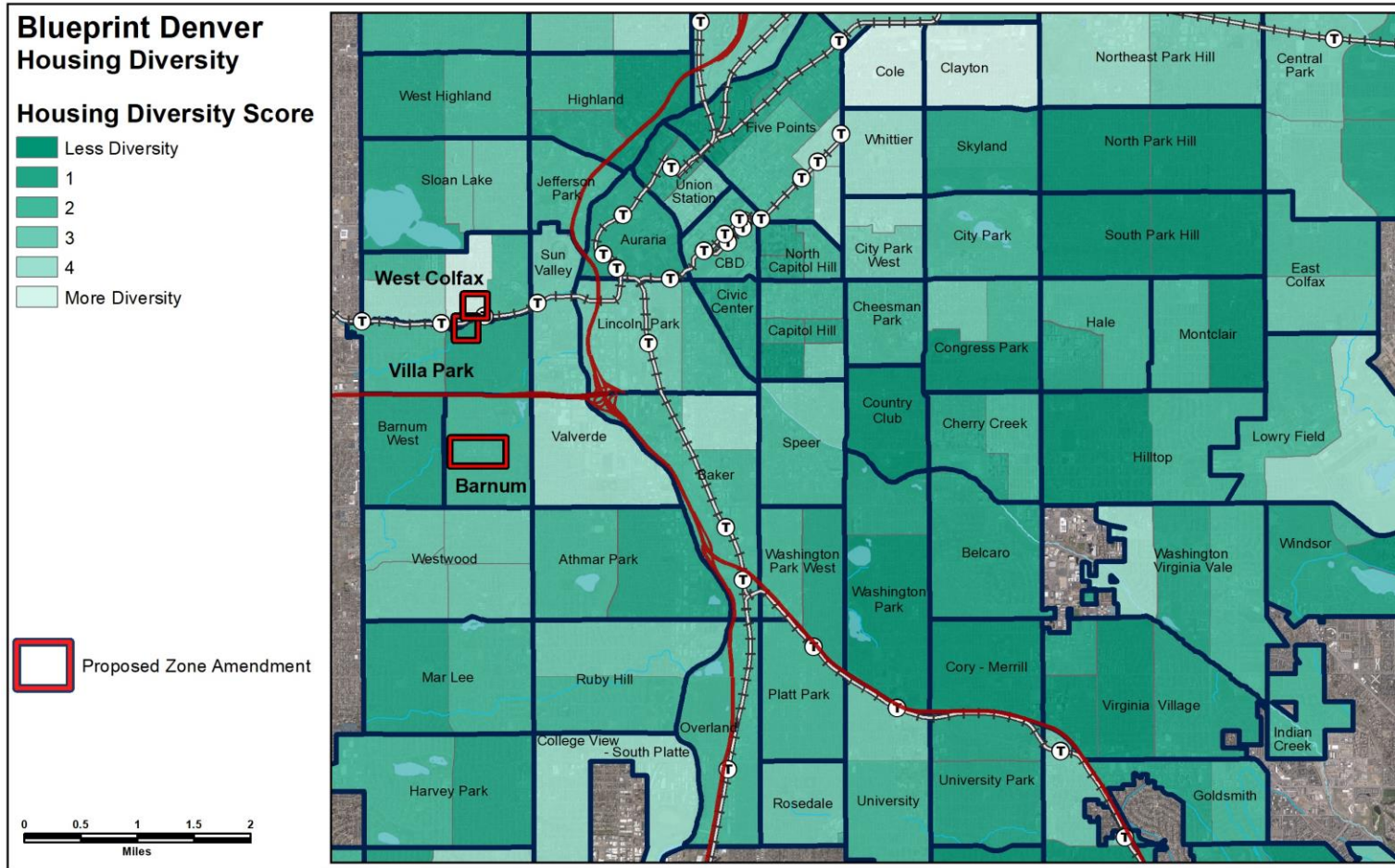


## Vulnerability to Involuntary Displacement

- Somewhat to lower vulnerability
- Median household income (Habitat, Barnum)
- Educational attainment (Mulroy, Barnum)
- Percentage of Renters (Habitat)



# Blueprint Denver – Equity Analysis

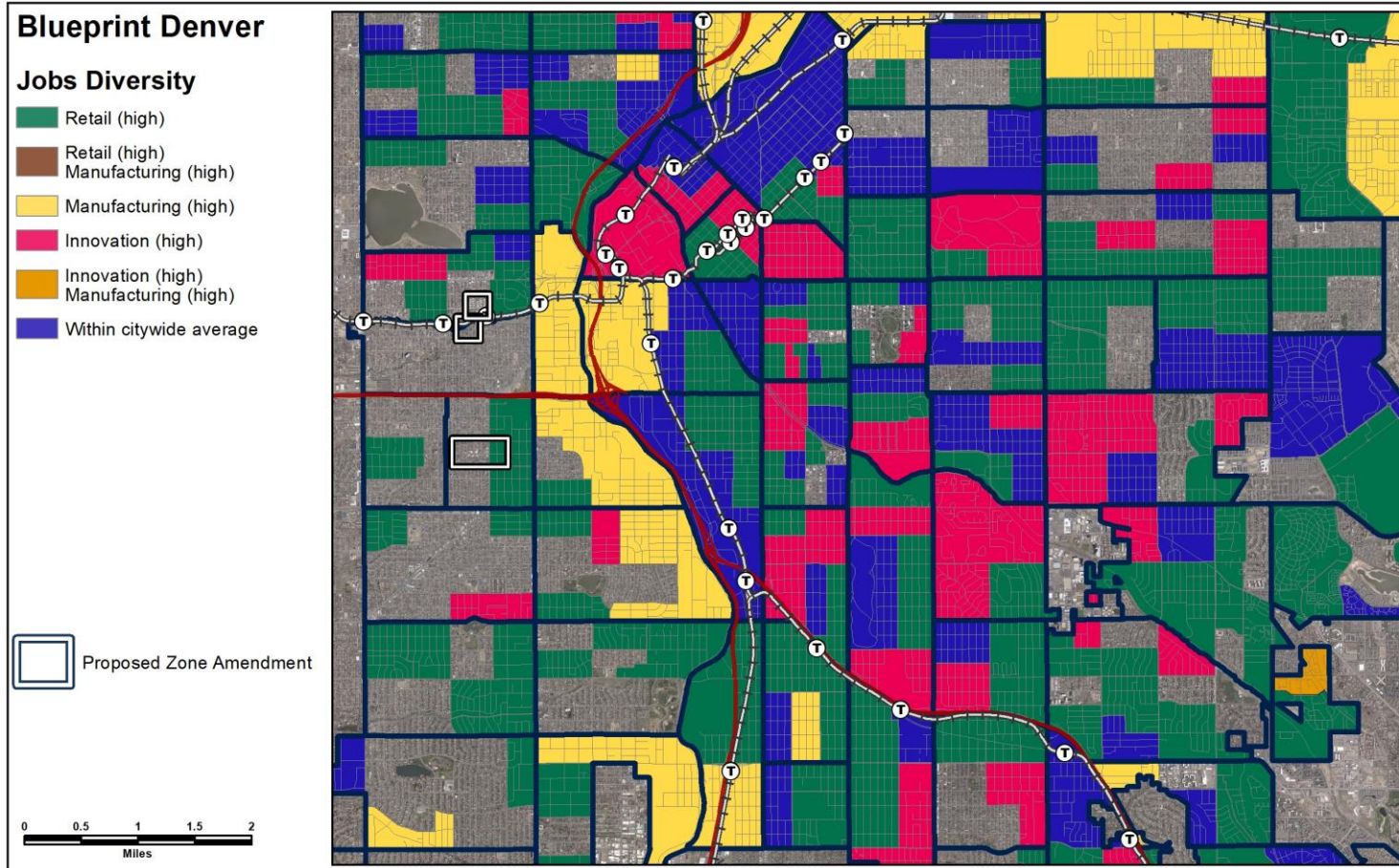


## Expanding Housing Diversity

- High diversity (Mulroy)
- Less diversity (Habitat and Barnum)
- Less missing middle housing (Habitat, Barnum)
- Higher percentage renters to owners (Habitat)
- Less diverse housing costs (Habitat, Barnum)
- Fewer income restricted units (Habitat, Barnum)



# Blueprint Denver – Equity Analysis



## Expanding Housing Diversity

- Less than 100 jobs in most of the rezoning area

# Denver Zoning Code Review Criteria

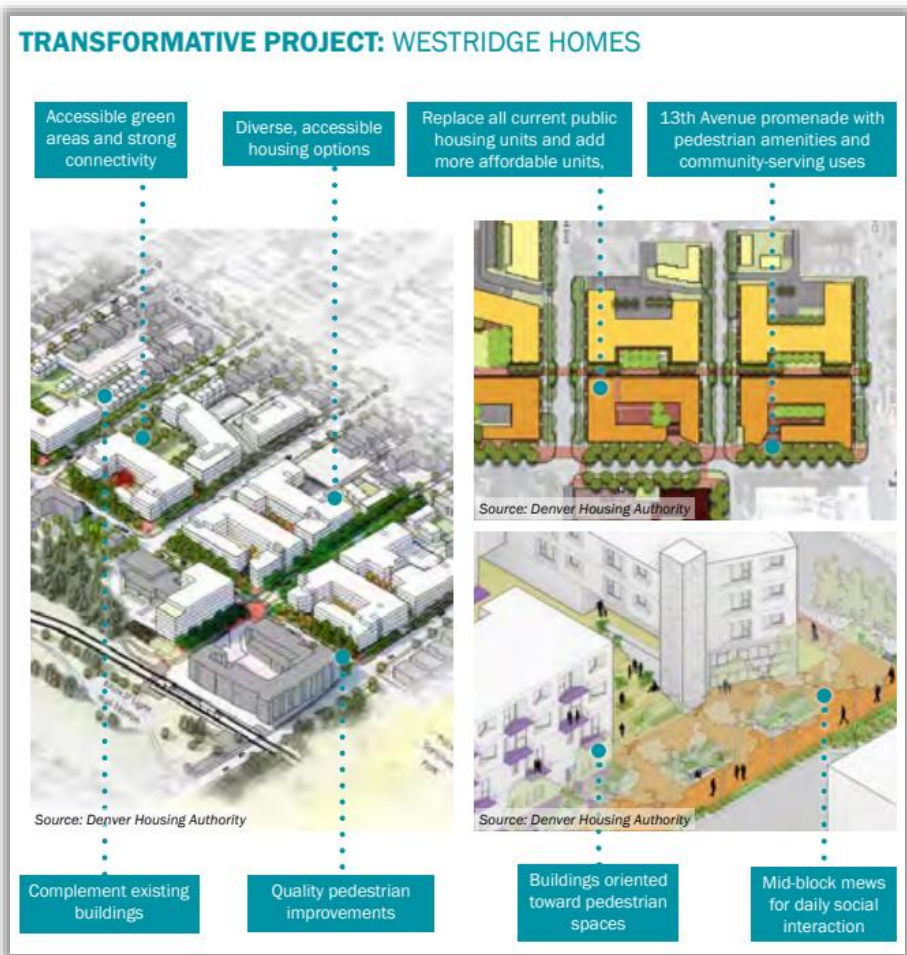
## 1. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
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- *West Area Plan (2023)*

## 2. Uniformity of District Regulations

## 3. Further Public Health, Safety and Welfare

# West Area Plan



## Mulroy Center

- Policy L3, 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.
- Policy WC-5: Support implementation of the Denver Housing Authority's Westridge Homes Master Plan
  - Strategy A: Support rezonings south of 13<sup>th</sup> Ave. 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.



# West Area Plan

## WHAT IS "MISSING MIDDLE" HOUSING?

"Missing middle" housing refers to homes such as duplexes, triplexes, rowhomes, and similar neighborhood housing options that fall "in the middle" between single unit and small multi-unit apartment buildings. "Missing middle" also refers to units that are attainable to middle-income households. These housing types can help provide affordable options for middle-income households and homeownership opportunities for residents who currently rent. Examples of missing middle housing have historically existed in West Denver neighborhoods where the West Area Plan recommends continuing the integration of those housing options in appropriate locations.

Missing middle housing development is an important strategy to help ease Denver's housing shortage and make neighborhoods more diverse and inclusive. In particular, these housing options have helped seniors remain in neighborhoods they know and love as they adapt to fixed incomes and smaller households as children move away (this is often referred to as "aging in place.")

Missing middle homes can also make neighborhoods more family-friendly, as households with children often desire yards and locations within residential areas as opposed to apartments on commercial streets like West Colfax Avenue. Missing middle housing can provide affordable housing options to families at more attainable housing prices compared to single unit homes.



Barnum West Duplex



Barnum Multiplex



West Colfax Courtyard Homes



West Colfax Row Homes



Valverde Duplex



Villa Park Duplex

## Habitat for Humanity Properties

- Policy E2, Strategy E: Partner with nonprofit housing providers, Denver Public Schools, and other major employers to develop workforce housing.
- Policy VP-2: Ensure high-quality building and site design everywhere, and promote affordable housing along Lakewood/Dry Gulch, and within Sheridan, Knox, and Perry Station areas.

# West Area Plan

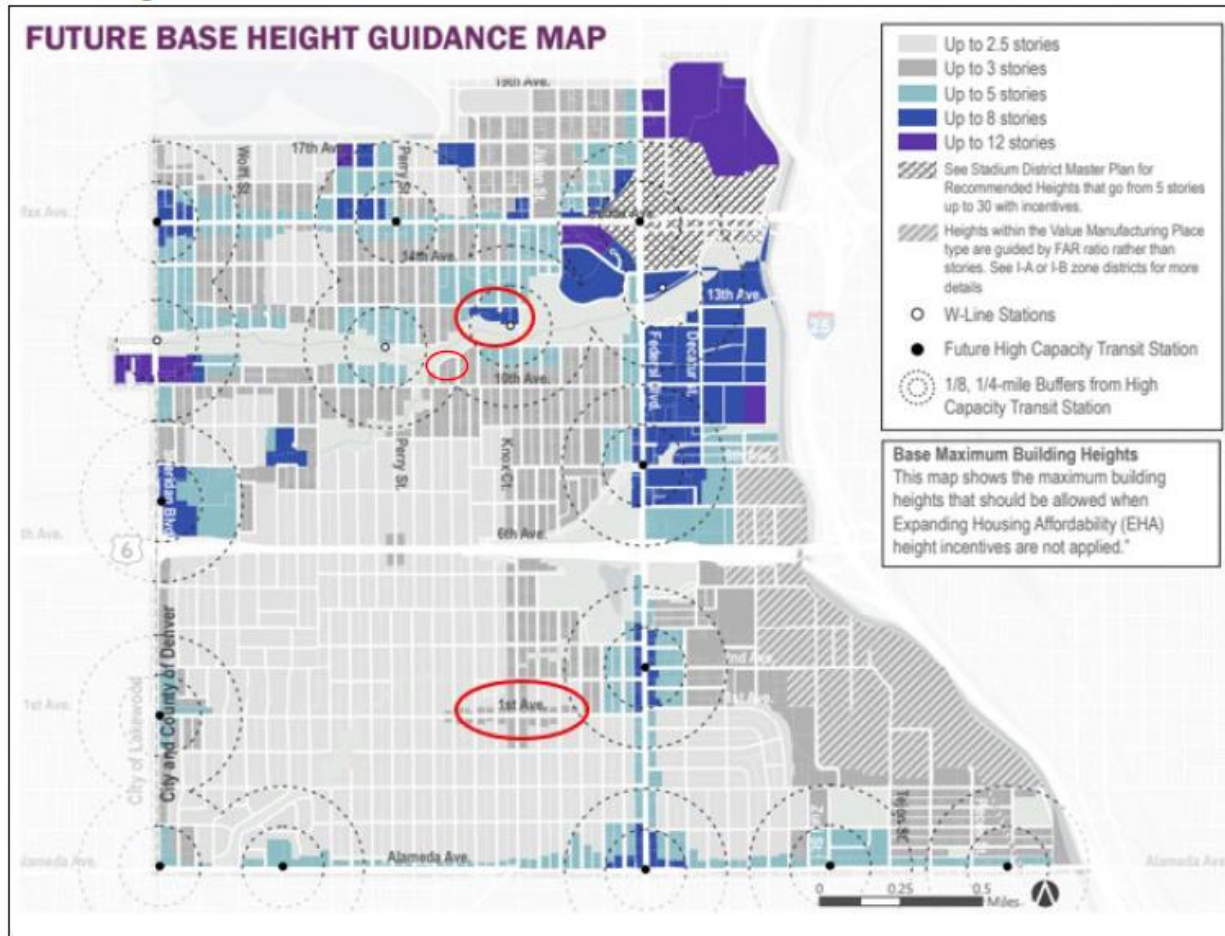
## TRANSFORMATIVE PROJECT: DOWNTOWN BARNUM



## Downtown Barnum

- Policy L9, Strategy C: Along neighborhood main streets, encourage ground floor activation and high-quality site design to promote pedestrian-friendly environment:
  - Ground Floor Activation. Encourage neighborhood-serving retail uses at the ground floor level to generate activity along the street.
- Policy B-2: Encourage zoning changes and other regulatory tools that will help foster a main street environment within “Downtown Barnum.”
  - Strategy B: Explore application of E-MS zoning and/or existing design overlays to promote ground-floor active commercial uses and pedestrian-friendly design frontages.

# West Area Plan



## Mulroy Center

- 8 stories

## Habitat for Humanity Properties

- 3 stories

## Downtown Barnum

- 3 stories



# Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
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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