



2501 E. 48th Avenue

Request: R-1 Waiver to CMP-EI2 Waiver

Date: 08.4.2025

Presenter: Edson Ibañez

Presentation Agenda

- Request
- Location and Context
- Process
- Review Criteria



Request: CMP-EI2 Waiver



- Property:
 - 106,506 S.F. (2.45 acres)
 - Focus Point Family Resource Center
- Requesting rezoning intent is to build a fully affordable Low Income Housing Tax Credit project
- AHRT Accepted

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

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.

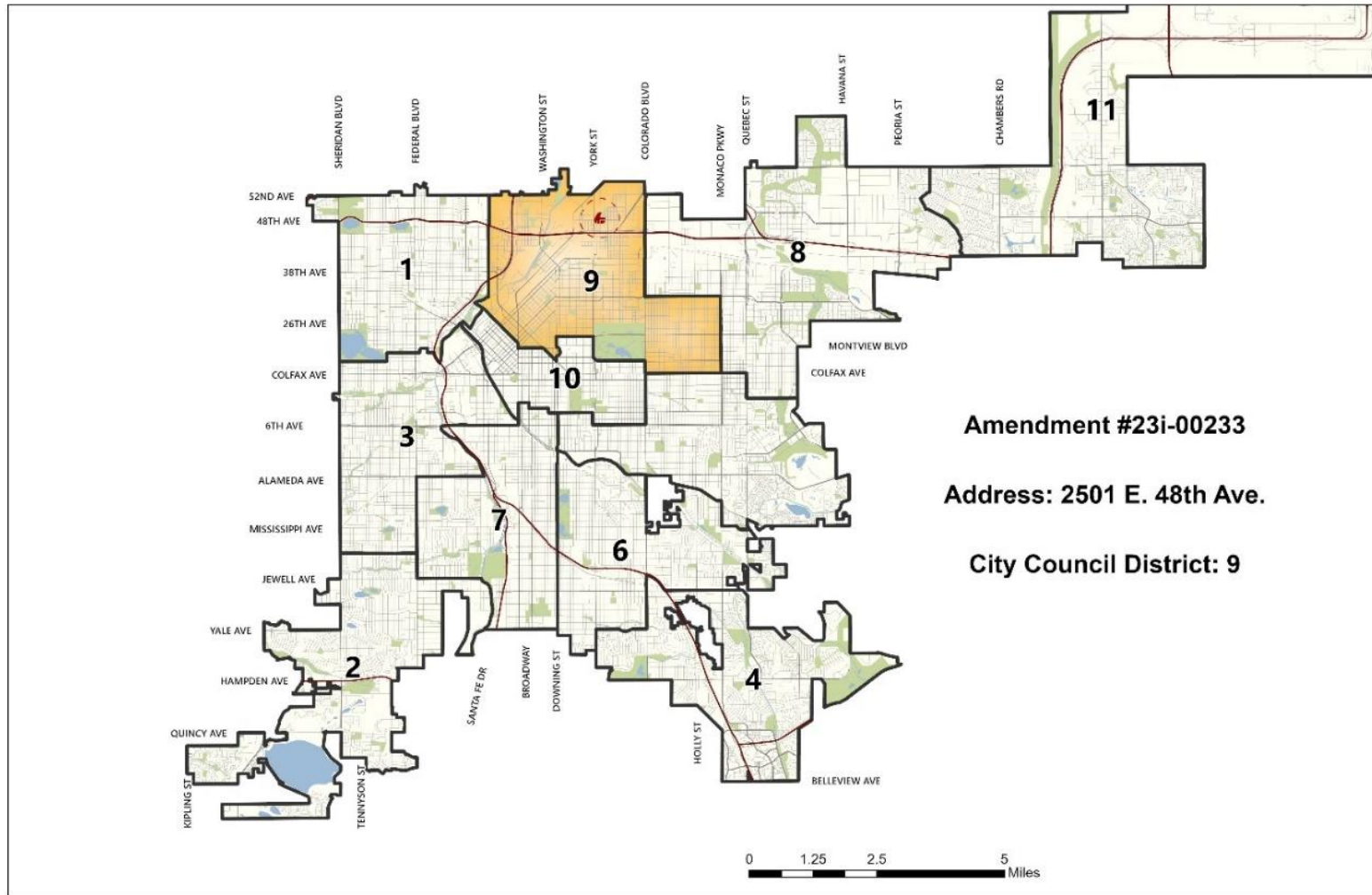
- Waive down the height from 150 feet to 75 feet

Presentation Agenda

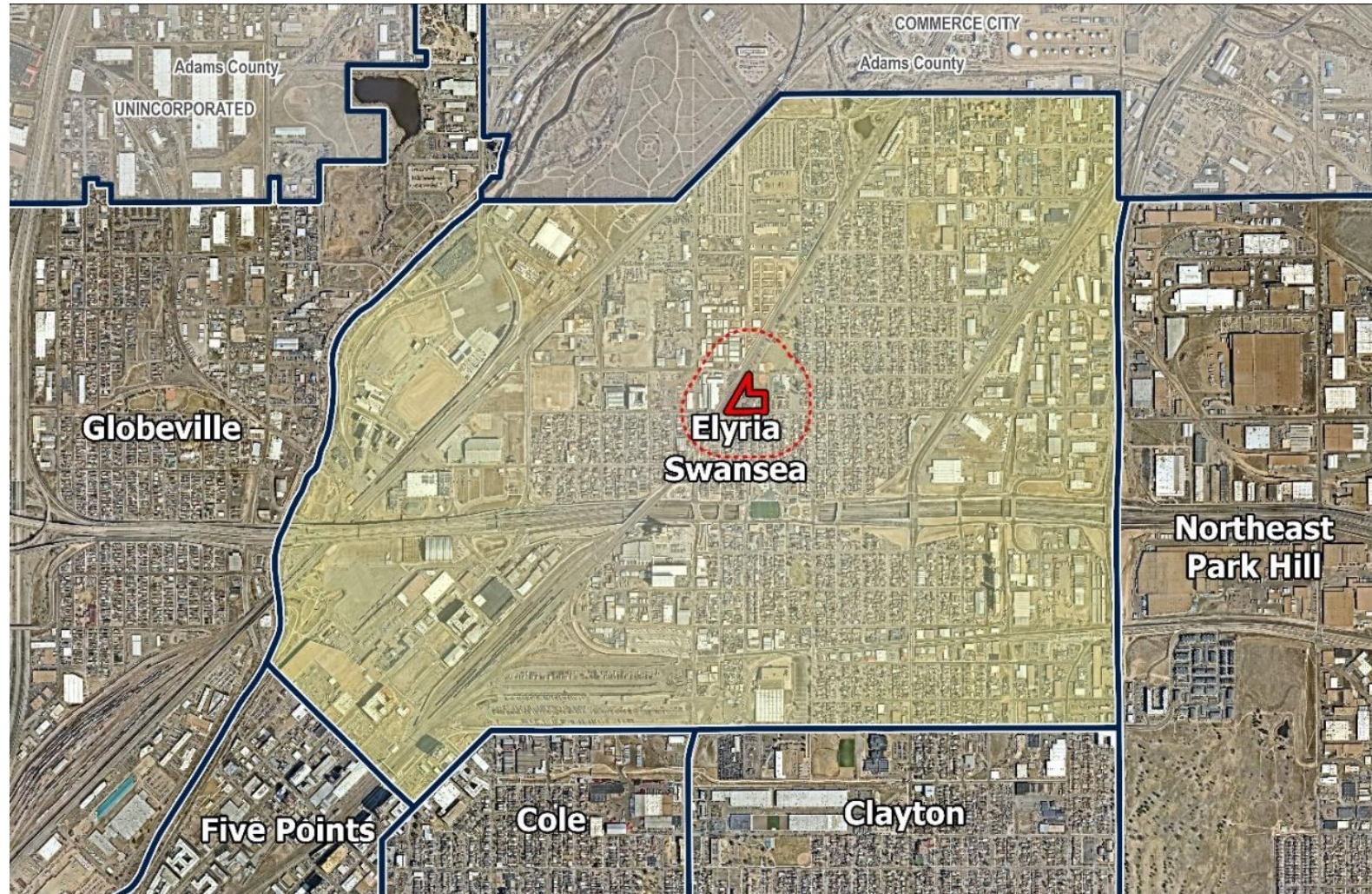
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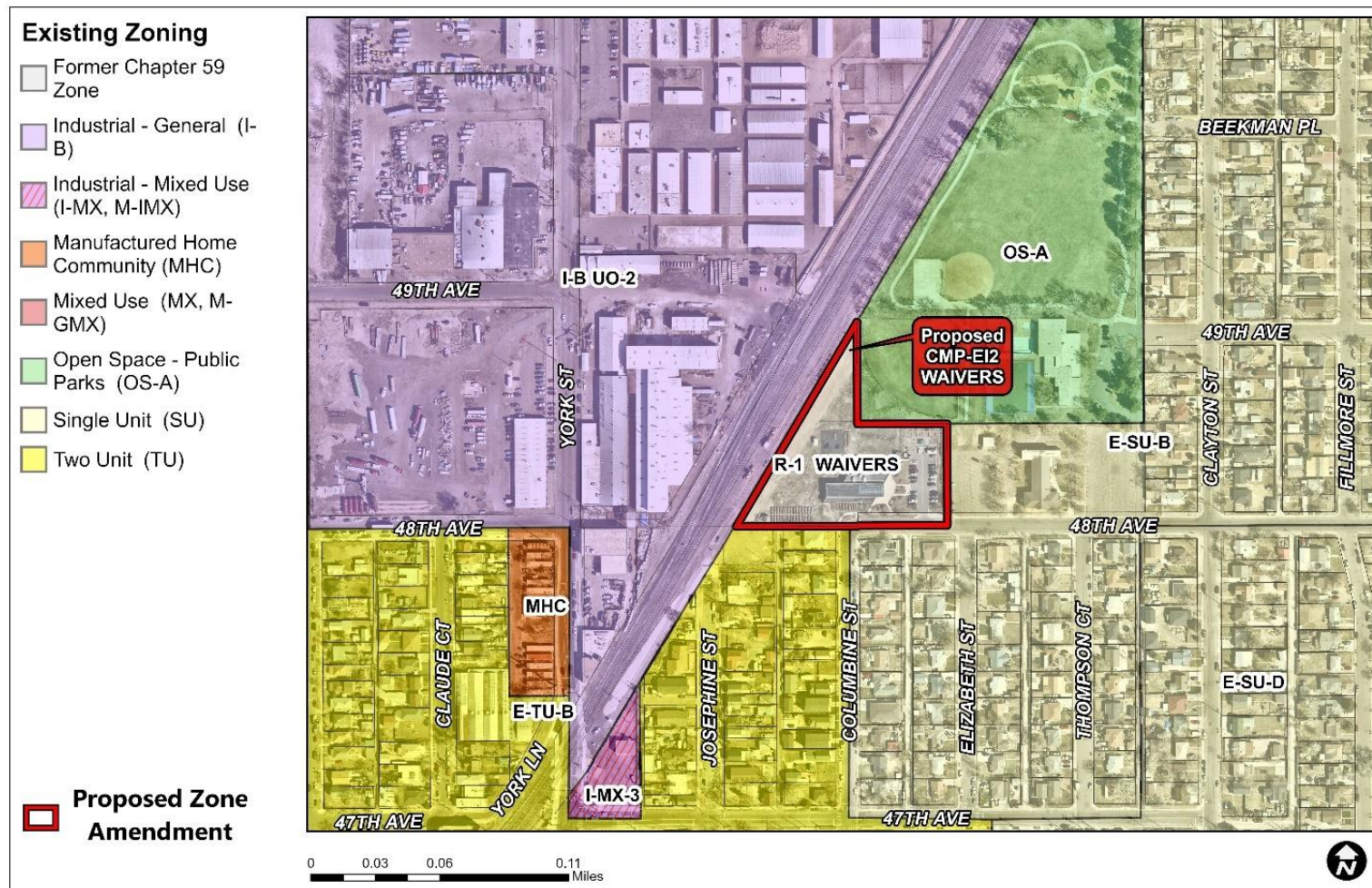
Council District 9 – Councilmember Watson



Statistical Neighborhood



Existing Zoning – R-1 Waiver



- R-1 Waiver

Proximity to:

- OS-A
- E-SU-B
- E-TU-B
- I-B UO-2

Proposed Zoning – CMP-EI2

SECTION 9.2.4 CAMPUS-EDUCATION/INSTITUTION (CMP-EI, CMP-EI2)

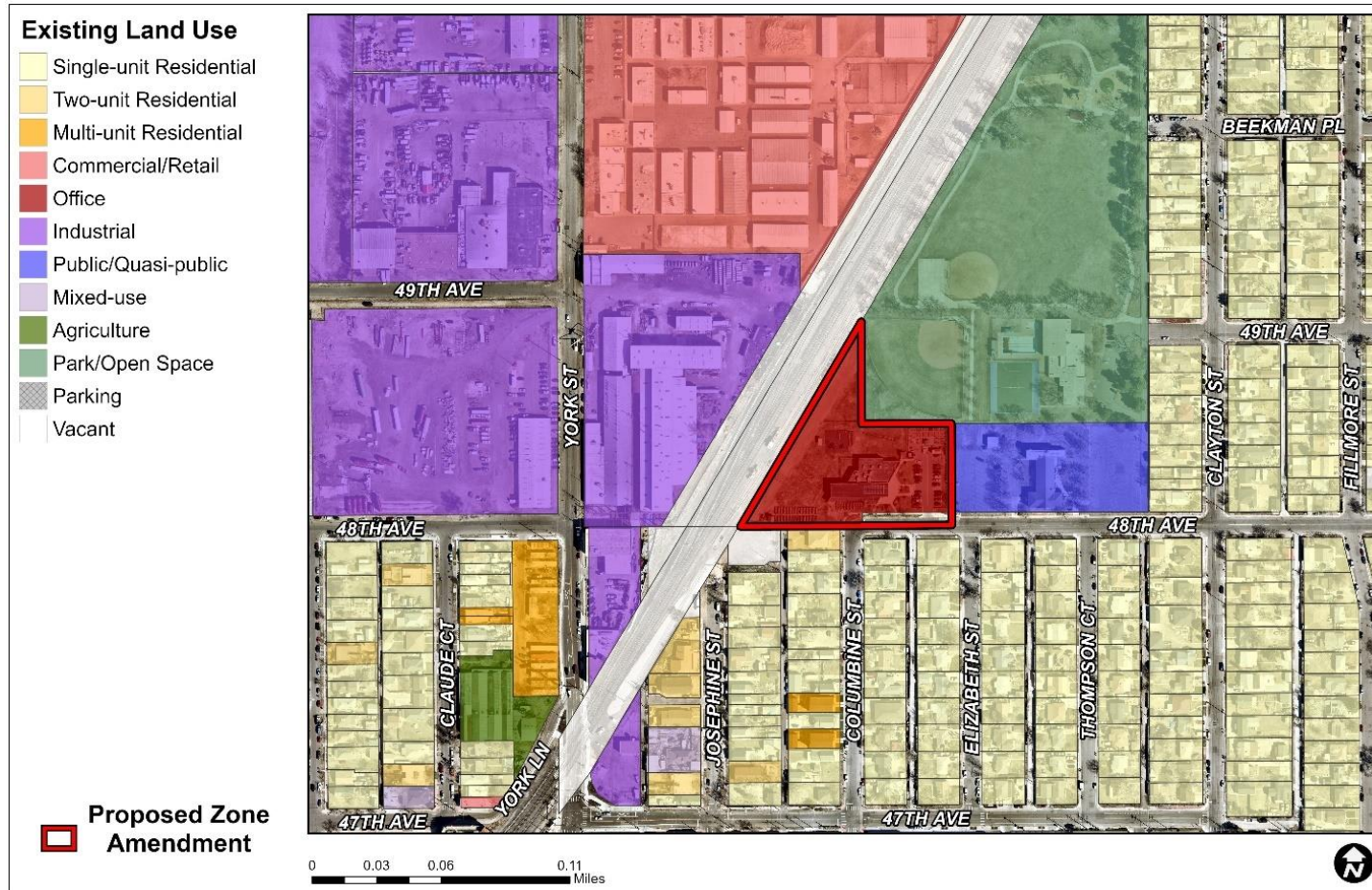
9.2.4.1 Intent

The Campus Education/Institution Districts are intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming including student boarding facilities. This district also accommodate other types of large scale civic, public and institutional uses such as museums, public and religious assembly uses. The district is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.

The CMP-EI2 district is intended to be 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 than in the CMP-EI zone 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 than in the CMP-EI district. In all other respects, the CMP-EI2 is similar to the CMP-EI district.



Existing Context – Land Use



Office

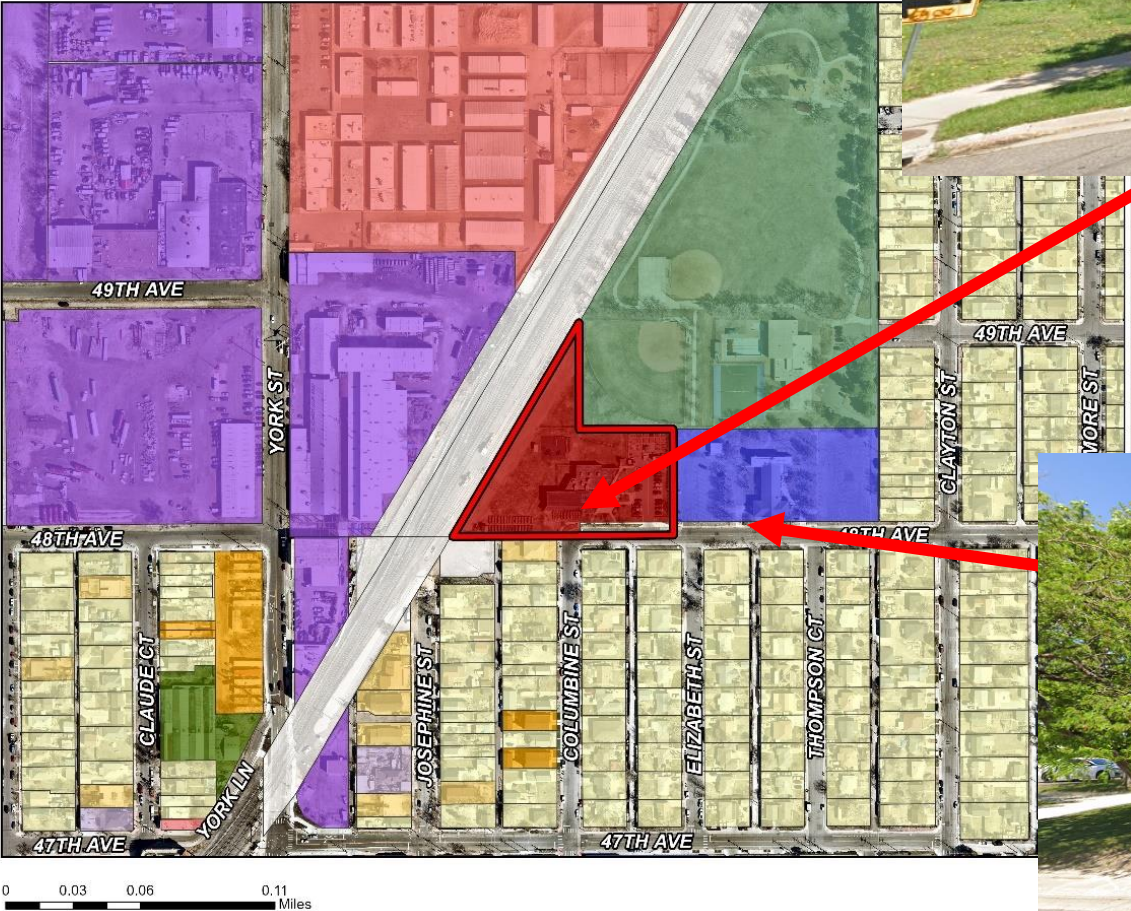
Adjacent to:

- Industrial
- Single-Unit Residential
- Two-Unit Residential
- Multi-Unit Residential
- Open Space

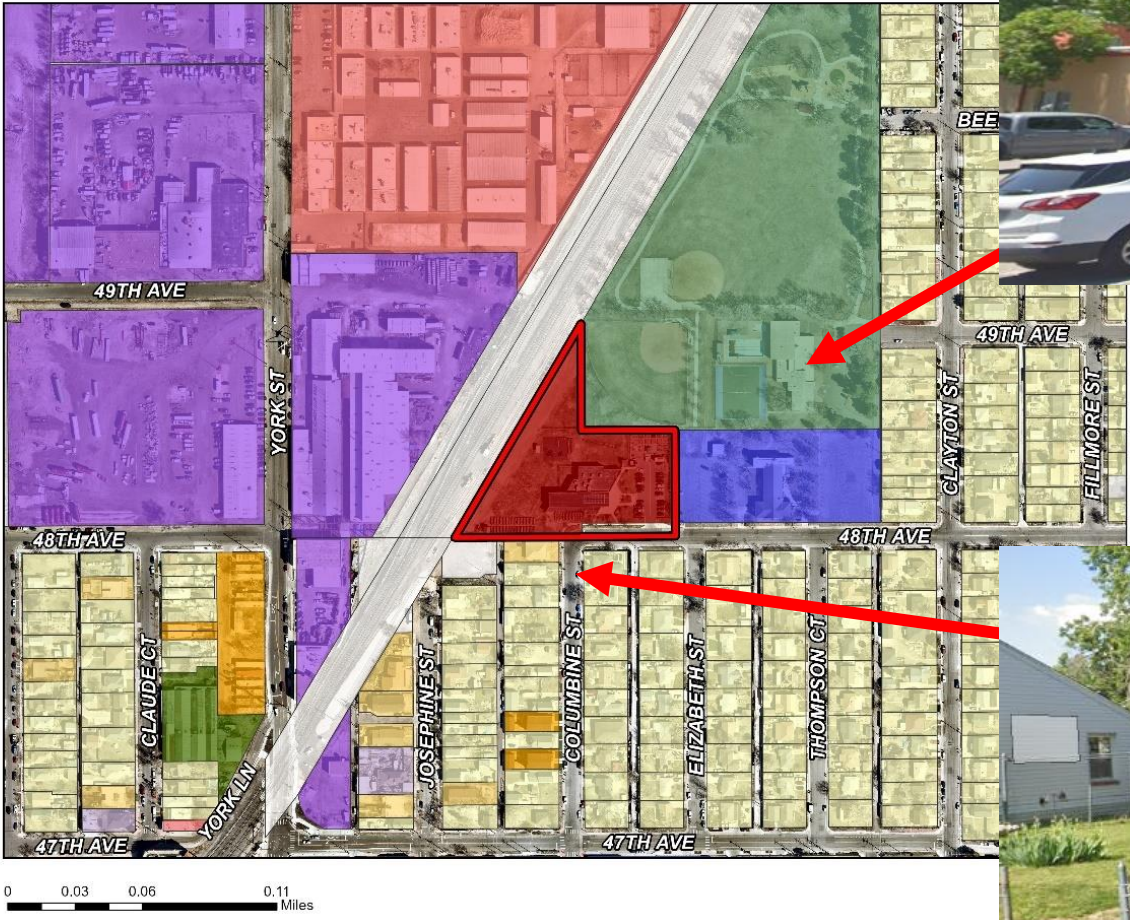
Existing Context

Land Use
Unit Residential
Unit Residential
Unit Residential
Commercial/Retail

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Quasi-public
use
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Existing Context



Concurrent Affordable Housing Agreement

- A fully affordable Low Income Housing Tax Credit project.
- 99-year covenant.
- *Under the negotiated alternative, if the project is not realized the AHP requires a minimum of 18% of total dwelling units at 70% AMI.*

**Map amendment application is for the requested district and not an approval of a site-specific development plan.*

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Process

- Informational Notice: 8/6/2024 (revised 4/1/2025)
- Planning Board Notice: 5/6/25
- Planning Board Public Hearing: 5/21/25
- LUTI Committee: 6/24/25
- **City Council Public Hearing: 8/4/25**

Public Comments

- Memorandum of Understanding between the property owner and the Globeville, Elyria-Swansea Coalition (GESC)
 - Reached through mediation
- Letter of support - Denver North Business Association
- 30 public comment letters in support
 - 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
- One comment in opposition

Planning Board

- Planning Board held a hearing on this item on 5/21/2025.
- The board voted unanimously to recommend approval.

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Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- E/S Neighborhood Plan

2. Public Interest

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

Comprehensive Plan 2040

Equity goals:

- *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 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 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).*



Comprehensive Plan 2040

Climate goals:

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



Denver Zoning Code Review Criteria

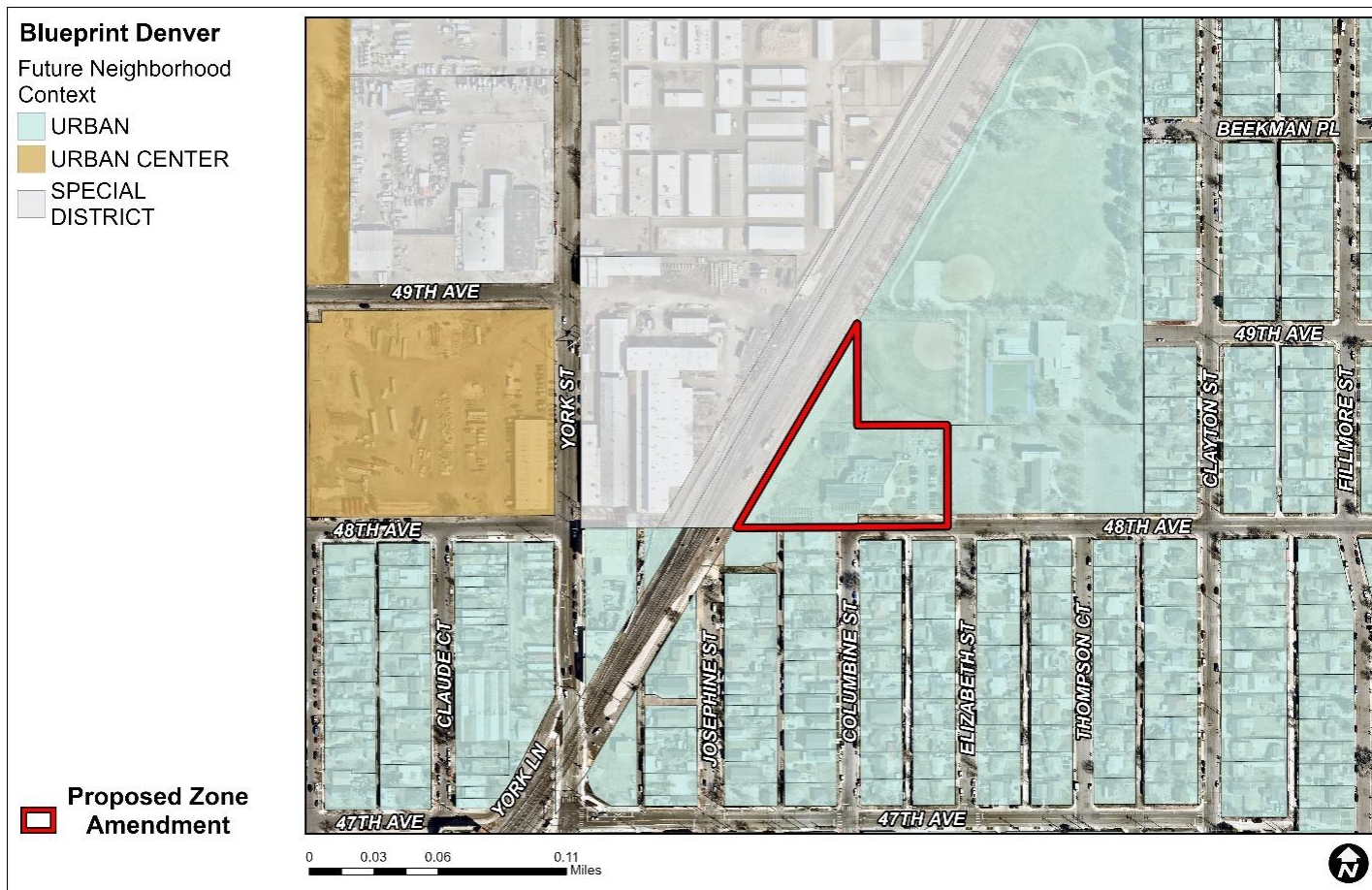
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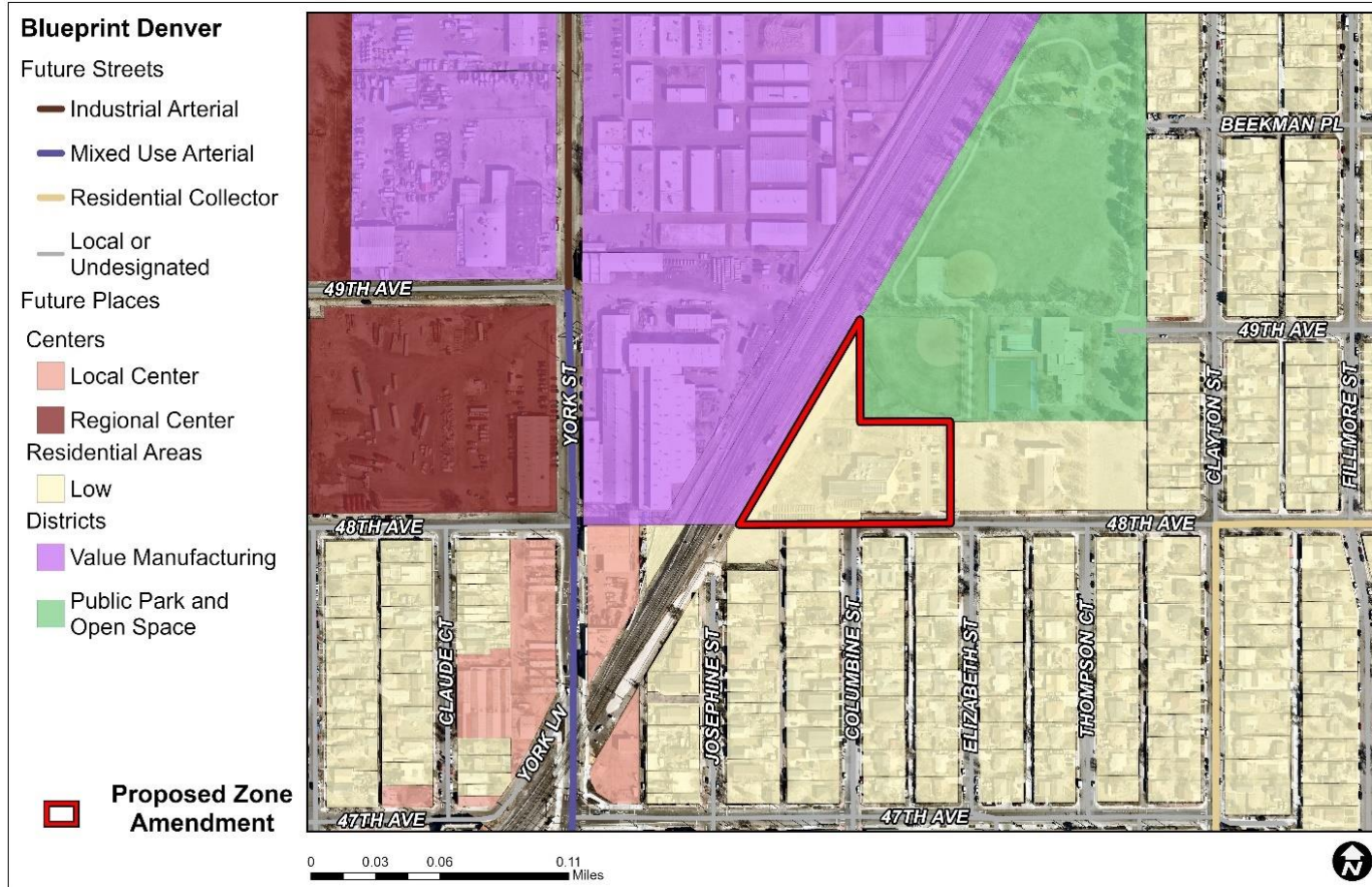
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- Urban – Neighborhood Context
 - Small multi-unit residential and low-intensity mixed-use buildings are typically embedded in single-unit and two-unit residential areas

Blueprint Denver 2019



- **Place Type:** Low Residential
 - Predominately single and two-unit uses on smaller lots
 - Building heights are generally up to 2.5 stories in height
- **Street Type:**
 - 48th Avenue – Local Street
 - Clayton – Residential Collector
 - York Street – Mixed Use Arterial

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

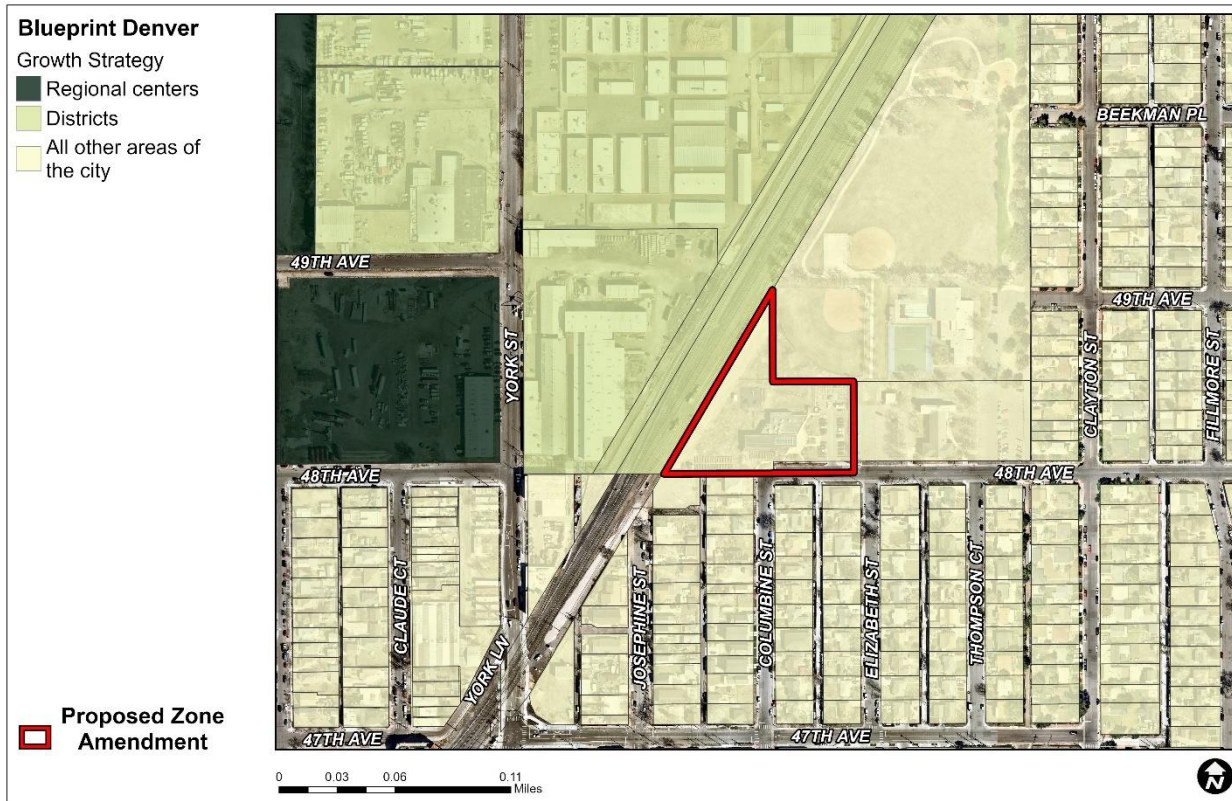
Height Guidance:

- Guidance from Small Area Plan
 - Expansion of Focus Point Family Resource Center
- Surrounding Context
 - I-B directly to the west
 - Open Space to the North
- Achieving Plan Goals for community benefits
 - Affordable Housing Plan

Waivers

- Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances.

Blueprint Denver 2019



- Growth Areas Strategy
 - All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040”(p. 51)
- Most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas. Other areas of the city are still expected to see some growth, however more limited.

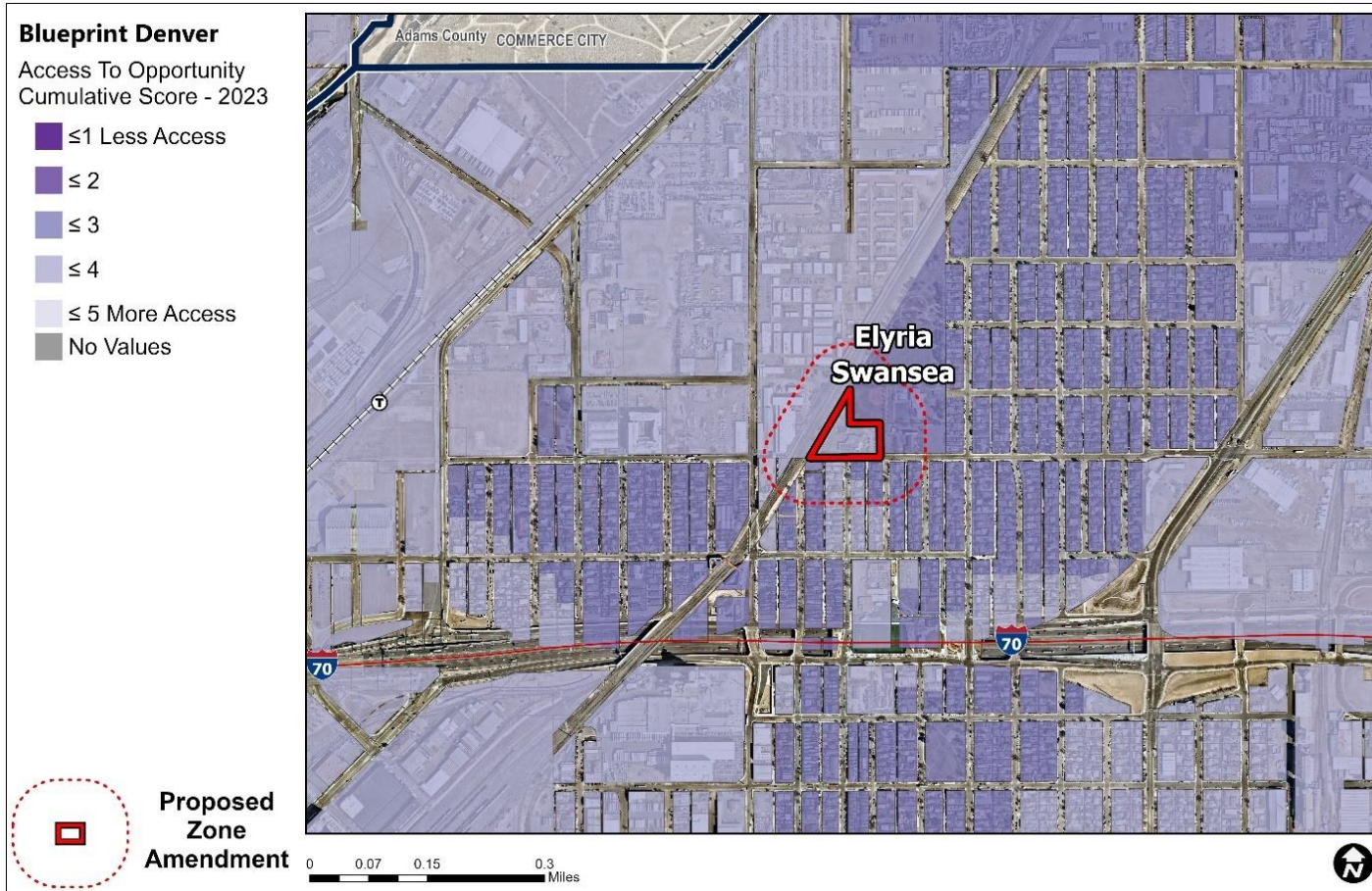
EQUITY ANALYSIS

Blueprint Denver Contains Three Major Equity Concepts

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

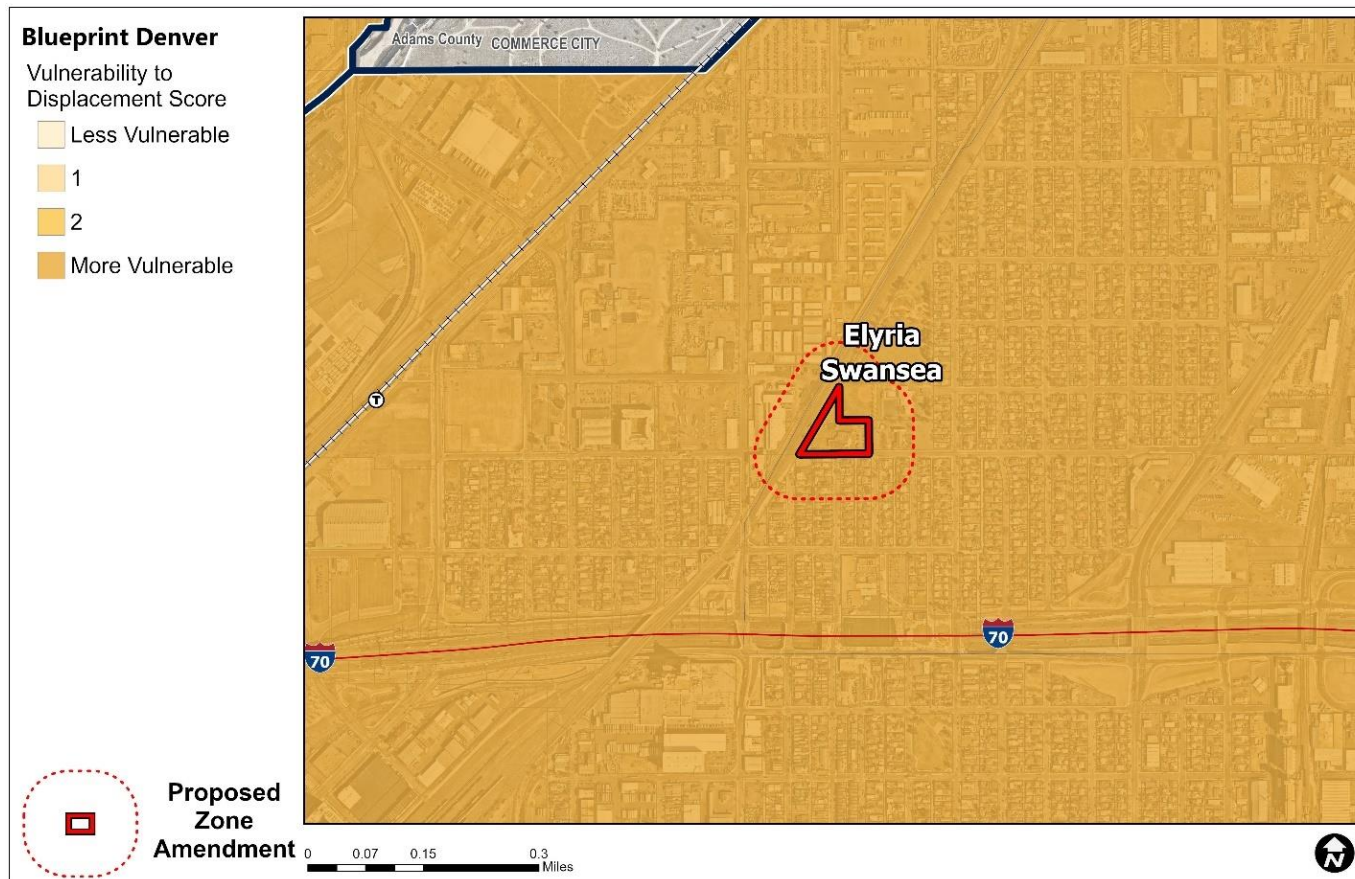


Blueprint Denver (2019) - Access to Opportunity



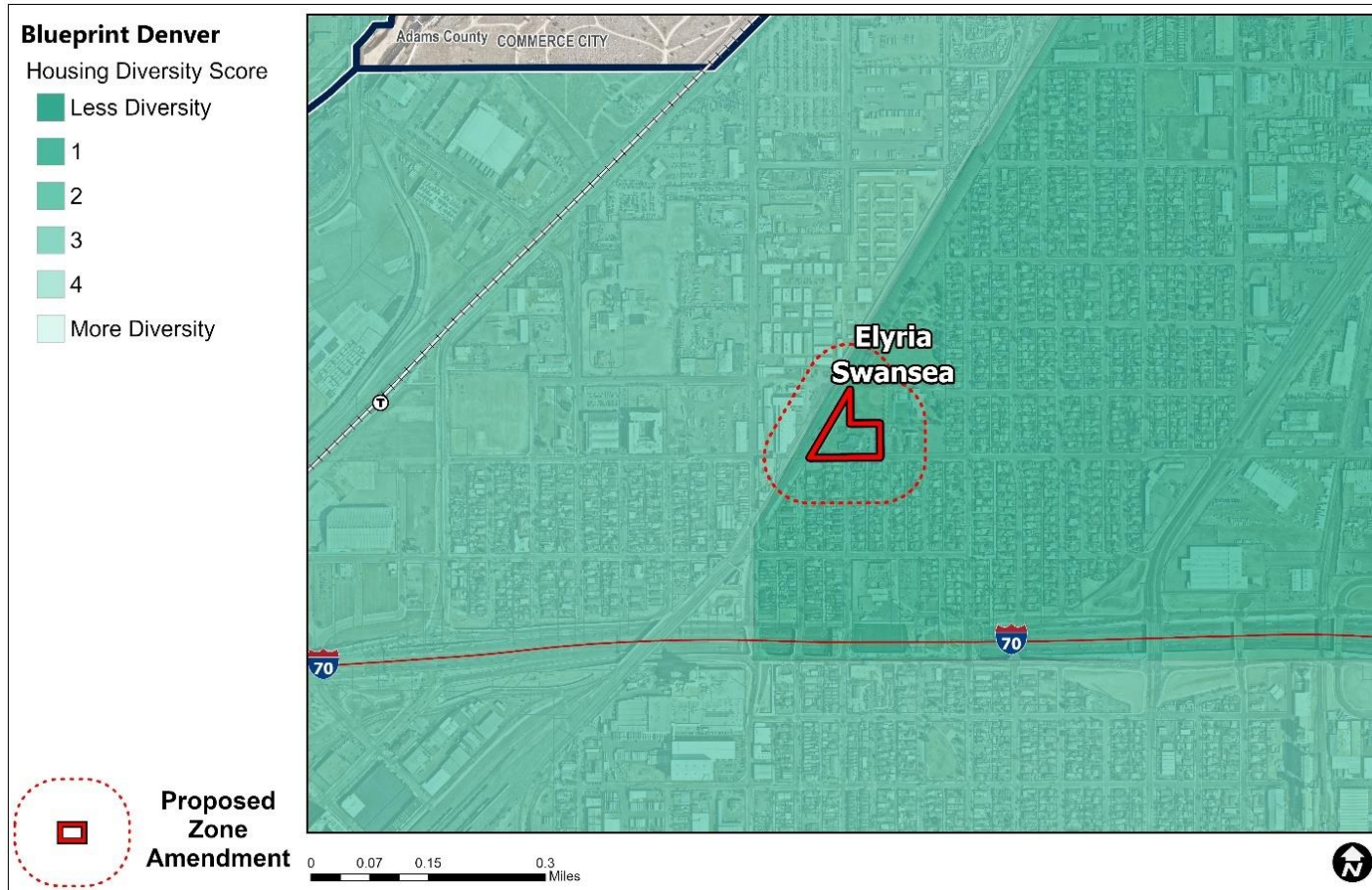
- Moderate access to opportunity
- Higher-than-average percentage of children with obesity
- Access to Fresh Food
- Percent of Families below the Federal Poverty Line

Blueprint Denver (2019) - Vulnerability to Involuntary Displacement



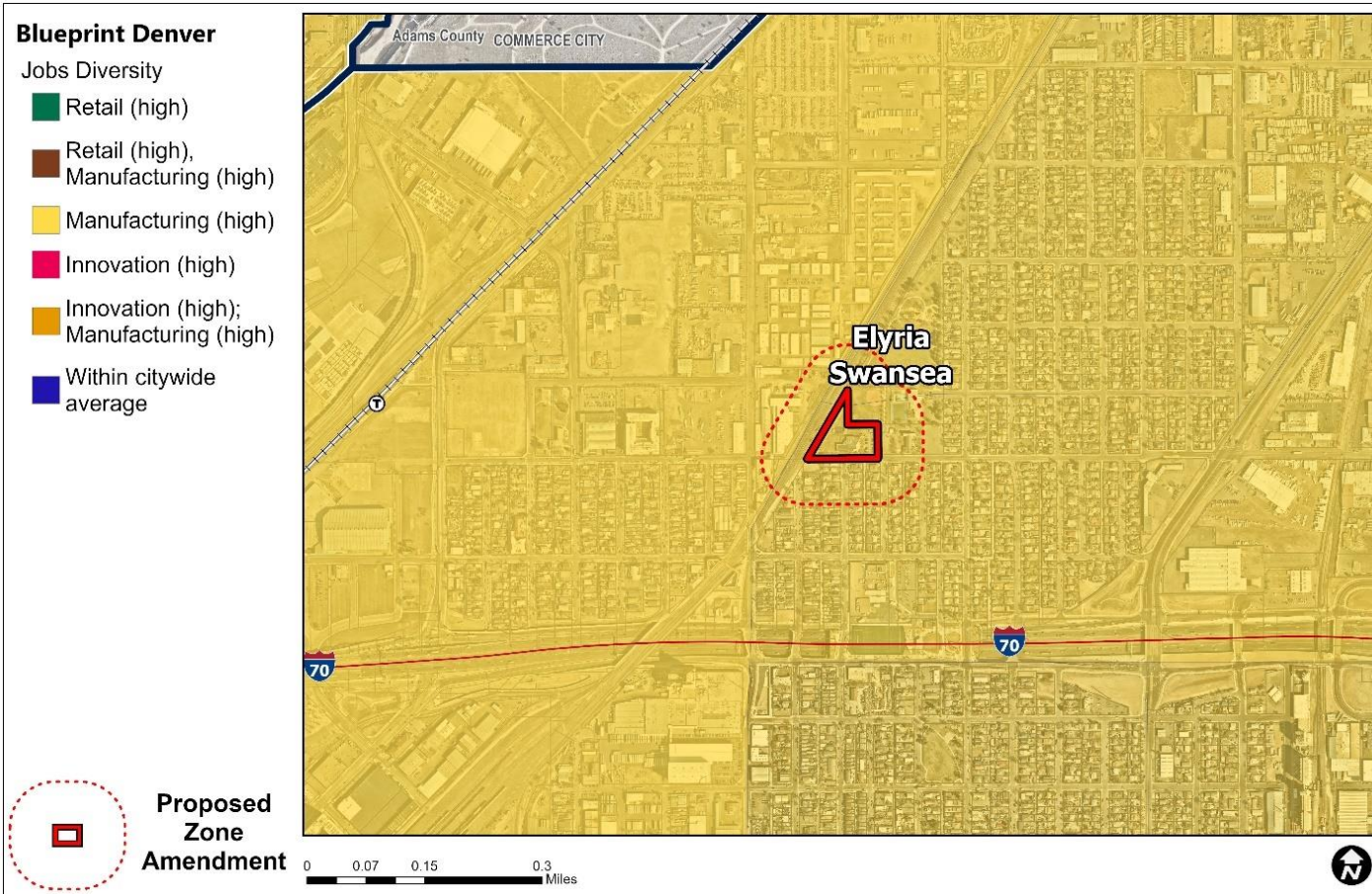
- High vulnerability to involuntary displacement
- Lower-than-average median household incomes
- Lower-than average percentage of people with less than a college degree
- Higher-than-average percentage of renters

Blueprint Denver (2019) - Housing Diversity



- Moderate housing diversity
- Not diverse in terms of missing middle, housing costs, and income restricted units

Blueprint Denver (2019) - Jobs Diversity



- The total number of jobs are 935 with 3.4 jobs per acre.
- The neighborhood has 28% Retail jobs, 7% innovation Jobs and 65% Manufacturing Jobs

Blueprint Denver 2019

Equity goals and concepts:

Small-scale rezoning can implement can following goals:

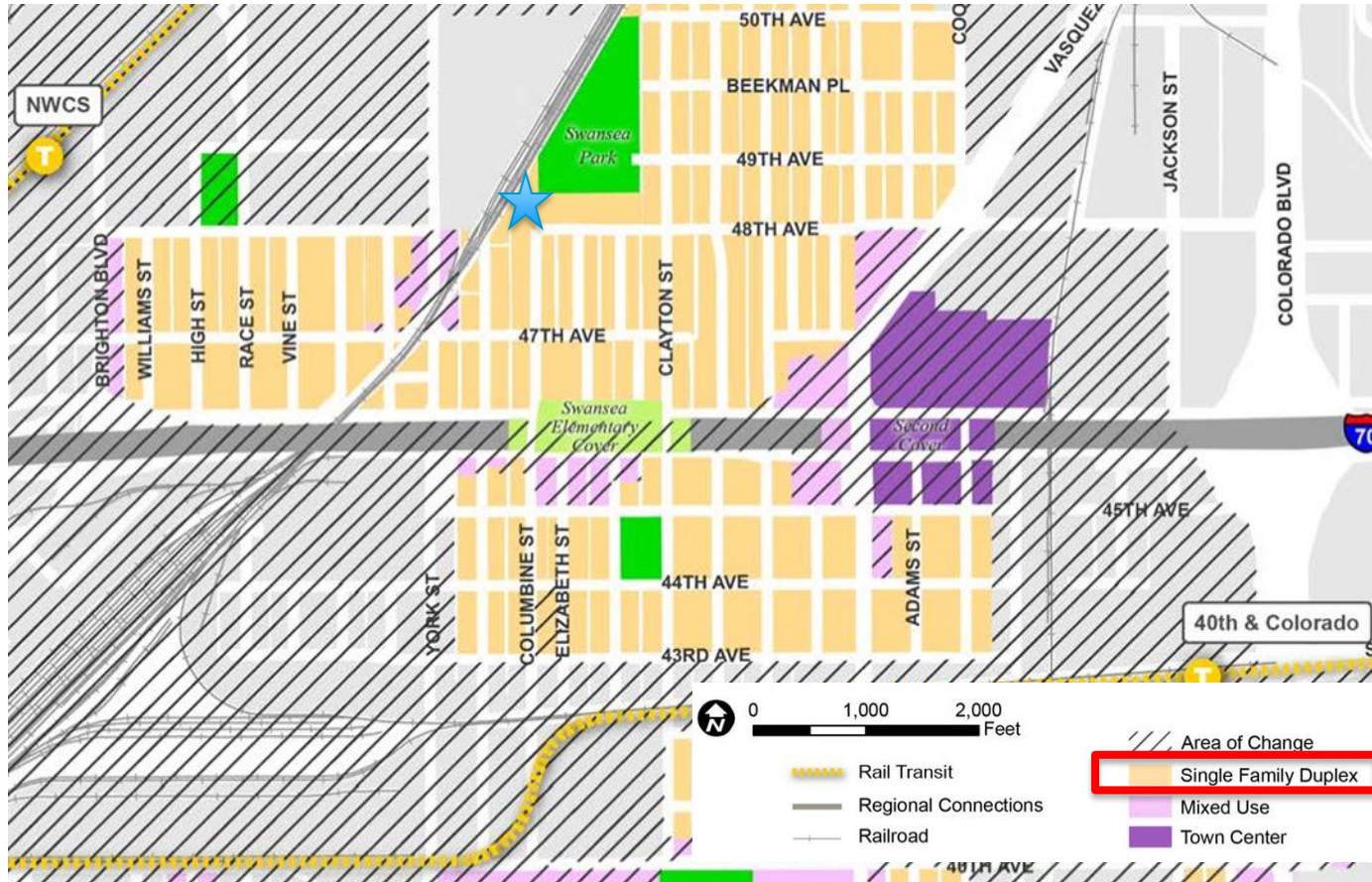
- Land Use & Built Form – General Goal 2: Allow increased density in exchange for desired outcomes, such as affordable housing (p. 72).
- Land Use & Built Form – Housing Goal 2: Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas (p. 82).
- *Land Use & Built Form: Housing Policy 06: “Increase the development of affordable housing and mixed-income housing” (p.67).*

Blueprint Denver 2019

Climate goals and concepts:

- *Reduce Climate Impacts*
 - *Multi-unit buildings are more energy efficient than low density residential development types*

Elyria Swansea Neighborhoods Plan



Elyria Swansea Neighborhoods Plan

- 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.25 Encourage continued coordination between non-profit service organizations that focus on the neighborhood ... to identify gaps in service needs. (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. (p. 47).

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CPD Recommendation

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

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