



THE HONORABLE
Christopher J. Herndon
COUNCILMAN DISTRICT 8

City and County of Denver
CITY COUNCIL

Arie P. Taylor Municipal Building
4685 Peoria St., Suite 245
Denver, CO 80239
p: 720.337.8888
christopher.herndon@denvergov.org

4. Justifying Circumstances

The justifying circumstances for this rezoning are that since the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest including a City adopted plan and changing conditions in a particular area.

Blueprint Denver and the *East Area Plan* were adopted after the existing zoning was put in place. *Blueprint Denver* calls for higher heights on these properties than the existing zoning. The *East Area Plan* contains numerous policy recommendations that call for increasing affordable housing along Colfax Avenue through the allowance of additional height.

In 2020 the city began work on the preliminary design of the East Colfax Bus Rapid Transit project. This is a significant city investment in the infrastructure of the Colfax Corridor that aligns with increased ridership and residential density along the corridor. The city has also been putting funds into public-private partnerships within the immediate area to facilitate denser housing development along Colfax Avenue. As such, the area is undergoing and will continue to undergo changing conditions.

5. Consistency with neighborhood context, purpose, and intent statements.

The proposed E-MS-5 zone district is consistent with the neighborhood context, purpose, and intent statements. The existing neighborhood context is Urban Edge, and the proposed rezoning would retain that neighborhood context which calls for mid-rise multi-unit residential and commercial uses located along main streets. The E-MS-5 zone district would comply with the purpose of Main Street Districts by promoting safe, active, and pedestrians-scaled commercial streets that activate the public street edge while promoting an urban, mixed-use, environment. The proposed E-MS-5 further meets the intent statement by being applied to a main street arterial with a build scale up to 5-stories.

