



6/10/20

Board of Adjustment for Zoning Appeals  
201 W Colfax Ave., Dept 201  
Denver, CO 80202

**RE: 3022 Welton Case 32-20**

Dear Board Members:

I again am pleased to write this letter as an emphatic statement of our support for granting the two requested variances to Charity’s House Apartments, LLLP, and exempting the project at 3022 Welton Street, Denver, CO 80205 from the parking requirements and the landscape parking screening under Denver’s Zoning Code. The development will be located immediately adjacent to the Welton light rail line in the District 9 Five Points community that I represent and it will be footsteps away from our Five Points office.

I understand that the Board denied the original request for a parking reduction on May 19, 2020 for Charity’s House Apartments, LLLP. This denial was based on the Board’s concerns that residents would require more parking than what was being requested. We understand that the project will be serving low-income residents for 99 years once opened and the future low-income residents of the apartments will utilize public transportation options such as the light rail and bus stops within a half block of the building as well as utilizing bicycles and **will not require parking**.

Further to demonstrate the thoughtfulness,

**Pre-BoA**

- ☐ Charity's House design team started meeting with CPD originally in April of 2016. At their third concept meeting in January of 2019, they received the below comments from Jeff Brasel, CPD Planning & Development Supervisor, after he proposed a parking variance to the zoning department;
 

*“The feedback indicated that a potential variance to waive parking requirements would not receive an objection by the City at the Board of Adjustment if Downing St were to be the “Primary Street.” This means that required active uses, transparency and entrance requirements would need to be met for Downing Street.”*
- ☐ The zoning for the project is C-MX-5. In an attempt to honor the surrounding context of the neighborhood, the decision was made to lower the building (from 5 stories) to 4 stories. This decision meant that amenity space and apartments previously on the 5th floor were moved to the 1st floor. This keeps the integrity of the project and apartment count we are required to provide per our funding awards, funding awards that create some of the most deeply affordable units in the entire city of Denver during a housing crisis.



- ❑ The design team reached out to the Gilliam Youth Services Center in an attempt to lease off-site parking to meet parking requirements even if they would not be ultimately utilized. Jamie Nuss at the center was unable to provide any spaces stating they are at capacity because they employ people who do not live on site or nearby.
- ❑ Beyond being on and near several transit lines and opportunities, the Welton corridor provides walking access to numerous services and opportunities, which is a perfect location for individuals who often experience only segregated housing options in food and resource deserts. Daily essentials--groceries, library, parks, recreation center, convenience stores, restaurants and coffee shops are all within a 5 minute walk thus eliminating the need for residents of the facility to *need* to travel in any other fashion than on foot or rail.
- ❑ The design team met with Councilwoman CdeBaca to discuss the project and received our office's support as well as support from the Five Points Business Improvement District (which governs the Welton Corridor improvements and activities) and Curtis Park RNO. Both of these entities represent the resident voice of encompassing neighborhood.

#### Post BoA Hearing

- ❑ The project was previously slated to provide storage/parking for 19 bicycles on the property. After the BoA hearing the project expanded their capacity to provide parking for 36 bicycles.
- ❑ The owners of the project will, through their operations and service budgets, provide monthly RTD passes to those residents who request them at a cost of approximately \$21,600 per year to ensure transportation utilization of the adjacent rail.
- ❑ The project has reached out to the neighbors on Welton who opposed the variance to provide additional information and answer questions.
- ❑ The team has continued to seek off-site parking and to date have not found any available parking. Further, if found renting parking spaces that would seldom, if ever, be used in perpetuity and would cause a financial strain to the operations of the building with the potential to reduce supportive services available to residents.
- ❑ The project has received support from the Citywide Manager of Transit Oriented Development that the parking variance requested for Charity's House Apartments, LLLP fits within the city's TOD priorities to "allow Denver residents to have fair housing, ample transportation choices and the ability to live convenient, affordable enjoyable lives".

This project helps to advance city and community efforts towards promoting transit-oriented development, eliminating homelessness, achieving housing equity, and helping residents regain stable healthy and productive lives. I again urge you to support this effort and to help Charity's House Ministries continue to lead the charge of prioritizing equity in our city by granting the requested variances. Thank you in advance for your re-consideration of their request.



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Sincerely,

*Candi Cole Baca*