

What do you know about 40th and Clayton?

1- What is the history of the property? The AT&T call center building at 2535 E. 40th Ave. was built in 1950. The property sold for \$19M on August 15th, 2018. The owners/developer announced that part of the space and development would be donated to Wonderbound, and is planning to develop 760 housing units, including 50 units proposed to be affordable at 80% AMI (7% affordability of the project total). The owners/developer are also willing to do a signed Agreement/MOU with GES Coalition (content unknown at this point), but only before April 8th. The MOU offer includes no mention of affordability nor any response to the affordability ask made by GES Coalition to the developer (March 6th, 2019), nor does an April 8th deadline include sufficient time to involve the surrounding neighbors in vetting the development of the property. **Adding 760 units to Elyria-Swansea, a neighborhood of 1888 homes, would increase the number of neighborhood households by over 40%.**

2- Why the zoning change? The property at 2535 E. 40th Ave. is currently being proposed for a zoning change from IA to IMX3. Outreach by CPD and the developer was limited to a sending a postcard to 49 homes to the east of the property, while no homes on the north side of the property were contacted. There was no personalized outreach to neighborhood RNO's, and the two RNO's closest to the development site were not included in additional email outreach. The majority of the neighborhood didn't hear about the zoning change until a Denverite article published on February 26th, 2019 after it passed Land Use Transportation Infrastructure City Council Committee. **The new zoning change, if approved, could allow the developer to sell the property to another developer at a higher price.**

3- What is the impact of development on displacement? Considering the impact of development in displacement, a recent Shelterforce article cites national research from 2005, 2010 and 2016 that show ***“market-rate housing development is linked to the mass displacement of neighboring low-income residents. Such displacement occurs even when low-income housing is not directly demolished and destroyed to make way for new development—because it operates through indirect and exclusionary means, such as “price shadowing”. Market-rate housing production causes significant price impacts in surrounding neighborhoods, raising area rents and real estate taxes. These price impacts have resulted in higher housing cost burdens for low-income residents, as well as their displacement.”*** According to GES Coalition's 2017 neighborhood study, 88% of households in Elyria-Swansea do not earn enough to pay Denver's average housing costs, putting nearly 9 of 10 neighborhood households at risk of involuntary displacement.

4. What is the impact of displacement on family health? National research in 2014 shows that involuntary displacement threatens public health and safety by decreasing housing and health quality across the community while exacerbating existing health inequities. This research shows that development that does not embrace “development without displacement” causes “displacement of poverty” instead of improving living conditions and health-outcomes of our neighborhood's most-vulnerable and housing insecure families. Involuntary displacement has tremendous negative impact on individual, family, and community-level health. **Involuntary displacement has been shown to harm families, neighborhoods, cities and societies as a whole-- by exacerbating segregation, increasing social and health inequities, destroying social capital, and contributing to rates of chronic and infectious diseases.** For children, involuntary displacement destabilizes their social networks and routines, and has been directly linked to declining school performance. Families and individuals who are displaced face a wide range of negative effects, including emotional and financial distress, loss of community services and institutions, and increase

in overcrowded and substandard housing conditions, and suffer major stress, as well as high relocation costs, decreased disposable income, disruptions to employment and health care, fragmentation of community support networks including substantial loss of social capital, and direct impacts on mental and psychological well-being.

5- Why is an additional “transformative” plan necessary for this project? Neighbors believe that a General Development Plan, or an additional “transformative” process should be required for the following reasons in line with the Denver Zoning Code...when the development site is 1.) greater than 12 acres (14 acres), will 2.) add to the street grid, 3.) has proximity to large scale construction on both sides of the project (that are already negatively impacting connectivity and quality of life in the neighborhood), 4.) has proximity to rail, and because 5.) a third of the property is designated as open space as part of the development proposal, it is imperative that an additional process through a General Development Plan is merited to ensure the health and wellbeing of the surrounding neighbors. Because a General Development Plan was waived by CDP, the site has not been vetted by community through open and public process, and **Denver’s Community Planning and Development agency waived the General Development Plan, with reasons that do not reflect the project nor reflect community concerns**, meriting further examination of the need and impact of this project to Swansea neighbors. Media reported on September 18th, 2018 that the developer said a comprehensive plan will be put into place over the next 6 months, although no plan from the developer has been seen by the community.

6. Why is the context so important for the planning of this development? As a neighborhood that has been historically divested along “redlines” of the past, and is now facing billions of dollars of public and private investment, it is critical that **the proposed zoning change for the development at 2535 E. 40th Ave. be applied to the context of this site in the Swansea neighborhood, given to both the amount of relevant information in existing City-led analysis** (Housing an Inclusive Denver, 2018) and (Denver’s Gentrification Study, 2016), and given how displacement pressures created by public and private investments have negatively impacted family health by increasing involuntary displacement pressures across Elyria-Swansea.

7. What does the neighborhood plan tell us about development at this site? Unfortunately, the Elyria-Swansea neighborhood plan does not address the concerns and realities of gentrification nor the threat of involuntary displacement of neighbors. The Elyria-Swansea Neighborhood Plan makes no recommendation about the use of 2535 E. 40th Ave., as the property was not for sale until nearly 2 after the plan was published in 2015. A “transformative” additional plan will allow the surrounding (and most impacted) neighbors to fairly, openly, and transparently vet the proposed development, as required by Denver’s Zoning Code. **The project should be treated as a “transformative project” or “opportunity area” that would merit additional community level process.**

8. What does the community propose? As of today, we don’t know. To this date, the surrounding community has not been engaged by the City, CPD, nor the developer concerning the development at this site, and in no way has the site been vetted by the community. **If you would like to keep updated on the project, and participate in community process, including community action to define the future development at this site, please get in touch with GES Coalition today, 720-757-3170.**

Globeville, Elyria-Swansea Coalition Organizing for
Health and Housing Justice