

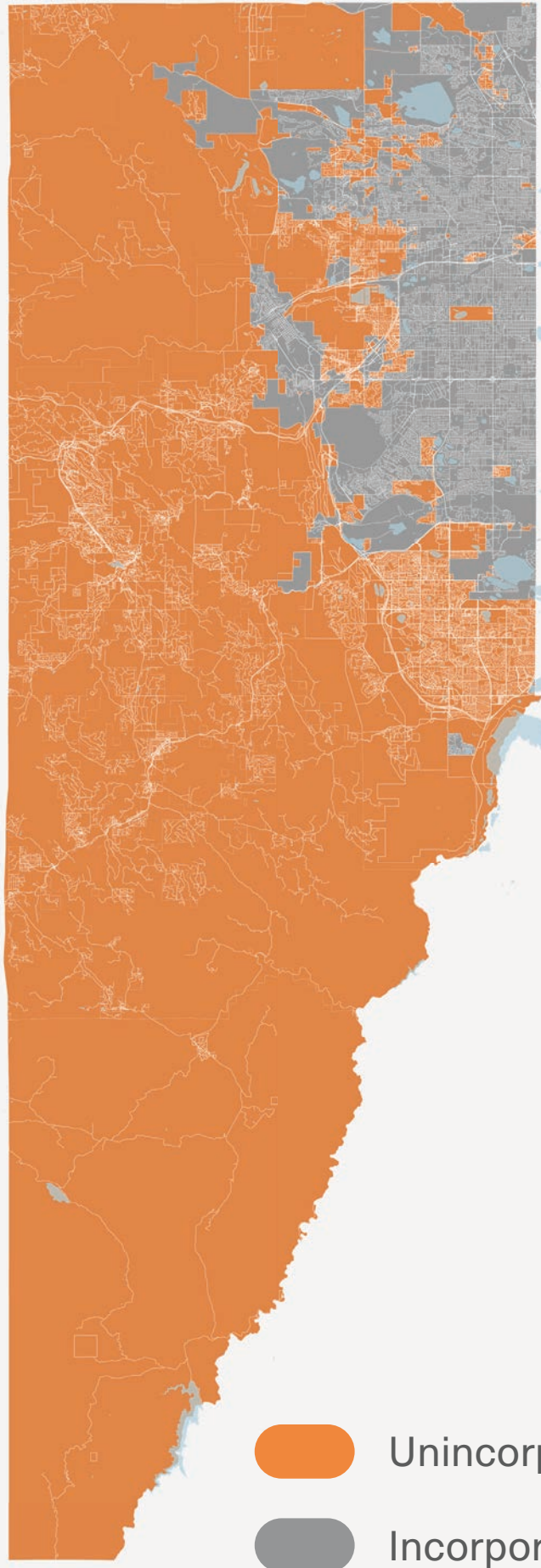
KEEPING “THE OTHER” OUT:

IDENTIFYING AND ELIMINATING BIAS IN JEFFERSON COUNTY’S REZONING REVIEW CRITERIA



Master of Urban and Regional Planning
COLLEGE OF ARCHITECTURE AND PLANNING
UNIVERSITY OF COLORADO DENVER

MAP OF JEFFERSON COUNTY



Unincorporated regions of land are not governed by local municipalities but by the Board of County Commissioners. The total area of Jefferson County is **773 square miles**, with **84% of it as unincorporated land**.

- Unincorporated
- Incorporated

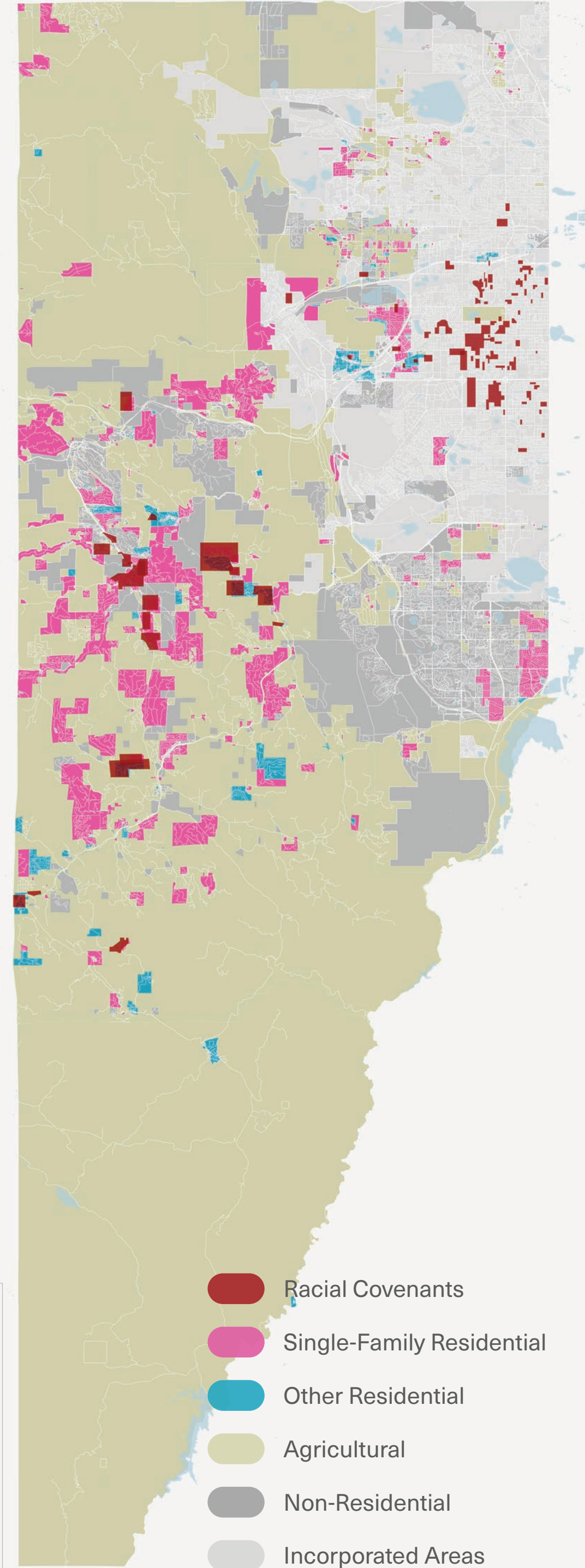
ISSUE

Jefferson County realizes that language in their Rezoning review criteria and criteria relating to *character* and *compatibility* can be used to create additional impediments to disadvantaged communities.

ANALYSIS

An extensive analysis was performed to evaluate whether the Rezoning review criteria upheld racial and socioeconomic biases. The analysis included a literature review, a comparative study of equity work, an in-depth review of Jefferson County’s zoning history, and a review of language used in public opposition during Jefferson County’s Rezoning hearings.

Map Of Racial Covenants In Areas Currently Zoned As Single-Family Residential



- Racial Covenants
- Single-Family Residential
- Other Residential
- Agricultural
- Non-Residential
- Incorporated Areas

RECOMMENDATIONS

01

REDEFINE

Technical terms like *character* and *compatibility*

Encourage the Planning and Zoning staff to amend areas of the Zoning Resolution that include instances of vague or ambiguous language. Loose definitions of *community* and *compatibility* have historically been used as an avenue for discrimination against minority populations. I recommend redefining *character* and *compatibility* to explicitly refer to the architectural context, and physical design elements, of building form, streets, and layout. This would help avoid subjective connotations to the term *character* and instead advise officials, planners, and the public to use it against the physical nature of places, rather than towards people. Additionally, it would better reflect the vision and intentions of future zoning and land use development in Jefferson County.

02

ESTABLISH

Place Typologies to guide design & objectives

MOUNTAIN NEIGHBORHOOD

- Places with lower to moderate density housing areas across unincorporated Jefferson County
- Primarily single-family detached, two-family, duplexes, small multi-family, cottage courts, and ADU's
- Low implementation of "missing middle housing"

Land Use	Design Character	Building Form
<ul style="list-style-type: none"> Single-family detached homes on individual lots being the Primary use in this Place Type. ADUs are found on the same lots as individual single-family detached homes ADUs only required if access to water + service providers available Townhomes, duplexes, cottage courts, and small multi-family homes can also be found in this Place Type 	<ul style="list-style-type: none"> Low-rise residential buildings uniformly setback from the street, with generally consistent lot sizes. Unifying characteristics are defined with setbacks, building heights, and use of design materials 	<ul style="list-style-type: none"> Typical building is low-rise residential building up to 3 stories Townhome style buildings, whether single-attached or multi-family, will have 5 or fewer units Similar design character to the surrounding neighborhood; landscaping (front lawns) and tree-lined sidewalks are present between residences and street

SUBURBAN NEIGHBORHOOD

- Places with moderate to higher density housing areas across unincorporated Jefferson County
- Includes a variety of housing types such as townhomes and apartments
- Moderate implementation of "missing middle housing"
- Lower intensity housing types are still found in this Place Type to achieve a diversity of housing accessibility

Land Use	Design Character	Building Form
<ul style="list-style-type: none"> Primary uses in this Place Type are multi-family and single-family attached residential Townhomes, duplexes, triplexes, quadplexes, small-multi family, apartment buildings with ground-floor non-residential uses, as well as small multi-family, cottage courts, and ADU's can also be found in this Place Type 	<ul style="list-style-type: none"> Characterized by moderate to high-rise multi-family residential buildings in a walkable environment Unifying characteristics are defined by use of design materials, and use of common amenities Similar design character to the surrounding neighborhood; landscaping (front lawns) and tree-lined sidewalks are present between residences and street 	<ul style="list-style-type: none"> Typical building is moderate to high-rise up to 5 story residential infill and redevelopment (ADUs, townhomes, multi-family residential, and mixed use) Moderate to high-rise buildings are designed with active ground uses, varying from residential to commercial, for a more vibrant pedestrian environment

SEMI-URBAN NEIGHBORHOOD

- Places with high density housing in primarily transit-oriented areas across unincorporated Jefferson County
- Includes a variety of housing types with mixed use development
- High implementation of "missing middle housing"
- Lower intensity housing types are limited in this Place Type

Land Use	Design Character	Building Form
<ul style="list-style-type: none"> Primary uses in this Place Type are high-density multi-family residential Townhomes, quadplexes, and small-multi family can also be found in this Place Type 	<ul style="list-style-type: none"> Characterized by high-rise multi-family residential buildings and low-rise retail and commercial structures with a walkable, landscaped public realm that balances multi-modal design elements 	<ul style="list-style-type: none"> Typical building is high rise up to 5.5 story residential infill and redevelopment (multi-family residential and mixed use) Oriented toward streets with commercial and mixed activity Increased housing density near commercial and transit access

03

AMEND

The Rezoning Review Criteria to reflect updates made to relevant land use documents

I recommend the following revisions to the Rezoning review criteria model:

1. Is the Rezoning proposal consistent with Place Typologies and its contexts?
2. Does the Rezoning proposal align with the intent and purpose of Place Typologies?
3. Is the Rezoning proposal consistent with the amended plans and documents?
4. Does the Rezoning proposal comply with the Goals and Policies of the amended plans and documents?

Prepared for
Jefferson County Planning & Zoning

by Isra Fakhruddin
Master of Landscape Architecture &
Master of Urban and Regional Planning