



DENVER
THE MILE HIGH CITY

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TO: Denver Planning Board
FROM: Kyle A. Dalton, AICP, Senior City Planner
DATE: March 13, 2013
RE: Official Zoning Map Amendment Application #2012I-00030
1172-1178 Mariposa St. and 1120-1122 W. 12th Ave.
Rezoning from U-TU-B to U-MX-2x

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2012I-00030 for a rezoning from U-TU-B to U-MX-2x.

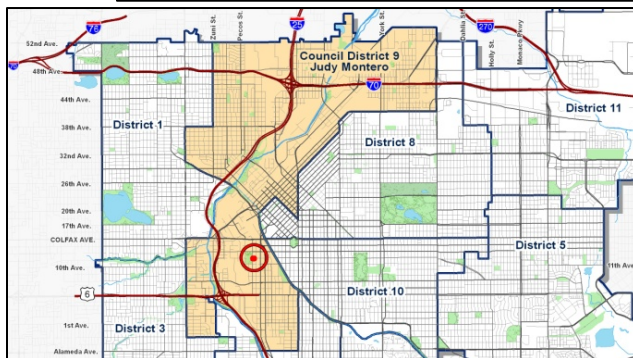
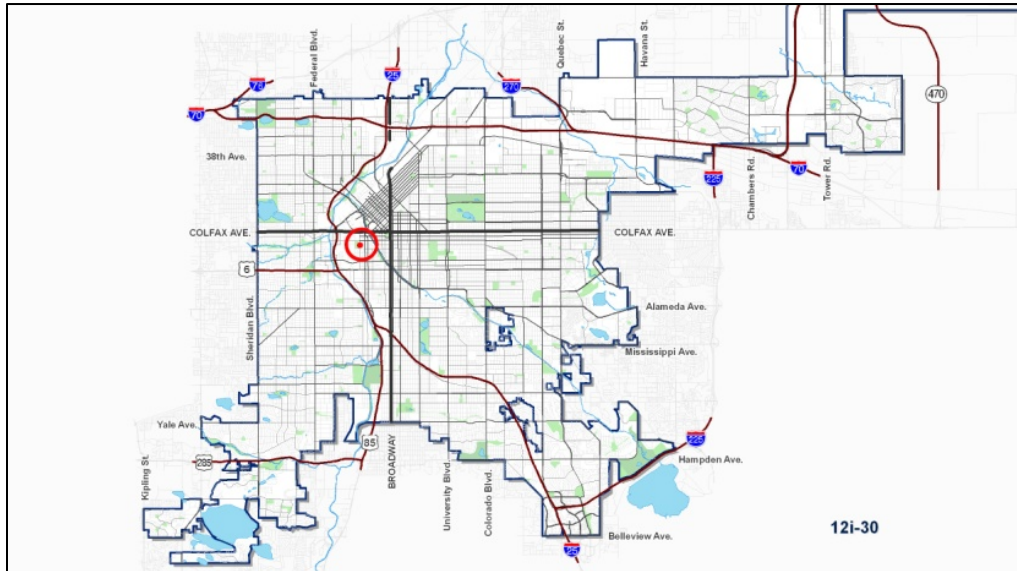
Request for Rezoning

Application:	#2012I-00034
Address:	1172-1178 Mariposa St. and 1120-122 W. 12 th Ave.
Neighborhood/Council District:	La Alma Lincoln Park / Council District 9
RNOs:	Santa Fe Drive Redevelopment Corporation; Summer Neighborhood Association; La Alma / Lincoln Park Neighborhood Association; La Alma Community Action Group; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
Area of Property:	6,250 square feet
Current Zoning:	U-TU-B
Proposed Zoning:	U-MX-2x
Property Owner(s):	1178 Mariposa St LLC
Owner Representative:	Jim Schneck

Summary of Rezoning Request

- The site is located in central Denver, in Council District 9, within the Lincoln Park Statistical Neighborhood, at the southeast corner of W. 12th Avenue and Mariposa Street.
- The rezoning is comprised of a single parcel with a structure that mixes residential and commercial characteristics. Two structures were originally built on the site – a residence facing Mariposa Street and Lincoln Park, and a commercial structure facing 12th Avenue. An addition attached the two structures to each other in the 1950s. Multiple entrances result in the multiple assigned addresses on a single parcel. The property is currently permitted for use as a “community center,” which by definition in the Denver Zoning Code (DZC) must be operated not-for-profit, even in a commercial structure. The property owner is requesting rezoning to acknowledge historic commercial use and permit a greater range of mixed uses consistent with the surrounding context.

- The U-MX-2x zone district stands for Urban Neighborhood Context – Mixed Use – 2 story maximum height – limited to low scale building forms and low intensity uses. Mixed uses are limited to improve compatibility with surrounding residential areas. Further details of the zone district can be found in Article 5 of the Denver Zoning Code (DZC). During the mapping of the Denver Zoning Code in 2010, the MX-2x zone districts were typically applied to existing commercial and mixed use structures embedded within residential neighborhoods. This site did not receive U-MX-2x zoning in 2010 because the use at the time was not commercial in nature, even though the structure has a history of use as a commercial structure.



Existing Context

The site is located at the intersection of a collector street and a local street. Across 12th Avenue is a community center occupied by Denver Inner City Parish and Broadway Assistance Center operating a variety of non-profit services and programs. Lincoln Park is located across Mariposa Street to the west. The nearest concentrations of commercial mixed uses are three blocks east along Santa Fe Drive, and three blocks north along Colfax Avenue. On the immediately surrounding blocks, single-family dwellings, two-unit dwelling, and multi-unit dwelling uses predominate with occasional public and quasi-public uses. Commercial structures similar to the one on this site are not common, but are found in a few scattered neighborhood locations similarly situated, facing the numbered avenues, next to alleys. Structures are commonly one or two stories in height. Local streets in the area are arranged in a typical rectangular block pattern with alleys. Sidewalks are generally detached. Structures have consistent primary street setbacks, with parking most commonly at the rear, accessed from the alley. The nearest RTD bus stops are one block north and three blocks east. The site is nearly halfway between the 10th & Osage light-rail station and the Colfax at Auraria light-rail station, less than one-half mile from each station.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-TU-B	Dwelling, two unit; community center	1 story; 0' setback to 12 th Avenue; larger setback on Mariposa St.	Local street network is arranged in a typical rectangular grid pattern with alleys, except where Lincoln Park interrupts the grid. On-site vehicle parking is almost always to the rear of buildings, accessed from alleys.
North	U-TU-B	Community center	1 story with setbacks of 10'-20'	
South	U-TU-B	Single family residential immediately adjacent; several duplexes also on this block	1- to 2-story structures; primary street setbacks are 20' to 30'	
East	U-TU-B	Single family residential immediately across alley; several duplexes also on this block	1- to 1.5-story residences in typical urban house and duplex forms	
West	OS-A	Park	Park	

2. Existing Land Use Map

The existing land use map below illustrates the surrounding land uses as described above.



Existing Land Use Map (2010)

3. Existing Building Form and Scale

The photos on the following page illustrate the existing building form and scale as described above.



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management: “Approve - No Comments.”

Development Services – Fire Prevention: “Approve Rezoning Only - Will require additional information at Site Plan Review.”

Development Services – Transportation: “Development Services - Transportation approves the zone map amendment. The applicant should note that a Change of Use or Tenant Finish application may require additional engineering, access changes, and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the Building Permit review process.”

Public Works – City Surveyor: “Approved – No Comments.”

Public Review Process

- CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on February 14, 2013.
- The Denver Planning Board held a properly noticed public hearing on March 6, 2013,
- Written notification of the LUTI Meeting was sent to all affected registered neighborhood organizations (RNOs) and City Council members on March 7, 2013.
- As of the date of this staff report, 1 comment from an RNO has been received and no other comments from RNOs or the public have been received regarding this application. The La Alma Lincoln Park Neighborhood Association submitted a letter in support of the rezoning.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC Section 12.4.10.13

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.14

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

1. Comprehensive Plan 2000
2. Blueprint Denver – An Integrated Land Use and Transportation Plan
3. La Alma/Lincoln Park Neighborhood Plan

Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.*
- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Mobility Strategy 4-E – *Continue to promote mixed-use development, which enables people to live near work, retail and services.*

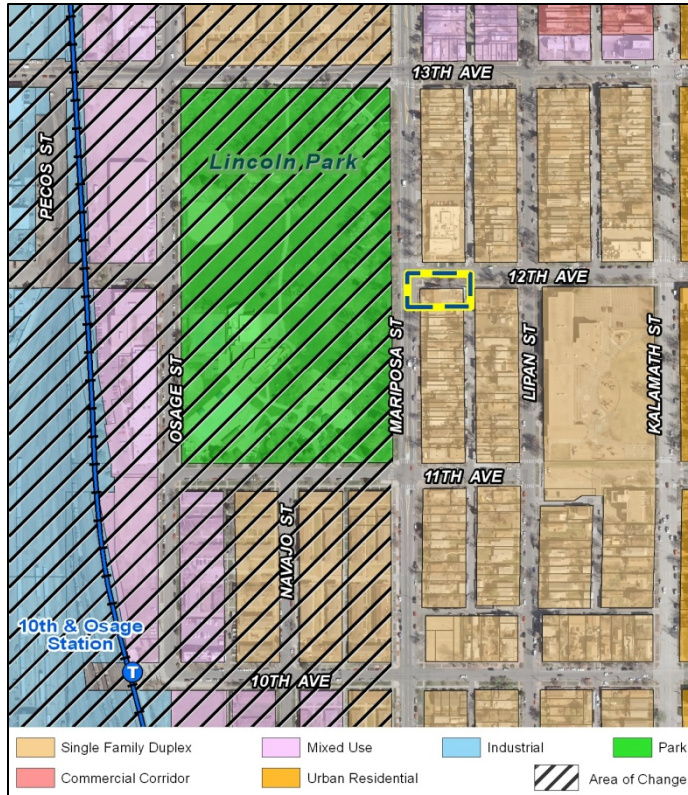
The proposed map amendment will enable reuse of a commercial structure an infill neighborhood location where services and infrastructure are already in place, in a manner compatible with the existing context. The rezoning is consistent with these plan recommendations.

Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family/Duplex Residential and is located in an Area of Stability.

Future Land Use

According to Blueprint Denver, Single Family/Duplex Residential areas are moderately dense and primarily residential “but with some complementary, small-scale commercial uses” (p. 42). The employment base is minor compared to the housing base. There is a mixture of housing types. In residential areas and neighborhoods, Blueprint Denver says, “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents” (p. 41). Consistent with this Blueprint Denver goal, the U-MX-2x zone district is most appropriate for allowing complementary small scale commercial uses in embedded in a moderately dense residential area.



2002 Blueprint Denver
Future Land Use Map

Area of Change / Area of Stability

The site is in an Area of Stability. In general, “The goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment” (p. 120). Blueprint Denver identifies several strategies in Areas of Stability, including revitalizing neighborhood centers and providing basic services, and compatibility between existing and new development (p. 25). The site is across the street from the Area of Change associated with the 10th & Osage Transit-Oriented Development area, including the redevelopment of Denver Housing Authority (DHA) properties in the vicinity of the station. The U-MX-2x zone district will allow for reuse of the existing building or redevelopment in a manner sensitive to the character of the area; the rezoning application is consistent with the Blueprint Denver Area of Stability recommendations.

Street Classifications

Blueprint Denver classifies Mariposa Street as a Mixed Use Collector, while 12th Avenue is an Undesignated Local street. Mixed Use streets “emphasize a variety of travel choices such as pedestrian, bicycle and transit use. Mixed-use streets are located in high-intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity.” According to Blueprint Denver, “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas.” Mariposa Street will increasingly serve as Mixed Use collector as the DHA Mariposa redevelopment continues. Mariposa provides connection between the redevelopment around the station area and the Colfax area, including the Auraria

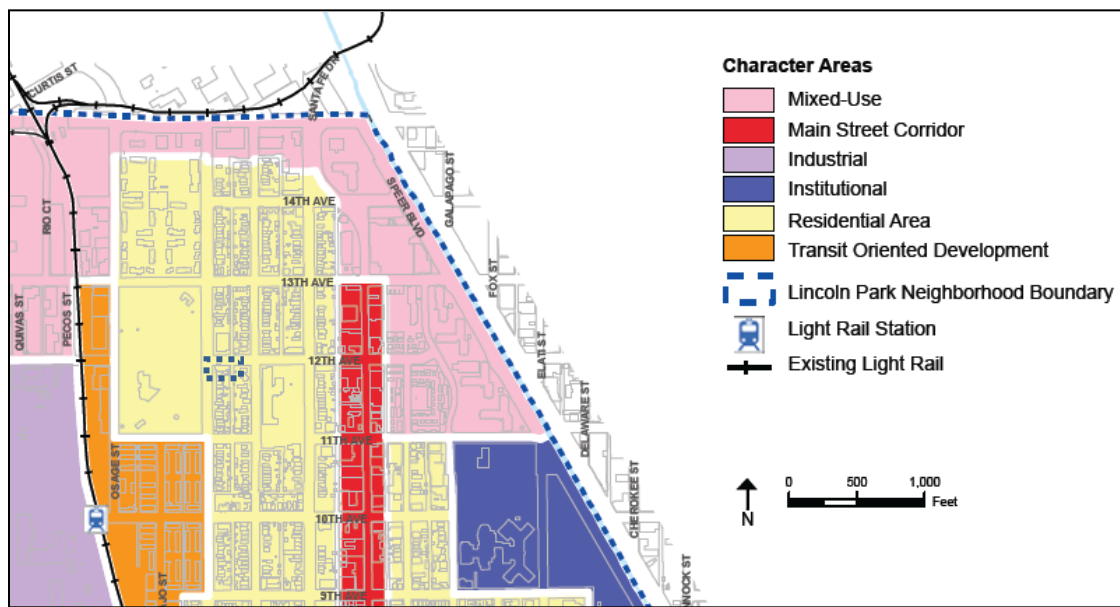
Campus. The U-MX-2x zone district is an appropriate zone district in a location along a Mixed Use street.

La Alma / Lincoln Park Neighborhood Plan

The La Alma / Lincoln Park Neighborhood Plan was adopted in September 2010.

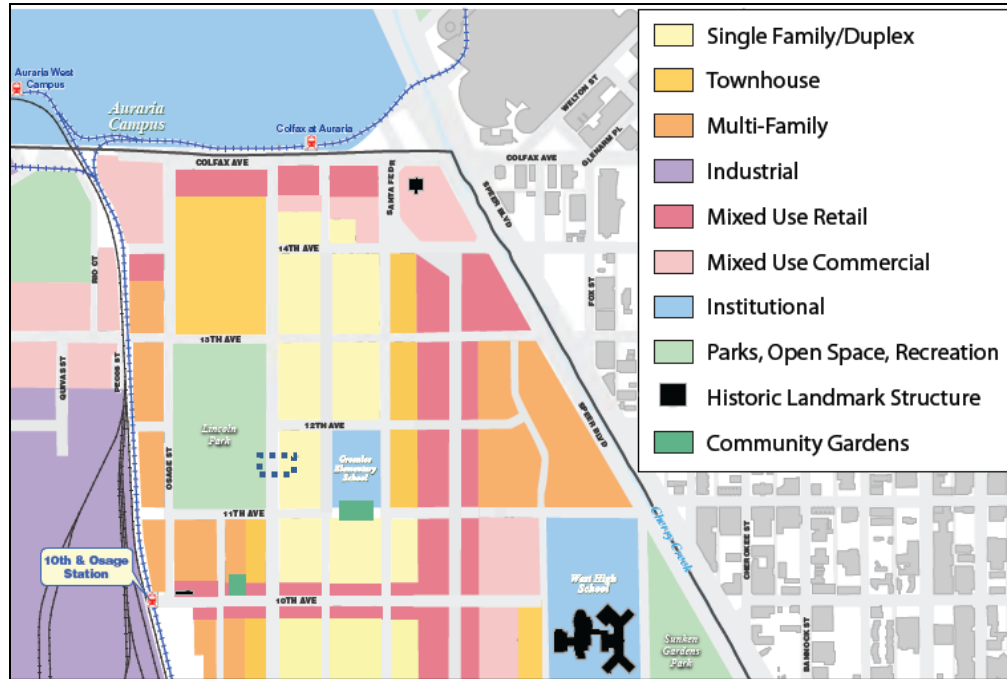
Character Areas

The neighborhood plan identifies character areas and maps this site within the Residential Character Area. According to the plan, the Residential Area “is a vibrant urban community. The housing stock provides diversity of size, style, and affordability. The population density (based on small lot development) allows neighborhood-serving businesses to prosper. Residents have access to public transportation, services and shopping.” The plan makes the following recommendation (page 45): “The context of the residential character area is Urban Neighborhood based on its regular grid and alley block pattern with duplex and other multi-family uses mixed in. Within the Urban Neighborhood context, the residential zoned district should promote existing development potential in compact forms acceptable to the community at large and further smart growth outcomes. The future development intensities should help sustain transit, as well as nearby retail and services.” The plan contemplates neighborhood-serving mixed uses, and the proposed U-MX-2x zone district is the most compatible zone district to offer mixed uses in a residential setting.



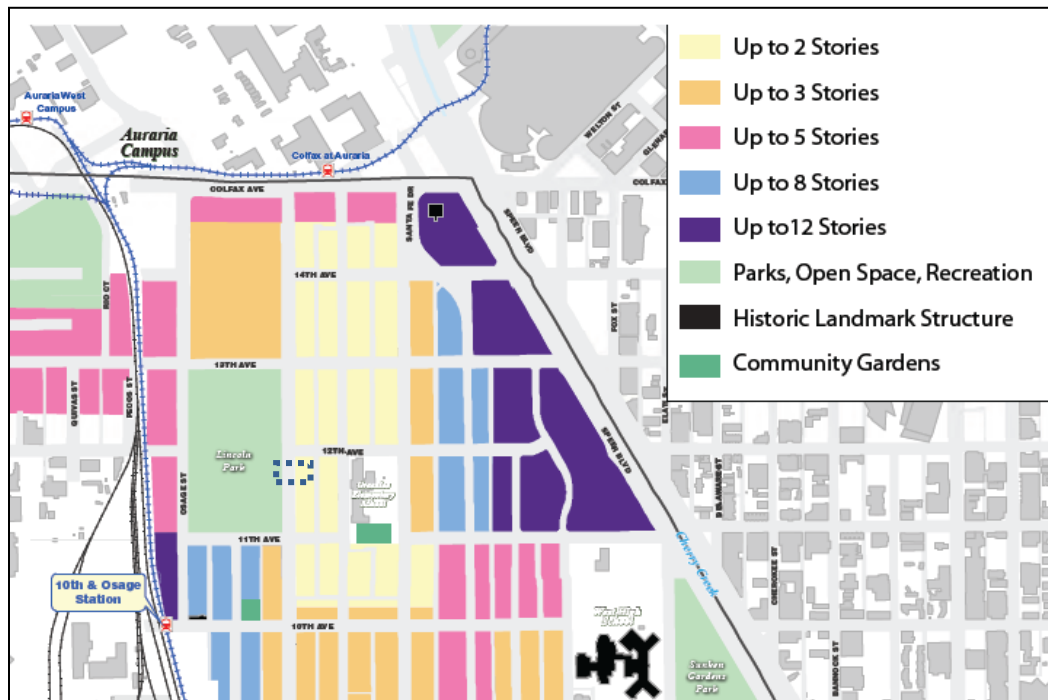
Land Use

The neighborhood plan land use designation for this site is Single Family/Duplex, as shown in the map below. The plan uses the Blueprint Denver land use classifications. The plan also states that “the recommended zone district for the northern residential area is a two-unit district allowing urban houses and duplexes with a minimum lot area of 3,000 square feet.”



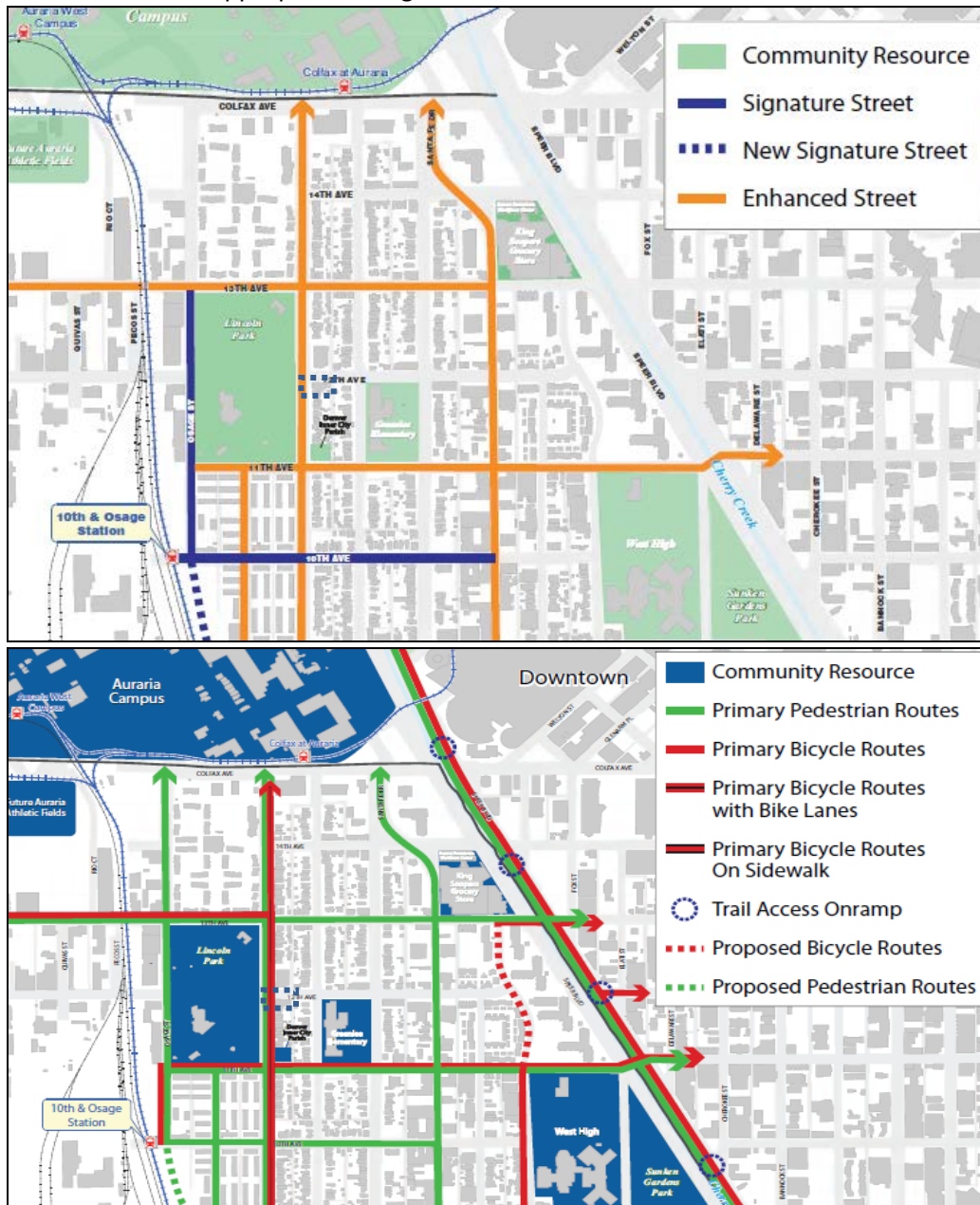
Building Heights

According to the neighborhood plan, the maximum height for this site should be 2 stories, as shown in the map below. Because the U-MX-2x zone district has a maximum height of two stories, the rezoning proposal is consistent with this plan recommendation.



Enhanced Streets

The plan sets forth a network of enhanced streets. Along this site, Mariposa Street is designated as an Enhanced Street, as shown in the map below. Due to its wide right-of-way, the plan calls for strategic design of Mariposa Street to slow traffic and make it more comfortable for bicyclists and pedestrians. Bike lanes were added in 2009 from Colfax Avenue to 8th Avenue. According to the bicycle and pedestrian map, Mariposa Street is also designated as both a Primary Pedestrian Route and a Primary Bicycle Route. This means that Mariposa Street is intended to provide safe, direct, convenient and attractive connections for pedestrians and cyclists moving to and from the station area, adjacent neighborhoods, and nearby destinations. A neighborhood-serving mixed-use zone district like U-MX-2x is appropriate along such an enhanced street.



2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-MX-2x will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City, primarily through implementation of adopted plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.4, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area." Both the rezoning application and the La Alma/Lincoln Park Neighborhood Plan note that the residential area of this neighborhood is changing, fueled in part by the success of the Santa Fe Arts District, the Mariposa (former South Lincoln Homes) redevelopment, and proximity of the historic neighborhood to downtown, light rail transit, and the Auraria Campus. This is an appropriate justifying circumstance for the proposed rezoning.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested U-MX-2x zone district is in the Urban Neighborhood Context. The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses, with some mixed uses. There is typically a regular pattern of blocks surrounded by an orthogonal street grid. Buildings typically have consistent, moderate front setbacks, with parking at the rear and/or side of the building. Building height is typically low-scale. This rezoning site is consistent with this neighborhood context description. Additionally, as discussed above, the La Alma /Lincoln Park Neighborhood Plan specifically states that this is an urban neighborhood context, so a U- zone district is most appropriate in this location.

According to DZC 5.2.3.1, the general purpose of the mixed use districts includes enhancing the convenience, ease and enjoyment of transit, walking, shopping and public gathering within the city's neighborhoods, while ensuring new development contributes positively to established residential neighborhoods and character. The U-MX-2x zone district intent in DZC 5.2.3.2 states that this zone district "applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and uses." This is a small site – a single parcel – within an existing neighborhood where low scale building forms and uses are both existing and desired according to adopted plans. Thus, the U-MX-2x zone district is appropriate for this location and consistent with the purpose and intent of the district.

Planning Board Recommendation

At its March 6, 2013 regular meeting, the Planning Board held a public hearing on the application and voted to unanimously recommend approval of the application.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 1172 to 1178 Mariposa Street and 1120 to 1122 W. 12th Avenue to a U-MX-2x zone district meets the requisite review criteria. Accordingly, staff recommends approval.

Attachments

1. Application (includes 1 RNO letter)



Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.
	<p>Please provide an attachment describing the justifying circumstance.</p>
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Review Criteria

Please list any additional attachments:

Empty box for listing additional attachments.



PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION						
<p>We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.</p>						
Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/01/12	(A)	NO
1178 MARIPOSA ST LLC	PO BOX 11214 DENVER, CO 80211 720.495.2129 JIMSCHNECK@COMCAST.NET	100%	<i>[Signature]</i>	<i>12.12</i>	A D	YES

www.denvergov.org/rezoning



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Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue
Denver, CO 80204

Clyde's Grocery

Prepared by
MasterBuild Architects, Inc
Jim Schneck, RA
Dec 12, 2012



Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue

Denver, CO 80204

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Clyde's Grocery

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Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue
Denver, CO 80204

Clyde's Grocery

Overview

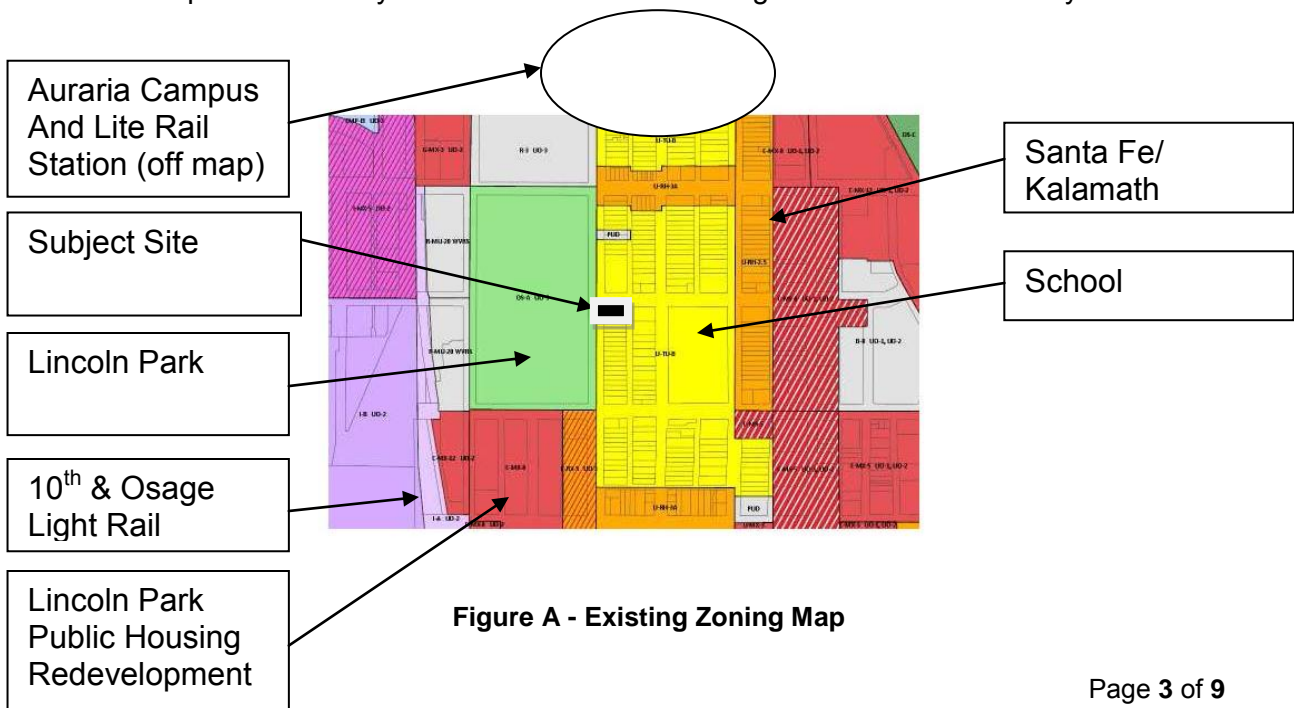
The intersection of W. 12th Ave and Mariposa Street in Lincoln Park was historically one of several nodes of neighborhood commerce that made Lincoln Park a true mixed-use neighborhood. 1172-78 Mariposa and 1120-22 W. 12th Ave (the Complex) sits at the southeast corner of that intersection. The complex consists of a conglomeration of buildings dating from the mid-1920s to the 1950s. Several buildings/phases were constructed in a clear commercial style. The entire site has a long history of commercial use.

Blueprint Denver, the LaAlma/Lincoln Park Neighborhood Plan and the Pedestrian Master Plan all support a diversity of uses and services that enhance the live-ability of Denver's urban neighborhoods. As well, the ToD Strategic Plan and nearby Denver Housing Authority South Lincoln Redevelopment plan also support walkable communities.

The Complex is currently zoned U-TU-B. We believe U-MX-2x to be more consistent with both the historical use for this parcel and the goals of Lincoln Park residents and planners. We therefore respectfully submit this application to rezone lots 1&2, Block 18, Hunts Addition from U-TU-B to U-MX-2x.

Current Zoning

The complex is currently zoned U-TU-B with a Zoning Permit for a community center.



Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue
Denver, CO 80204

Clyde's Grocery

Property Overview

1178 Mariposa St is a 3319 square foot building that includes units 1172, 1174 and 1178 Mariposa. Units 1172 and 78 are currently residential apartments. Unit 1174 is vacant commercial space.

1122 W. 12th Avenue includes 1120 and 1122 W. 12th Avenue. This 2931 sf building currently serves a commercial use as a food bank.

Figure B shows known phases of construction.

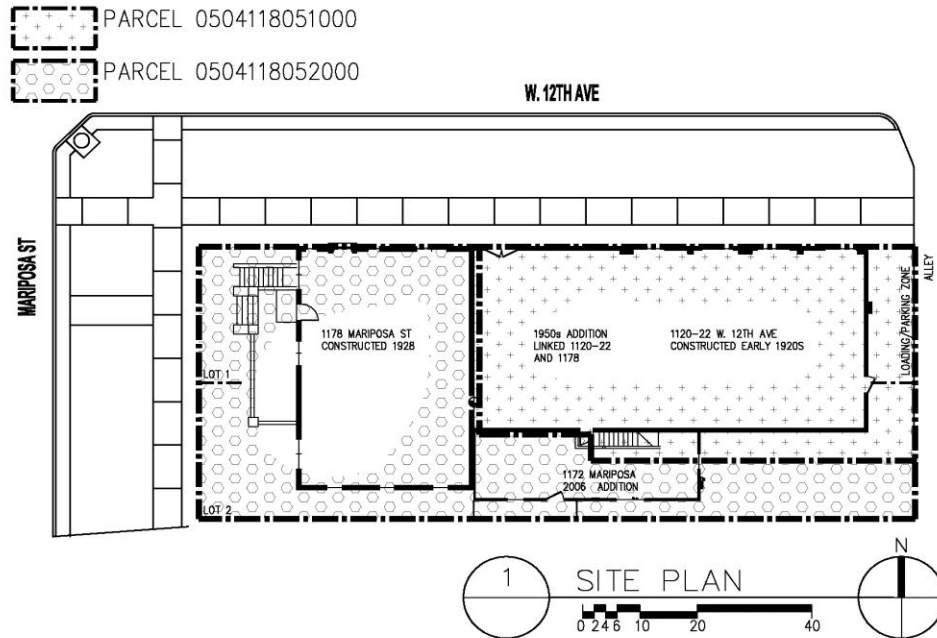


Figure B - Site Plan

Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue
Denver, CO 80204

Clyde's Grocery

Existing Conditions

1178 Mariposa St

1178 Mariposa St includes conventional bungalow features such as a low-pitched gable roof, large front porch and multi-lite double hung windows. The north, south and west (principal) facades are relatively intact, though an exterior basement entrance appears to be a late addition. Late additions completely hid the east façade. Figure C shows a floor plan.

1120-22 W. 12th Ave

1122 W. 12th faces W. 12th Avenue on the zero lot line. The building is a commercial-style flat-roofed structure with a simple brick facade still intact behind metal siding. Two original street entrances have been partially bricked in for windows. Even with these modifications the building still generally conforms to the Denver Zoning Code Section 5.3.3.4 (M) GENERAL building type.

A 1950s era CMU addition linked these two buildings. A recent frame addition encloses a 550 square foot area behind 1122.

Parking

The Property currently has three off street parking spaces. Approximately 9 vehicles can park curbside without impact to near neighbors. Parallel parking serving Lincoln Park on the west side of Mariposa is underutilized as most park users are local residents.

Denver Zoning Code Section 10.4.2.2 (B) exempts additional parking requirements for mixed use districts complying with build-to and height requirements. The existing Property does comply with those requirements.

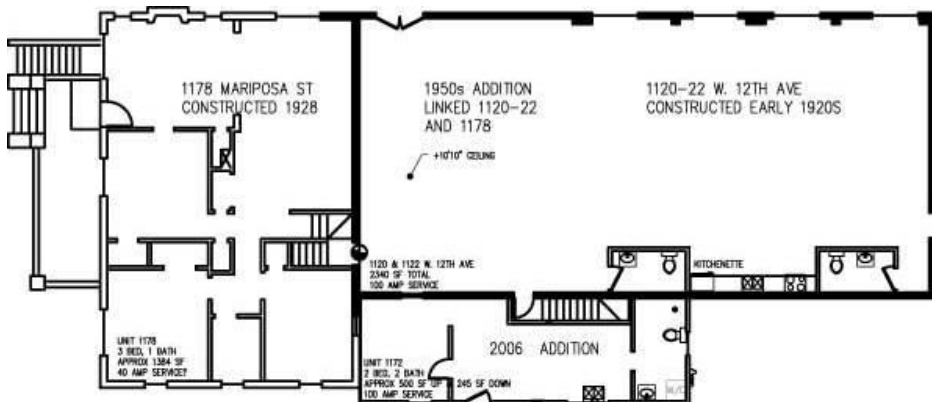


Figure C - Floor Plan

Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue

Denver, CO 80204

Clyde's Grocery

History

Neighborhood

Lincoln Park developed as one of Denver's earliest transit-oriented developments. Located just south of Colfax and west of Santa Fe, it had easy access to downtown via the Kalamath Trolley. Bounded by railroad tracks to the west, downtown to the north and streetcar neighborhoods to the east, Lincoln Park was a quintessential mixed-use community. Low density working class housing, corner stores and blue collar jobs all coexisted within easy walking distance. The Park itself anchored the community with amenities such as streamside walking paths, a public pool, a bandstand and other community buildings.

From the 1920s to the early 1960s the four blocks between Lipan and Mariposa, W. 11th and W. Colfax Avenues contained a variety of housing types and no less than seventeen shops (excluding W. Colfax itself) sprinkled throughout the area (See Figure D). Clearly residents could find much of what they needed for daily life without having to leave the neighborhood, or even their block.

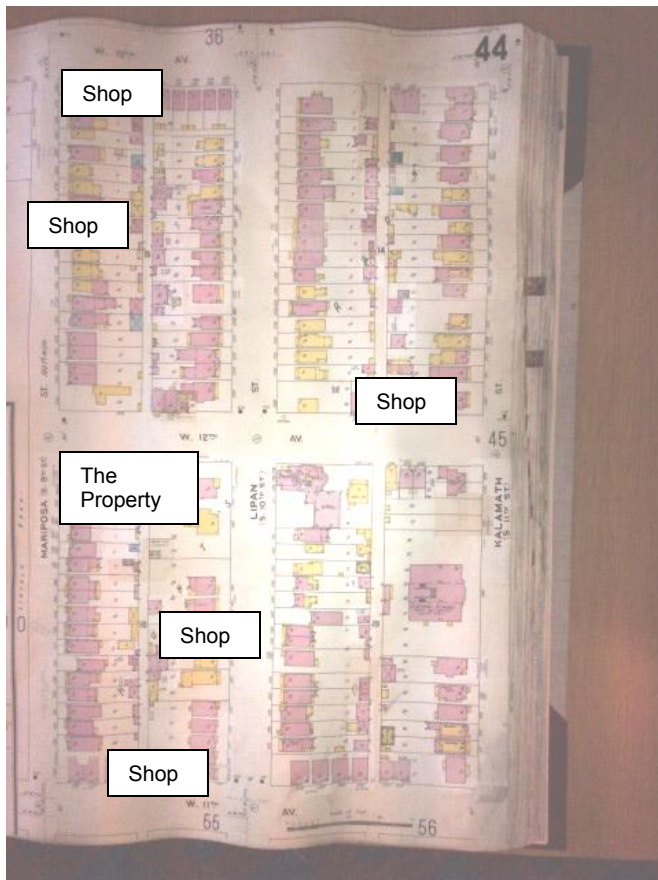


Figure D - 1920s Commercial in Lincoln Park

Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue
Denver, CO 80204

Clyde's Grocery

Site

City records show that a Guy Santorno purchased vacant lots 1&2 in 1923. He had constructed at least the bungalow at 1178 Mariposa by 1928. No permits exist for 1120-1122 W 12th but this building was extant by 1936 (See Figures E&F).

Santorno died soon after construction but his widow Caroline lived at 1178 until 1932. 1120-22 W. 12th are listed as vacant until 1931 when Caroline sold the property to the D'Ursi family. Various generations of D'Ursi's (who appear to have Americanized their surname to Dursey in the mid-1930s), lived at 1178 until the late 1940s. Throughout their ownership the family variously either ran their own businesses out of the property or leased it out. City directories list many grocers operating out of 1122 over the years. Clyde and Hazel Nelson, for example, ran the grocery in the early 1940s. Industrious Clyde also moonlighted as a bartender at the downtown Cosmopolitan.

By 1954 the entire complex is listed as the Auraria Community Center. The cinder block link joining the bungalow and shops was constructed at about this time. Possibly the exterior basement entrance at 1178 was added then. In 2010 remnants of a commercial kitchen, serving counter and meeting room could still be found downstairs.

By 1972 the complex had become the Denver Health Station. In the late 1990s the complex came under the ownership of the Mendoza family, who operated it as a social hall. Local lore has it that the hall served double duty as a bootleg liquor store. During the Mendoza's ownership a 550 square foot residential addition south of 1122 was constructed.

The Mendozas lost the property to foreclosure in 2010. The applicant then purchased the property and began the process of stabilization and rehabilitation.

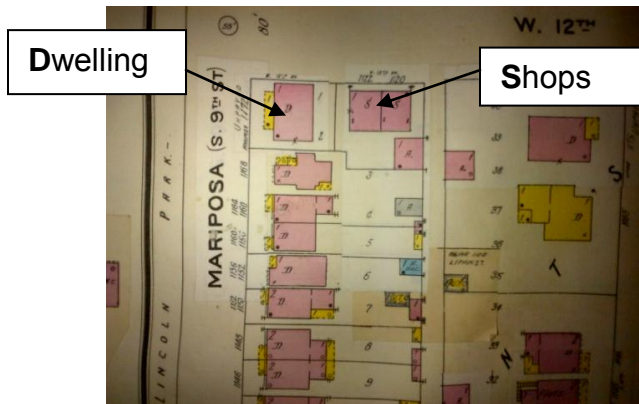


Figure E - Mid 1920s Sanborn Map

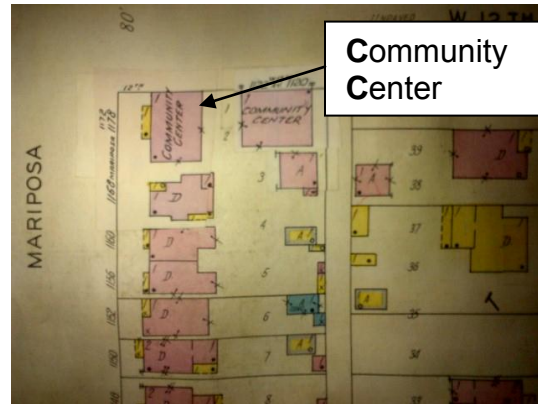


Figure F - Early 1950s Sanborn Map

Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue

Denver, CO 80204

-

Clyde's Grocery

Plan Recommendations

La Alma/Lincoln Park Neighborhood Plan

The 2010 La Alma/Lincoln Park Neighborhood Plan identifies goals of having commercial services such as banks, furniture stores and grocery stores that support and strengthen the station area neighborhood. As well, the Plan supports live/work, live/sell and active edges along both Mariposa and east-west cross streets.

The plan advocates neighborhood stabilization through increased circulation, support services and a renewed sense of history. It supports a mixture of uses as outlined within the Framework Plan, Land Use and Urban Design & ED. Tools for this include providing opportunities for small businesses, reinforcing historic character and promoting adaptive re-use.

Mariposa is an enhanced street within the LA/LPNP. Opportunities exist to enhance the pedestrian experience between Colfax/Auraria and the South Lincoln Redevelopment. Mariposa is a natural collector for residents heading to and from campus. Finally, Lincoln Park has become a haven for illegal activity. Additional eyes on that park may moderate such activities.

The Plan notes that Public Health is enhanced by providing local services, reducing auto use and improving connectivity, especially between the thriving Santa Fe Arts district and planned ToD site.

Blueprint Denver

Blueprint Denver designates the subject site as an area of stability though it abuts a large area of change west of Mariposa. That area includes the Lincoln Park Housing Project and the 10th & Osage Station, both currently undergoing revitalization as part of the South Lincoln Redevelopment. Mariposa Street itself is a collector feeding local pedestrian, bicycle and vehicular traffic into and out of the nearby Auraria Light Rail Station, Auraria campus and downtown. The subject block and areas north, south and east are designated Single Family Duplex.

Pedestrian Master Plan

The PMP advocates walkability and integrated services.

Denver Housing Authority South Lincoln Redevelopment

This Redevelopments stated goal is to 'create an energized transit community...' and '...promote economic, environmental and social vitality'.

Zone Map Amendment Supplement

1172-1178 Mariposa Street & 1120-1122 W. 12th Avenue

Denver, CO 80204

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TOD Strategic Plan

The TOD Strategic Plan advocates for connectivity between TOD sites and nearby residential. The South Lincoln Redevelopment envisions limited commercial uses along W. 10th. The subject complex lies well within the ½ mile radius of both the 10th and Osage and Auraria stations.

Both W. 12th Ave and Mariposa Street are popular pedestrian corridors which would be enhanced by the availability of neighborhood services. Revitalizing former patterns of commercial development within and adjacent to TOD sites complements the TOD vision of walkable mixed-use communities.

Justification of Circumstances

Lincoln Park resembles nearby Baker in its proximity to downtown, its access to major transportation corridors and its housing stock. Unlike Baker though, and in spite of the fact that Lincoln Park borders two light rail stations, the area has seen little of the revitalization evident in Baker and other near-downtown neighborhoods like Highland and North Capitol Hill. Possible causes include little turnover of housing stock and the presence of several nearby public housing projects. As well, Lincoln Park currently lacks nodes of pedestrian friendly services and amenities such as can be found on South Broadway, W. 32nd or 17th Avenues.

Recently however, fueled in part by both the thriving Santa Fe Arts District and the much anticipated South Lincoln Redevelopment, Lincoln Park is now attracting students, creative professionals and first time homeowners. All appreciate both the affordability and the relative “walkability” to Auraria, downtown and the Santa Fe arts district.

Mixed use neighborhoods are enjoying a renaissance as highly desirable urban forms. Local examples include the old Elitch Gardens, Stapleton, Lowry and Belmar. Lincoln Park began as a mixed use neighborhood. With some fine tuning of its current zoning, it can be again.



Figure G – Existing facade



Figure H – Proposed restored facade



www.lincolnparkneighborhood.org

**Letter of Support
for a zoning change request**

Dec. 26, 2012

Board of Adjustment for Zoning Appeals
City & County of Denver
Denver, CO 80202

To Whom it May Concern,

The La Alma Lincoln Park Neighborhood Association (LPNA) is a registered neighborhood organization (RNO) representing the residents of La Alma/Lincoln Park. We appreciate the opportunity to offer this Letter of Support for a zoning change request.

The properties at 1172-78 Mariposa and 1120-22 W.12th Ave sit at the southeast corner of 12th and Mariposa. These properties, lots 1&2, Block 18, Hunts Addition, are currently zoned U-TU-B. Earlier this year, we submitted a letter of support to change the zoning to U-MX-2. We now agree with the new request to rezone these properties to U-MX-2x.

Our neighborhood is going through a revival, highlighted by a thriving arts community on Santa Fe Boulevard and an ambitious housing development for DHA's South Lincoln District. We believe that this zoning change is consistent with and appropriate for the future of our neighborhood.

Please get in touch with any questions or concerns,

Sincerely,

A handwritten signature in cursive script that reads "David R. Griggs".

David Griggs,
President, LPNA

mail c/o: 715 Galapago St.
Denver, Colorado 80204-4441

Denver Property Assessment and Taxation System (2.0.0.39)

1178 MARIPOSA ST

Note: Enter schedule numbers without dashes

Owner	PIN	Legal Description	Property Type	Tax District
1178 MARIPOSA ST LLC PO BOX 11214 DENVER , CO 80211-0214	163849671 Schedule Number 0504118053000	HUNTS ADD B18 L1 & 2	INDUSTRIAL - SOCIAL/RECREATION	DENV

Assessment

Actual Value Year: 2012 Actual Value: \$352,200

Property

Year Built: 1946 Square Footage: 2326

Comparables

PIN	Address	Year	Sales Price
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No comparables available for this property.



Colorado Secretary of State
 Date and Time: 06/27/2011 11:30 AM
 ID Number: 20101366275
 Document number: 20111364689
 Amount Paid: \$10.00

Document must be filed electronically,
 Paper documents will not be accepted.
 Document processing fee \$10.00
 Late fee if entity is in noncompliant status \$40.00
 Fees & forms/cover sheets
 are subject to change.
 To access other information or print
 copies of filed documents,
 visit www.sos.state.co.us and
 select Business.
 and select Business Center.

ABOVE SPACE FOR OFFICE USE ONLY

Periodic Report

filed pursuant to §7-90-301, et seq. and §7-90-501 of the Colorado Revised Statutes (C.R.S.)

ID number: 20101366275

Entity name: 1178 Mariposa St, LLC

Jurisdiction under the law of which the
 entity was formed or registered: Colorado

1. Principal office street address: 1178 Mariposa St
(Street name and number)

<u>Denver</u> <i>(City)</i>	<u>CO</u> <i>(State)</i>	<u>80204</u> <i>(Postal/Zip Code)</i>
<i>(Province - if applicable)</i>	<u>United States</u> <i>(Country - if not US)</i>	

2. Principal office mailing address:
 (if different from above) PO Box 11214
(Street name and number or Post Office Box information)

<u>Denver</u> <i>(City)</i>	<u>CO</u> <i>(State)</i>	<u>80211</u> <i>(Postal/Zip Code)</i>
<i>(Province - if applicable)</i>	<u>United States</u> <i>(Country - if not US)</i>	

3. Registered agent name: (if an individual) _____
(Last) (First) (Middle) (Suffix)

OR (if a business organization)
EPIAS Investments, LLC

4. The person identified above as registered agent has consented to being so appointed.

5. Registered agent street address: 1178 Mariposa St
(Street name and number)

<u>Denver</u> <i>(City)</i>	<u>CO</u> <i>(State)</i>	<u>80204</u> <i>(Postal/Zip Code)</i>
--------------------------------	-----------------------------	--

6. Registered agent mailing address:
(if different from above)

PO Box 11214

(Street name and number or Post Office Box information)

Denver

(City)

CO

(State)

80211

(Postal/Zip Code)

United States

(Province - if applicable)

(Country - if not US)

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

7. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Schneck

(Last)

Jim

(First)

(Middle)

(Suffix)

PO Box 11214

(Street name and number or Post Office Box information)

Denver

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80211

(Postal/Zip Code)

United States

(Province - if applicable)

(Country - if not US)

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

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