



**TO:** Neighborhoods and Planning Committee of the Denver City Council  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** October 8, 2015  
**RE:** Official Zoning Map Amendment Application #2015I-00073  
South Sloan's Lake Subdivision Filing 1, Block 2, Lots 1 and 2  
Rezoning from C-MX-5/DO-5 to C-MX-8/DO-5

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code ("DZC"), Staff recommends that Planning Board recommend **approval** to City Council of Application 2015I-00073 from C-MX-5/DO-5 to C-MX-8/DO-5.

### Request for Rezoning

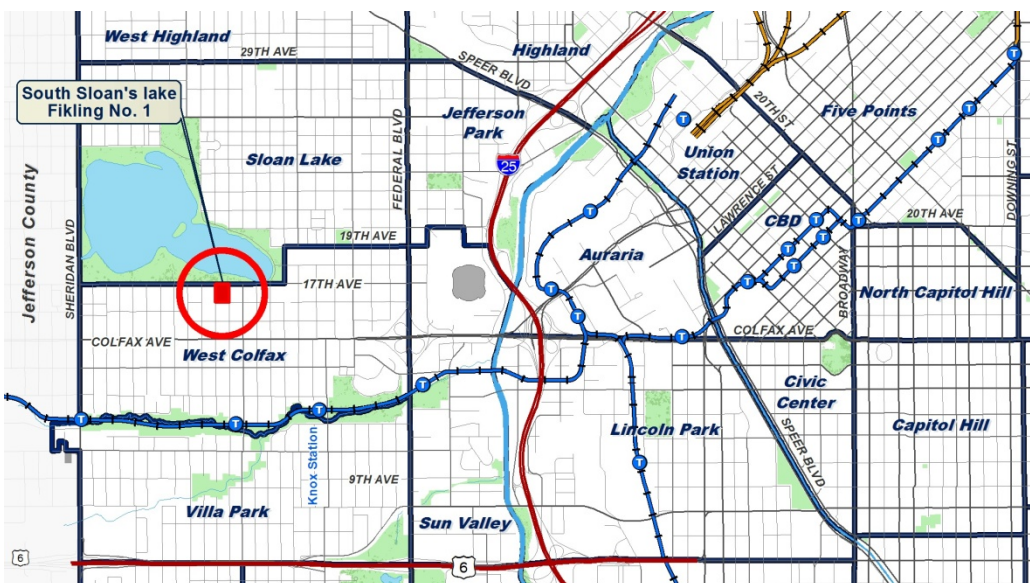
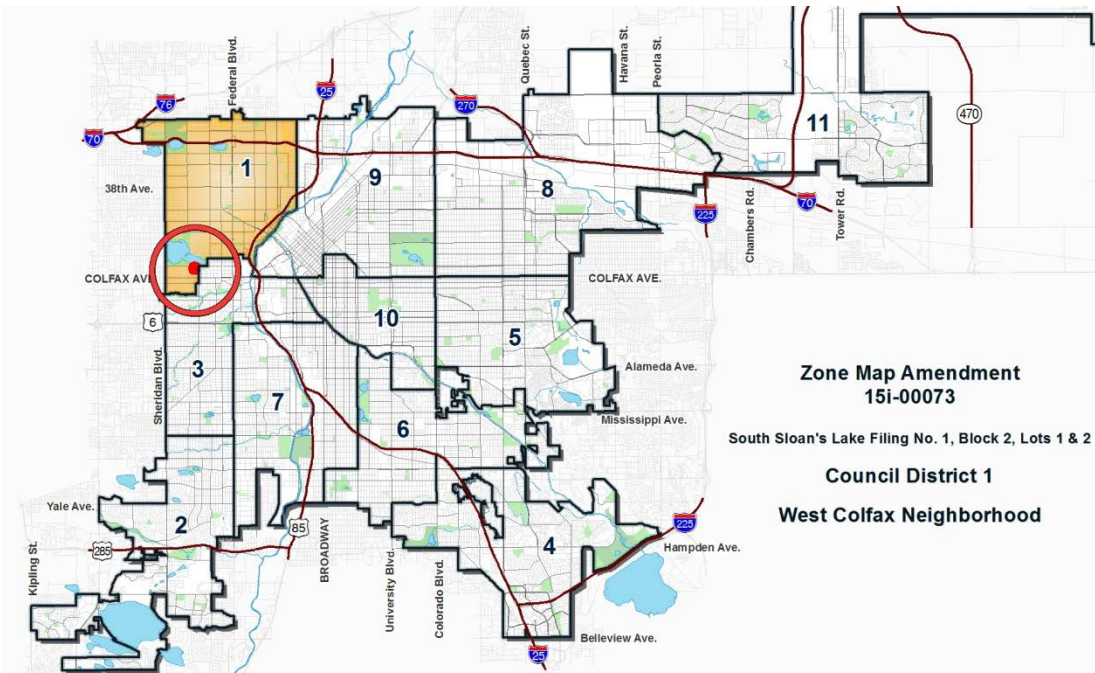
Application:	#2015I-00073
Address:	South Sloan's Lake Subdivision Filing 1, Block 2, Lots 1 and 2
Neighborhood/Council District:	West Colfax Neighborhood/City Council District 1
RNOs:	Denver Neighborhood Association, Inc., Inter-Neighborhood Cooperation, Sloan's Lake Citizen's Group, Sloan's Lake Neighborhood Association, West Colfax Association of Neighbors, West Colfax Business Improvement District
Area of Property:	100,664 SF, 2.31 acres
Current Zoning:	C-MX-5/DO-5
Proposed Zoning:	C-MX-8/DO-5
Property Owner(s):	EFG-South Sloan's Lake I, LLC
Owner Representative:	Cameron Bertron

### Summary of Rezoning Request

- The subject property is a full block and is located between West 16<sup>th</sup> & 17<sup>th</sup> Avenues, and between Raleigh and Quitman Streets within the larger approximately 14-acre former St. Anthony's Hospital redevelopment site. No address has been assigned to the property and it is legally described as South Sloan's Lake Subdivision Filing 1, Block 2, Lots 1 and 2.
- The property owner proposes to rezone the property from C (Urban Center)-MX (Mixed Use)-5 (5 stories)/DO-5 (Design Overlay-5) to C (Urban Center)-MX (Mixed Use)-8 (8-stories)/ DO-5 (Design Overlay-5). The proposed C-MX-8/DO-5 zone district allows for a maximum building height of eight stories/110 feet and allows for a range of residential and commercial development.
- On the subject property, the South Sloan's Lake Design Overlay (DO-5) requires maximum building height limits of five stories/70 feet for buildings constructed within 43

feet of the zone lot line along 17<sup>th</sup> Avenue. For development within 60 feet of the zone lot line along Quitman Street the DO-5 overlay requires building heights to be limited to a maximum of five stories/70 feet.

- The Urban Center context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit buildings are typically rowhouse, and apartment forms. Commercial buildings are typically shopfront, and general building forms. Further details of the zone districts can be found in Article 7 of the Denver Zoning Code (DZC).
- The property owner, EFG-South Sloan's Lake I, LLC (EFG) is proposing a rezoning to entitle the land for development consistent with adopted city plans.



## Existing Context

The former St. Anthony Central Hospital property was purchased by EFG in January, 2013. While EFG still owns blocks 1-4, within the redevelopment area, blocks 5, 6 and 7 are now owned by South Sloan's Lake Apartments, LLC, and Alamo Sloans LLC and LCPW Sloans 1525 LLC, respectively.

Within the redevelopment site, apartments with ground story retail are under construction on blocks 5 and 6. On block 6 the new apartments and retail will wrap the existing parking structure. The remainders of the redevelopment site blocks are vacant with the exception of block 3 where an existing 5-6-story structure remains, and block 7 where an existing 5-story medical office remains. There are no pending site development plans for the site to the east of the subject property though redevelopment of the site is expected in the near future.



Surrounding the South Sloan's Lake (SSL) Redevelopment site are:

- Sloan's Lake Park, north across 17<sup>th</sup> Avenue from the subject site
- West Colfax Avenue, south of the redevelopment site with a mix of commercial and multi-unit residential land uses
- Perry Street light rail station and Lakewood Dry Gulch Park 4 blocks south of the subject site
- Colorado Acute Long Term Hospital, 5 blocks east of the subject property
- Lake Middle School, 7 blocks east of the subject property
- Cheltenham Elementary School, 8 Blocks east of the subject property
- Yeshiva Toras Chaim High School Academy, directly west of block 6
- Colfax Elementary School, on Colfax Avenue directly west of block 7

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	C-MX-5/DO-5	Vacant (Block 2)	Vacant	The existing pattern of development surrounding the site follows Denver's traditional orthogonal street grid to 17 <sup>th</sup> Avenue which forms the southern boundary of Sloan's Lake Park. Blocks are rectilinear and served by alleys with both attached and detached sidewalks. Toward Colfax to the south, larger parcels serve nonresidential uses within the grid street pattern.
North	OS-A	17 <sup>th</sup> Avenue/ Sloan's Lake Park	City Park/Parking	
South/southeast	C-MX-5/DO-5	Multi-unit residential with ground floor retail (Blocks 4 and 5)	Proposed 3-story townhomes on Block 4, and 5-story mixed use with residential and ground floor retail under construction on Block 5.	
East	C-MX-5/DO-5	Existing 5-6-story building to be retained and remainder of block for redevelopment site (Block 3)	Existing 5-6-story building to remain remainder of block to be redeveloped.	
West/southwest	U-SU-C2/ PUD	Vacant with planned multi-unit residential and ground floor retail (Block 1), and multi-story parking structure (Block 6).	Proposed 3-12-story mixed use structure with ground floor retail on Block 1, and 4-story parking garage on Block 6.	

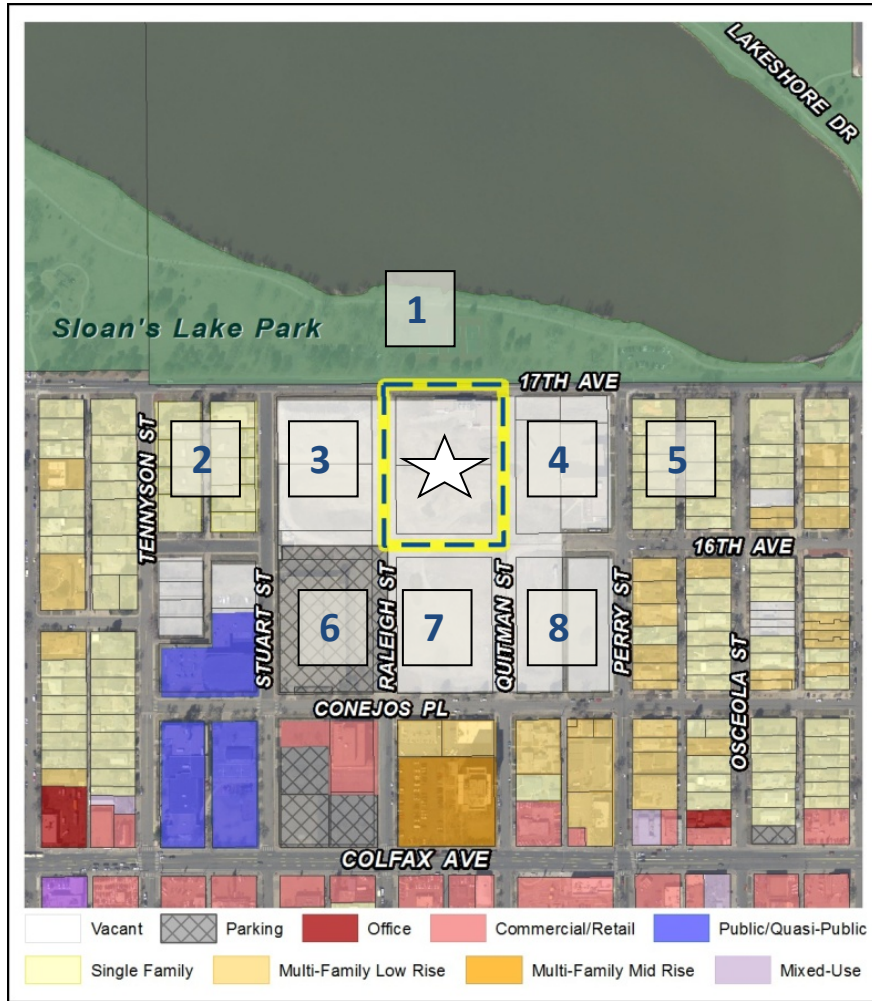
## 1. Existing Zoning



The C-MX-5 zone district permits a maximum height of 5 stories/ 70 feet and requires an upper story setback of 20 feet for buildings above 27 feet, and a second upper story setback of 35 feet above 51 feet, when adjacent to protected residential zone districts. The C-MX districts also require a build-to of 70% with 40% transparency on primary streets. The minimum front setback is 0 feet. A wide range of residential and commercial land uses are allowed. For additional details regarding building form standards in the C-MX-5 zone district, see DZC Section 7.3.3.4.

The DO-5 Overlay District was applied to the SSL redevelopment site between 17<sup>th</sup> Avenue, Conejos Place, Stuart and Perry Streets through a zone map amendment approved by City Council on February 2, 2015. The DO-5 provides additional height restrictions for development on Blocks 1-6. For the subject property, the design overlay restricts building heights to five stories/70 feet within 43 feet of the zone lot line along 17<sup>th</sup> Avenue, and on the east side of Block 2, building heights are restricted to 5 stories/70 feet within 60 feet of the Quitman Street zone lot line.

## 2. Existing Land Use



### 3. Existing Building Form and Scale

1- Sloan's Lake Park



2 West Colfax Neighborhood, Single unit detached, 1-2 story



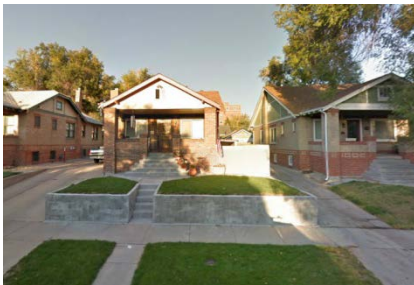
3 South Sloan's Lake Redevelopment Block 1, vacant



4 Kuhlman Building on Block 3, 5-6 stories



5- West Colfax Neighborhood, Single unit detached, 1-2 story



6 South Sloan's Lake Redevelopment Block 6



7 South Sloan's Lake Redevelopment Block 5, 5 stories



8 South Sloan's Lake Redevelopment Block 4, vacant



## 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:** Approved – No comments.

**Development Services – Wastewater:** Approved – There is no objection to the rezone, however applicant should be under notice that the Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be necessary. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient.

**Parks and Recreation -** Approved – No Comments

**Public Works – City Surveyor:** Approved – No Comments

## Public Review Process

- **Informational Notice:** CPD staff provided informational notice of receipt of the complete rezoning application to affected members of City Council and Registered Neighborhood Organizations (RNOs) on August 12, 2015.
- **Planning Board:** The property was legally posted for a period of 15 days announcing the September 16, 2015, Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members. At the September 16 meeting Planning Board unanimously voted to recommend approval of the application.
- **Neighborhoods and Planning Committee:** Following Planning Board review, the rezoning application was referred to the Neighborhoods and Planning Committee of the City Council (PLAN) for review at a public meeting. The PLAN Committee meeting is scheduled for October 14, 2015. Electronic notification of the meeting is sent to affected registered neighborhood organizations and City Council members 10 days prior to the meeting.
- **City Council:** Following PLAN Committee review, the rezoning application is typically referred to the full City Council for a public hearing. The City Council public hearing is tentatively scheduled for November 23, 2015.
- **Registered Neighborhood Organizations:** To date, no written comments have been received from Registered Neighborhood Organizations.
- **Other Public Comment:** To date, 11 letters have been received from individuals in support of the rezoning application. (The letters are attached at the end of the staff report.)



## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### **DZC Section 12.4.10.7**

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

### **DZC Section 12.4.10.8**

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

## **1. Consistency with Adopted Plans**

The map amendment is consistent with the following city plans:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- West Colfax Plan (2006)
- Sloan's Lake General Development Plan (2014)

## **Denver Comprehensive Plan 2000**

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

- Environmental Sustainability chapter, Strategy 2-F: *Conserve land by promoting infill development within 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 neighborhood (p. 39).*
- Environmental Sustainability chapter, Strategy 4-A: *Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work (p. 41).*
- Land Use chapter, Strategy 1-H: *Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan (p. 58).*
- Land Use chapter, 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 (p. 60).*
- Land Use chapter, Strategy 4-A: *Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods (p. 60).*
- Mobility chapter, Strategy 4-E: *Continue to promote mixed-use development, which enables people to live near work, retail and services (p. 78).*

- Denver's Legacies chapter, Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated* (p. 99).
- Economic Activity chapter, Strategy 4-B: *Continue to strengthen and where necessary revitalize Denver's commercial corridors, such as East and West Colfax, Broadway, Colorado Boulevard, East Evans and South Federal* (p. 135).

The proposed rezoning of the subject property to C-MX-8/DO-5 is consistent with the recommendations in Comprehensive Plan 2000 that encourage mixed use infill development that is compatible with the character of surrounding neighborhoods; that is located in activity centers where residents can live, work and play in their own neighborhoods; that offers the opportunity for new diverse housing, increased density and more amenities, and that supports higher transit ridership. The proposed rezoning to C-MX-8/DO-5 provides a redevelopment opportunity consistent with these Plan recommendations. It will enable quality mixed use development due to the C-MX-8 building form standards, which promote pedestrian-oriented design through build-to and other ground story design requirements. The DO-5 overlay, with its required height limits, will help to ensure that any new development provides adequate transitions to the surrounding neighborhood.

### Blueprint Denver (BPD) – 2002

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of *Mixed Use* and is located in an *Area of Change*.



2002 Blueprint Denver Map

Blueprint Denver Future Land Use – Mixed Use

The subject site has a future land use concept of Mixed Use. Blueprint Denver describes Mixed Use areas as residential areas having sizable employment and housing bases (Page 41). Intensity of development in these areas is expected to be higher than in other residential areas, and land uses are mixed either vertically or horizontally. The C-MX-8/DO-5 zone district provides for higher intensity mixed use development where uses may be mixed both horizontally and vertically. The broad variety of allowed residential and commercial land uses in the MX zone district supports both the mixture of land uses and the intensity of development.

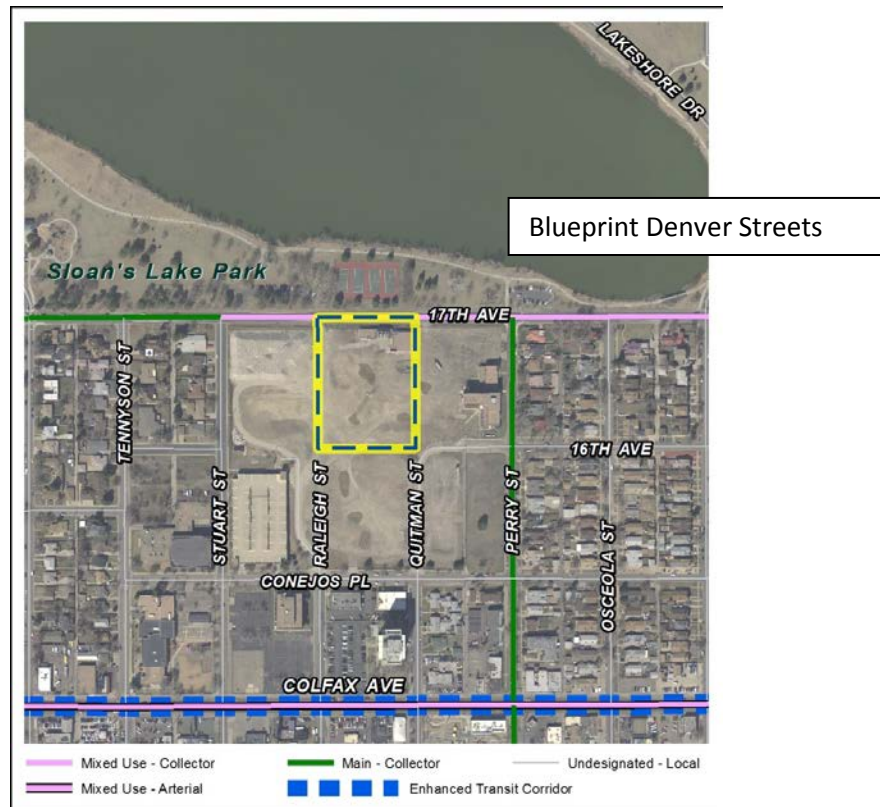
Blueprint Denver Area of Change

The subject site is designated as an Area of Change. In general, the goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the City as a whole (Page 127). Blueprint Denver also proposes strategies for Areas of Change, including: mixed land uses, compatibility between existing and new development, and infill and redevelopment of vacant and underused properties (p.23).

The proposed map amendment to rezone to C-MX-8/DO-5 is consistent with Area of Change strategies. First, it allows for focusing mixed-use, higher intensity growth in an Area of Change. Second, the DO-5 overlay requires buildings to step down in height at the edges, which fulfills the recommendation to create new development that is compatible with existing development in an Area of Stability. Finally, C-MX-8/DO-5 in this location allows for higher density development which reduces land consumption which in turn, helps preserve Areas of Stability (p.25). The proposed rezoning of the subject parcel to C-MX-8/DO-5 allows for an intensity of development that is consistent with that which is contemplated for an Area of Change

Blueprint Denver Street Classifications

The Blueprint Denver street classification for 17<sup>th</sup> Avenue, on the northern edge of the property, is a Mixed Use Collector. The remainder of the streets surrounding the subject block did not exist at the time Blueprint Denver was drafted. Mixed Use collector streets emphasize a balance between mobility and land access with a variety of travel choices such as pedestrian, bicycle and transit. They are located in higher intensity mixed use commercial, retail and residential areas with substantial pedestrian activity (p. 57).



The proposed C-MX-8/DO-5 zoning is consistent with the Mixed Use collector street classification since it allows for the type of higher intensity, mixed use development that is envisioned for this type of street.

#### Enhanced Bus Transit Corridor

On the Blueprint Denver map West Colfax Avenue is identified as an Enhanced Bus Transit Corridor. The Plan recommends evaluating these corridors for enhanced bus transit services and supporting this transit-oriented development with incentives like shared or reduced parking and a mix of transit-supportive land uses (p. 98-100). The subject site located along 17<sup>th</sup> Avenue is served by RTD's Route 20, and is within 2 blocks of West Colfax Avenue where RTD's Route 16 provides bus service every 15 minutes. The proposed C-MX-8/DO-5 zone district provides the opportunity for higher density, mixed use development, which is supportive of transit and is compatible with an Enhanced Bus Transit Corridor.

#### **West Colfax Plan - 2006**

The West Colfax Plan identifies the South Sloan's Lake redevelopment area, including the subject site, as "*a catalyst redevelopment opportunity for the entire West Colfax area*", and contemplates that "*the scale and quality of development will bring an influx of new residents and a mix of commercial activities that promote West Colfax and its environs as a destination*" (p. 4).

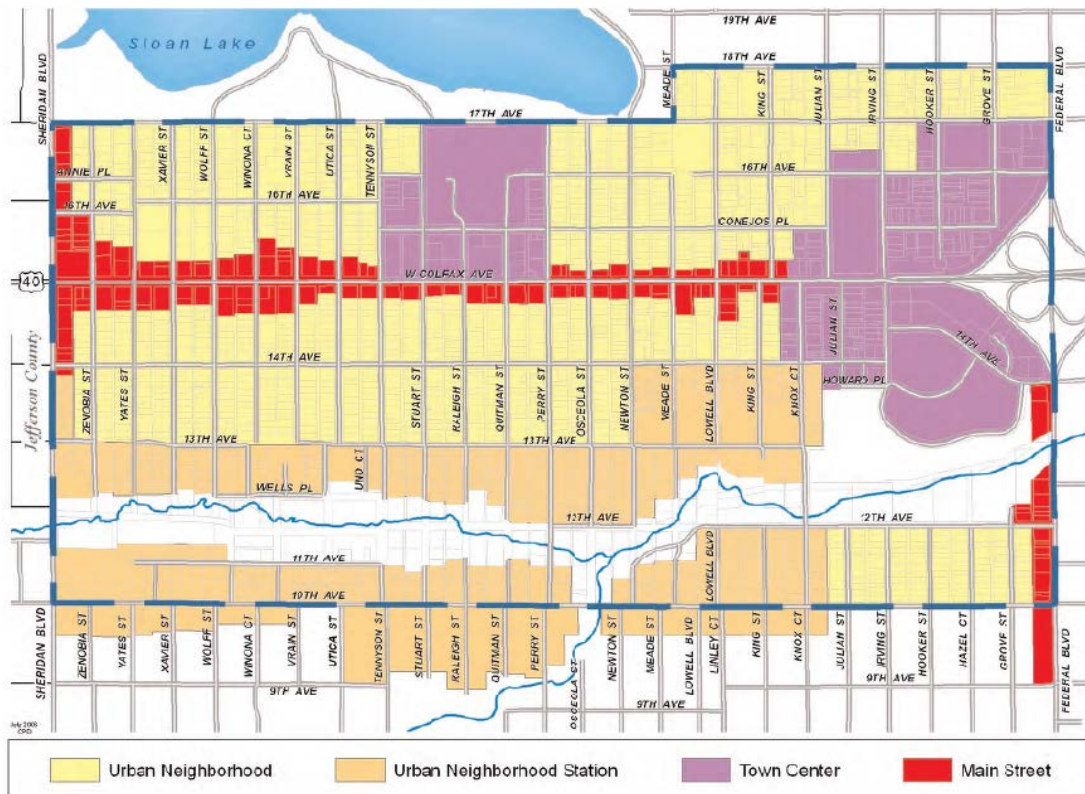
The West Colfax Plan includes a "Framework Plan" and "District Plans." The purpose of the Framework Plan is to provide "*the over-arching goals and recommendations for the study area;*" and to "*provide the technical guidance for zoning regulatory changes, infrastructure planning and policy direction*" (pg. 78).

The "overriding intent" of the District Plans, on the other hand, is "*to distinguish the unique attributes of distinct parts of the neighborhood*" (pg. 120). District Plans "*do not imply zoning changes per se*"; rather, the District Plans section of the West Colfax Plan specifically refers to the Framework Plan for guidance about zoning changes, and "*should zoning changes occur the District Plans provide guidance regarding the appropriate character and scale of an area*" (pg. 120).

Relevant information from the West Colfax Plan's Framework Plan and District Plan for the subject property is provided below.

WEST COLFAX PLAN

Future Land Use Concept



The Future Land Use Concept map in the Framework Plan designates the subject property within a Town Center (p. 79). The Urban Town Center recommendations in the Framework Plan describe the development pattern as “compact, development radiates from a dense core and centralized gathering place,” with variable scale where “greatest height and intensity of lot coverage in the core radiates to lower intensity at the fringe” (p. 83). The Framework Plan also contemplates the highest intensity residential buildings will be associated with large development parcels or the presence of transit. Consistent with the foregoing, the proposed C-MX-8/DO-5 zoning for the subject property will allow higher intensity, mixed use development toward the center of the redevelopment area, which is consistent with the Town Center recommendations. The DO-5 overlay, which requires lower building heights along the edges of the site, furthers the plan recommendation for the height and intensity to decrease at the edge, or fringes, of the town center area.

In addition, the proposed rezoning conforms to the following West Colfax Plan general land use and urban design goals and Town Center District recommendations for new development in the West Colfax area.

- “Focus intense development to strategic growth areas at the edges of neighborhoods along Main Street corridors or in neighborhood centers such as transit station areas and town centers.” (Land Use Goals, p. 93)
- “Introduce a greater share of market rate housing units. Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs

*at higher densities in strategic locations (town centers, station areas, main streets)."*  
(Land Use Recommendation 6, p. 95)

- *"Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed-use development. Minimize new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking."*  
(Land Use Recommendation 7, p. 96)
- *"With redevelopment around station areas, along main streets and in town centers integrate pocket parks, plazas, courtyards and other urban open spaces that provide "breathing room" for residents and visitors."* (Land Use Recommendation 13, p. 98)

The proposed C-MX-8/DO-5 zone district implements the West Colfax Plan land use goals and recommendations related to focusing development in areas designated town centers, encouraging a diversity of housing options and allowing a mixture and intensity of land uses that are appropriate for a town center.

The proposed zoning is also consistent with the character and scale contemplated by the District Plan for Town Centers within the West Colfax Plan. The subject property is identified in the West Colfax Plan as a "Town Center District" whose function is to serve as the heart of the surrounding community. The West Colfax Plan includes the following recommendations for *Town Center Districts* (see pages 129-130 of the plan for more details):

- *"Focus the most intense structures and uses to a dense core surrounding a community gathering place. Ring this dense core with medium intensity structures that taper in height, mass and scale to a fringe area where the town center blends with surrounding neighborhood"* (p. 129).
- *"Ensure a dynamic mix of uses to serve the daily needs of nearby residents and destination itineraries of regional visitors".* (p. 129).
- *"Establish a Town Center development strategy (by utilizing) a form-based Town Center zone district...and requiring a General Development Plan which...includes standards for the development of streets, water quality management and infrastructure upgrades"* (p. 129).

The proposed C-MX-8/DO-5 zone district also implements the District Plan recommendations to focus the more intense structures to the core of the town center, to ensure a dynamic mix of uses that serve the community and to establish a "form-based Town Center" zone district.

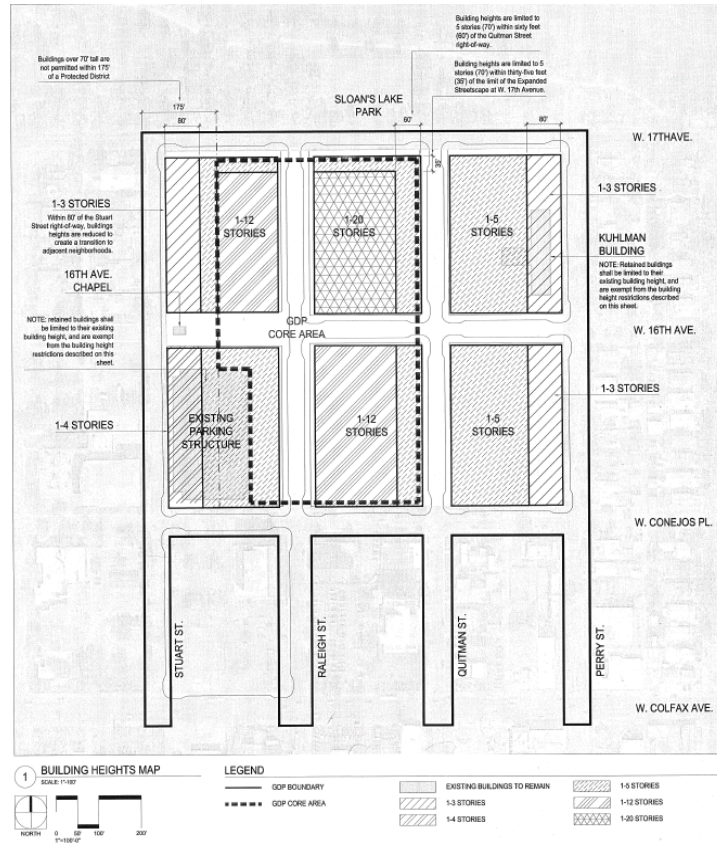
In the West Colfax Plan, redevelopment of the Saint Anthony Central Hospital site is described as a "catalyst redevelopment opportunity" for the entire West Colfax area. The West Colfax Plan envisions the site as a town center with a scale and quality of development that will bring an influx of new residents and a mix of commercial activities that promote West Colfax as a destination. The C-MX-8/DO-5 zone district conforms to the West Colfax Plan by implementing the Plan concept of associating higher density residential buildings in strategic [town center] locations thereby accommodating more intense mixed use development. The subject property is one of the center blocks of the larger redevelopment area which corresponds to the "dense core" and town center concepts envisioned in the West Colfax Plan. In addition, the DO-5 overlay conforms to the Plan vision of lowering the allowed height of structures at the edges

along 17<sup>th</sup> Avenue and Quitman Street, where the redevelopment is adjacent to less intense development.

### South Sloan's Lake General Development Plan (2014)

DZC Section 12.4.12.15 states that "[t]he City Council may approve an official map amendment (rezoning) application for property located within an approved General Development Plan (GDP) area, taking into consideration the approved GDP."

The West Colfax Plan contemplates adoption of a GDP for the former St. Anthony's Hospital site (p. 129). Consistent with the West Colfax Plan, the South Sloan's Lake (SSL) GDP was recommended for approval by the Denver Planning Board and approved by the City's Development Review Committee in January 2014. The SSL GDP refines recommendations set forth in the West Colfax Plan for the GDP area and provides a framework for development and land use concepts, infrastructure, and phasing for this important infill development.



Most pertinent to analyzing the proposed map amendment are the specific recommendations in the SSL GDP for the core of the GDP area where higher intensity development is planned to be concentrated on the east half of block 1 and on blocks 2 and 5. Blocks 2 and 5 are the interior blocks between Raleigh and Quitman Streets and between West 16<sup>th</sup> Avenue and West Conejos Place (See the "GDP Building Heights Concept map or Sheet 10 of the SSL GDP).

The building heights map from the SSL GDP reinforces the West Colfax Plan concepts of concentrating taller buildings in the core of the redevelopment area in the vicinity of Raleigh Street and West 16<sup>th</sup> Avenue, including designation of 1 to 20-story buildings on block 2, the subject property. Rezoning the subject property to C-MX-8/DO-5 is the mechanism for implementing the West Colfax Plan town center concept of a dense core with step downs in height to the surrounding neighborhood, as approved in the SSL GDP for the subject property.

## 2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-8/DO-5 will result in the uniform application of zone district building form, use and design regulations within this zone district.

### **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 the City's adopted plans. The proposed C-MX-8 zone district requires upper story setbacks adjacent to protected districts and promotes pedestrian-scaled design. The DO-5 overlay design district, as currently proposed, will provide additional transitions with a five-story height limit within 43' of the zone lot line on 17<sup>th</sup> Avenue and a five-story height limit within 60 feet of the west side of Quitman Street.

### **4. Justifying Circumstances**

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.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."

As already discussed in this staff report (see Existing Context above), the subject property and its surrounding environs, including parcels to the east, southeast, south, and southwest, are either currently undergoing, or are slated for redevelopment consistent with the visions and recommendations set forth in Blueprint Denver for Areas of Change and in the West Colfax Plan for Town Center Districts following the closure of St. Anthony Central Hospital. In addition, the West Colfax Avenue corridor has seen significant change in recent years, with the addition of the West Line light rail corridor to the south, which has spurred significant reinvestment and redevelopment. These changes are an appropriate justifying circumstance for the proposed rezoning.

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

The Neighborhood Context for the existing zone district C-MX-5/DO-5 is described as Urban Center, with the proposed C-MX-8/DO-5 within the same context. The purpose of the Urban Center mixed-use zone districts is to promote safe, active, and pedestrian-scaled diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge. The C-MX-8 zone district applies to areas or intersections served primarily by major arterial streets where a building scale of 3-8 stories is desired. The subject property is served by 17<sup>th</sup> Avenue, a mixed use collector. The SSL GDP area, including the subject property, is served by West Colfax Avenue, a mixed use arterial street. As discussed herein, City plans also reflect a desire for increased height at the subject property and support the proposed height range. The 8 story height provides for flexibility to allow development of variable heights, including taller buildings that are deemed appropriate to host the residential intensity required to create a vibrant Urban Town Center.

### **Staff Recommendation**

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at approx. South Sloan's Lake Subdivision Filing 1, Block 2, Lots 1 and 2 from C-MX-5/DO-5 to C-MX-8/DO-5 meets the requisite review criteria. Accordingly, staff recommends *Approval*.



Rezoning Application #2015I-00073  
South Sloan's Lake Filing 1, Block 2, Lots 1 and 2  
October 8, 2015  
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**Attachments**

1. Application
2. Public and RNO comment letters – 11 letters of support

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	EFG-South Sloan's Lake I, LLC	Representative Name	
Address	4601 DTC Boulevard, #130	Address	
City, State, Zip	Denver, CO 80237	City, State, Zip	
Telephone	303-996-0840	Telephone	
Email	cbertron@envirofinancegroup.com	Email	
<p><b>*If More Than One Property Owner:</b>            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><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></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):	South Sloan's Lake Subdivision Filing 1, Block 2, Lots 1 and 2		
Assessor's Parcel Numbers:	0231433001000 and 0231433002000		
Area in Acres or Square Feet:	100,664 S.F. (2.31 AC.)+/-		
Current Zone District(s):	C-MX-5, DO-5		
PROPOSAL			
Proposed Zone District:	C-MX-8, DO-5		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

## REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" 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.</p> <p>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.</p> <p><input checked="" 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.</p> <p><input checked="" 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>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><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.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><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> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" 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.</p> <p>Please provide an attachment describing how the above criterion is met.</p>

## REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

## ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)

Please list any additional attachments:

Please refer to the Addendum Pages for all Attachments

**PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION**

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.

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)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
EFG-South Sloan's Lake I, LLC	4601 DTC Boulevard, Suite 133 Denver, CO 80237	100%	<i>C-1234</i>	7-20-15	A	
					A	
					A	
					A	
					A	

## Legal Description

Lots 1 and 2, Block 2, South Sloan's Lake Subdivision Filing No. 1, according to the plat thereof recorded May 15, 2014 at Reception No. 2014055707,

City and County of Denver,  
State of Colorado.

**July 21, 2015**

**Addendum Pages to the proposed Official Zone Map Amendment Application for:  
SOUTH SLOANS LAKE FLG 1 BLK 2**

1652 Raleigh Street (North side) and 1602 Raleigh Street (South side)

Assessor's Numbers: 0231433001000 and 0231433002000

**Property Owner: EFG-South Sloan's Lake I, LLC**

4601 DTC Boulevard, Suite 130

Denver, Colorado 80237

Application No.

Current Zoning: C-MX-5/DO-5

Proposed Zoning: C-MX-8/DO-5

**EXHIBIT “A”: DESCRIPTION OF CONSISTENCY WITH ADOPTED PLANS  
(DRMC 12.4.10.13(A, B & C))**

**REVIEW CRITERIA**

**1. The proposed map amendment implements and is consistent with the following four adopted plans:**

- A. Denver Comprehensive Plan 2000,**
- B. Blueprint Denver,**
- C. West Colfax Plan (the Plan),**
- D. Conformity with South Sloan’s Lake General Development Plan (GDP)**

**2. Uniformity of zone district regulations, and**

**3. Public health, safety, and welfare.**

**PROPOSED MAP AMENDMENT SUMMARY**

- The intent of the proposed C-MX-8/DO-5 zoning map amendment is to provide the appropriate entitlement mechanism for redevelopment of a 2.31-acre parcel in the West Colfax neighborhood. The subject property is a portion of the former St. Anthony’s Central Hospital referred to as Block 2.
- Block 2 has over 264 lineal feet of frontage along West 17th Avenue and is directly across West 17th Avenue from one of Denver’s most significant parks, the 177± acre Sloan Lake Park.
- EFG-South Sloan's Lake I, LLC is the master developer for the entirety of the former hospital site. EFG successfully coordinated General Development Plan (GDP) process known as the South Sloan’s Lake GDP. The GDP was adopted in January of 2014.
- The South Sloan’s Lake GDP provides guidance for future development of the property. Within the GDP, maximum building heights are established. An existing Design Overlay (DO-5) implements the maximum height guidelines from the GDP by limiting the allowable height of structures on Block 2.
- The proposed C-MX-8/DO-5 is in complete compliance with Denver Comprehensive Plan 2000, Blueprint Denver, The West Colfax Plan and the GDP and will be the catalyst for appropriate, mixed-use development to occur.

**REVIEW CRITERIA 1A. Denver Comprehensive Plan 2000**  
**CHANGES, CHALLENGES and OPPORTUNITIES**

*Environmental Sustainability Chapter*

**Objective 2: Stewardship of resources**

**Strategy 2-F** Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Create more density at transit nodes.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. (page 39)

**Objective 4: The Environment and the Community**

**Strategy 4-A** Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, **providing opportunities for people to live where they work.** (page 41)

**Range of Housing**

Denver faces a shortage of housing that covers the full range of housing prices and types. Land-use policies must allow for increased availability, broader distribution and an expanded variety of housing options. (page 51)

**LAND USE CHAPTER**

Objective 1: Citywide Land Use and Transportation Plan

**Strategy 1-B:**

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

(Page 57)

**Strategy 1-C** Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000. (Page 57)

**Strategy 1-H:** Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents. (Page 58)

**Objective 3: Residential Neighborhoods and Business Centers**

**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. (Page 60)

**Strategy 4-A:** Encourage **mixed-use, transit-oriented development** that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (page 60)

**Strategy 4-B:** Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities. (page 60)



**Objective 3 Accommodating New Development**

In urban centers and in new development areas, plan, design and invest in transportation infrastructure and systems that support the principal uses within the area, provide well-integrated connections to urban centers and other destinations, and address the mobility needs of frequent users. (Page 76)

**Strategy 3-C:** Provide safe and convenient pedestrian and bicycle facilities within urban centers and new development areas. (Page 77)

**Mobility Chapter****Objective 4: Changing Travel Behavior**

Explore and then use a wide variety of mechanisms to reduce the number of vehicle miles traveled, especially at peak times. (page 78)

**Objective 4 Changing Travel Behavior**

Explore and then use a wide variety of mechanisms to reduce the number of vehicle miles traveled, especially at peak times.

**Strategy 4-E:** Continue to **promote mixed-use development**, which enables people to live near work, retail and services. (page 78)

**Legacies Chapter****Challenges****Neighborhood Character**

**Objective 2:** New Development, Traditional Character (page 98)

**Strategy 2-E**

Ensure that the Zoning Code reinforces quality urban design. (page 99)

**Objective 3 Compact Urban Development**

Incorporate visionary urban design principles into new development patterns to achieve a higher concentration and more diverse mix of housing, employment and transportation options in identified areas of the city.

**Strategy 3-A:** Identify areas in which **increased density and new uses are desirable** and can be accommodated. (page 99)

**Strategy 3-B:** Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives. (page 99)

**Objective 4 Strong Connections**

Reinforce the design quality, function and character of connections among public places (*Sloan's Lake*) and activity centers, recognizing that they are places in their own right and an important part of the public realm.

**Strategy 4-A** Preserve, enhance and extend the pattern and character of the primary street system, including the prevailing grid, interconnected parkways, detached sidewalks and tree lawns.

**Strategy 4-B** Focus incentives and design controls on private development fronting major new, existing and historic roadway corridors, including parkways, boulevards and avenues citywide. Specifically recognize and address significant intersections and gateways to the city. (Page 99)

***Housing Chapter*****Challenges****Neighborhood Character**

**Objective 2:** Encourage preservation and modernization of Denver's existing housing stock and established neighborhoods. **Support addition of housing in expansion and infill development.**

(page 114)

**Strategy 2-D** As part of the citywide land-use planning process, identify vacant land and study the feasibility of assembling parcels for infill housing.. (page 114)

**Strategy 2-F** Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects... (page 114)

**Objective 6 Preferred Housing Development**

Encourage mixed-use, mixed-income housing development in Denver's core area and along transit lines. (Page 117)

**Strategies**

6-A Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies. (Page 117)

6-E Identify and capitalize on opportunities to develop housing along transit lines. (Page 118)

**SUMMARY:** *As listed above there are numerous Objectives and Strategies that are contained in Denver Comprehensive Plan 2000 that are supportive of the proposed map amendment; in particular, the Land Use Chapter in its detailed description of infill development. The rezoning of the subject property to C-MX-8/DO-5 allows for increased height which in turn concentrates more dense development vertically to reduce the amount of land necessary to provide places for people to live.*

**REVIEW CRITERIA 1B: Blueprint Denver**

*Blueprint Denver* has designated the former St. Anthony's Hospital site property as an **Area of Change** with a land use designation of **Mixed-Use**, both of which are defined (in *Blueprint Denver*) as follows:

**Areas of Change**

The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, a high priority will be providing housing opportunities for existing residents. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop. (page 127)

Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the city as a whole. Future residents and workers in these areas will have excellent access to efficient forms of transportation that include walking, biking, buses and light rail. However, redevelopment in these areas does more than just reduce the potential traffic congestion in the city. New development can improve the economic base, provide jobs, and enhance the visual quality of buildings, streets and neighborhoods, thereby positively affecting the quality of life in both the Areas of Change and in the surrounding neighborhoods. (page 127-128)

**Following are some of the criteria used in *Blueprint Denver* for Selecting Areas of Change.**

- Areas adjacent to transit and around transit stations, both existing and planned
  - Areas along corridors with frequent bus service that can accommodate development, especially areas with potential as pedestrian shopping corridors
  - Areas with special opportunities, such as where major public or private investments are planned.
- (page 128)

**Mixed-Use**

These areas have a sizable employment base as well as housing. Intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building or development or even within each block. But within the neighborhood, residential and nonresidential uses are within walking distance of one another. The proportion of residential to commercial uses varies considerably from one mixed-use district to another.

As stated in *Blueprint Denver*, much of Denver's growth will be accommodated by infill **development on vacant land** or through **redevelopment** of existing sites. *The proposed map amendment will meet that statement by providing the entitlement ability to develop a significant mixed-use project located near an enhanced transit corridor.*

**Compact development:** "...improve neighborhood cohesion, reduce urban sprawl and residents more directly connect to services and amenities within their immediate living environment." **Note:** *Development of the subject property will "connect" residents with the services and amenities the area provides without the necessity of driving.*

**Plan Strategy: Direct Growth to Areas of Change**

There are 26 Areas of Change that serve as the basis of the *Blueprint Denver* concept. Certain features may characterize an Area of Change, such as:

- Areas undergoing positive change that is expected to continue
- Areas along corridors with frequent bus service that can accommodate development, especially where there is potential for a pedestrian-friendly shopping environment
- Areas with special opportunities such as where major public or private investments are planned

Blueprint Denver expects an additional 30,000 jobs and 15,000 new housing units in the remaining Areas of Change by 2020. If growth is redirected from the Areas of Stability to the Areas of Change, the model results are positive — less development intrusion and traffic in the neighborhoods and more redevelopment along corridors and near transit stations with little or no increase in traffic. Slight reductions in traffic may even result where land uses are mixed and highly coordinated with transit access.

Most of the Areas of Change already are developed to varying degrees. In most cases, there is enough capacity of public facilities — such as streets, sewers and schools — so that additional development will be able to take advantage of existing infrastructure in the area. However, these areas have not realized their full development potential. Some are zoned incorrectly for accommodating future development.

“An ideal place to direct development is vacant land near downtown”. This statement is taken from Blueprint Denver, page 23, and is even truer today than it was when Blueprint was adopted. There is a need for housing near the Central Business District; this need will continue to grow. People need a place to live near where they work, play and can take advantage of transit. The subject site, along 16th Avenue and within a block of Colfax Avenue and thus walking distance of RTD stops, is ideal for residential development.

***SUMMARY:*** *The St. Anthony’s Hospital site is designated as an “area of change” with a land-use category of Mixed-Use. This is precisely the intent of the proposed C-MX-8 zoning and the effect approval will have on the neighborhood. Providing more residential units and thus more residents where they will work and play. The subject property, part of the site vacated by Saint Anthony’s Hospital, provides for major redevelopment opportunities where increased density and new uses can be accommodated. The proposed rezoning to C-MX-8/DO-5 provides for infill redevelopment opportunities and increased density located within a designated Area of Change. The proposed map amendment to rezone to C-MX-8/DO-5 is consistent with Area of Change strategies by allowing for focused growth that is more intense than that which would occur in an Area of Stability and by providing in the DO-5 regulations transition requirements from higher height buildings to lower height single-family structures to the west. C-MX-8/DO-5 in this location allows for higher density development which reduces land consumption which in turn, helps preserve Areas of Stability.*

**Review Criteria 1C. South Sloan's Lake GDP**

In January of 2014, The **South Sloan's Lake General Development Plan (the GDP)** was deemed to be in conformance with the Denver Zoning Code and thus constitutes a guidance document for all subsequent development within the GDP area.

Per the Denver Zoning Code (Section 12.4.12) a GDP establishes a framework for future land use and development and resulting public infrastructure. The GDP provides an opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. An approved GDP provides a master plan for coordinating development, infrastructure improvements, and regulatory decisions as development proceeds within the subject area.

**12.4.12.15(B) Effect of Approved GDPs**

The City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP.

Blueprint Denver designates the GDP area as an Area of Change. The GDP is consistent with that designation as an Area of Change especially with the following criteria;

- Areas adjacent to transit and around transit stations, both existing and planned, and
- Areas along corridors with frequent bus service that can accommodate development, especially areas with potential as pedestrian shopping corridors.

Blueprint Denver also identifies the GDP area as mixed-use. The GDP is in conformance with this designation as well which is described in Blueprint as an area where "Intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building or development or even within each block. But within the neighborhood, residential and nonresidential uses are within walking distance of one another".

The Land Use Concept in the GDP is to transform the former hospital site into a pedestrian friendly, mixed-use urban district that will become a new community destination for the West Colfax Neighborhood, and an asset to the City of Denver. The area will be mixed-use with an emphasis on residential development, commercial, hospitality, and retail uses, including restaurants or other food and beverage service and (these uses) are intended to be distributed throughout this area with a particular emphasis on **Raleigh Street** and along **17th Avenue**. As noted earlier in this application, Block 2, the subject parcel, is bounded by Raleigh Street along the east and 17th Avenue on the north. The proposed C-MX-8 zone district permits all the types of land uses stated in the GDP. Additionally, along with 16th Avenue, Raleigh Street and 17<sup>th</sup> Avenue are designated as Primary Streets as described in the Denver Zoning Code.

The maximum height of buildings is defined within the GDP for Block 2 as being 1 to 20 stories. Additionally, there are building height reductions along with the controls of the adjacent protected zone districts. A Design Overlay (DO)-5 implements these height limitations bringing the proposed C-MX-8 zone district into conformance with the GDP.

The GDP concept is for Raleigh Street to become a gateway to the site reinforcing the relationship between the park and the proposed development. The GDP permits taller buildings in the blocks at Raleigh Street and 17th Avenue with building step-downs occurring on the block. The proposed C-MX-8 zone district coupled with the Design Overlay-5 accomplishes this height transition.

**Review Criteria 1D. West Colfax Plan (Plan)**

**Note: The following portion of this application contains excerpts and paraphrasing from the Plan. Page numbers are included to reference of the entire section of the Plan cited.**

There is strong support expressed in the West Colfax Plan for the proposed C-MX-8/DO-5 zoning. Several of the relevant goals and recommendations of the Plan are presented in the following section.

**Executive Summary of the West Colfax Plan**

- **Designated Area of Change:** Blueprint Denver defines an Area of Change as a place where growth and redevelopment are either desirable or underway. The Plan identified the West Colfax Ave commercial area together with the land around future light rail station areas along the West Corridor light rail extension as Areas of Change for several reasons related to latent land development potential, access to and demand for enhanced transit, proximity to downtown, opportunity to strategically supply more housing and ability to stimulate economic development, as well as reinvestment in historic resources. (page 2)

- **Development Opportunity:** Potential exists for transit supportive infill and redevelopment of vacant, underutilized and deteriorated parcels along the corridors, in town centers and in close proximity to the future light rail stations..... This Plan identifies a number of locations within the West Colfax area where strategic increases in residential densities may reinforce the city's goal of integrating land use with transportation, while having a more localized impact that supports place making and builds a more vibrant, active and attractive community for residents. (page 2)

In five years Saint Anthony's Central Hospital will move its campus to the Federal Center in Lakewood. (Note: The Plan was drafted prior to St. Anthony's moving its facilities) This site plus the blocks fronting West Colfax Avenue constitute approximately 20 urban acres of land development potential. In 2005 Mayor John Hickenlooper and Councilman Rick Garcia organized a task to study redevelopment options for the site. Advance planning will continue to promote this site as a **catalyst redevelopment opportunity** for the entire West Colfax area. Ideally the scale and quality of development will bring an influx of new residents and a mix of commercial activities that promote West Colfax and its environs as a destination. In addition to the potential catalytic redevelopment of Saint Anthony's Central, the extension of the West Corridor light rail line may encourage interest in investment and redevelopment near the station areas. (page 4)

Blueprint Denver identified 26.9% of the land area in West Colfax as an Area of Change. These locations include land around future light rail station areas and the commercial corridor on Colfax (especially at nodes around the Avondale shopping center at Colfax and Federal, **St. Anthony's Hospital** and at Colfax and Sheridan). (page 33)

Within the Plan study area, West Colfax Avenue and West 17th Avenue where adjacent to the subject is designated as a Mixed Use Collector. (page 43)

**• WEST COLFAX VISION STATEMENT**

West Colfax Avenue will be a safe and attractive mixed-use commercial and residential corridor that complements and sustains the adjacent residential neighborhoods. Future development preserves and enhances the ethnic and economic mix of people while encouraging walking, biking and transit use. Growth promotes and reinforces a positive community image." (page 74) And, the Plan the designates the subject with a Future Land Use Concept as a **Town Center Growth Area** (page 81)

**Housing density.**

While the housing density in the West Colfax area is more urban than Denver as a whole, there is opportunity to significantly increase the number roof tops in the area without dramatically altering the character of the neighborhood. Adding more residences in strategic locations (such as **designated town centers**, main streets, and urban neighborhood stations) will position the community to take greater advantage of the coming light rail and help support the revitalization of commercial areas by building in a more populous customer base. (page 90)

## **LAND USE: GOALS**

### **Goal 1: Compact, Mixed-Use Development**

Encourage corridor growth to be dense, compact and transit supportive to create healthy neighborhood edges along main streets that serve nearby residents with an urban mix of retail shops, services, employment and civic uses.

### **Goal 2: Focus Intense Growth to Target Areas**

Focus intense development to strategic growth areas at the edges of neighborhoods along Main Street corridors or in neighborhood centers such as transit station areas and town centers.

### **Goal 3: Diverse Housing Options**

Provide a diverse mix of housing types (townhouse, rowhouse, duplex, multi family, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low-income, affordable and market rate). (page 93)

## **LAND USE: RECOMMENDATIONS**

### **Recommendation 2: Town Center Regulatory Tools**

Establish form based zoning tools appropriate for the mix of buildings types and uses that define a town center. Ensure that these zoning tools consider, define and respect the traditional and desired forms of town center patterns of development. Develop standards for: (page 94)

- Range of building types (mixed-use structures, single tenant structures, residential buildings) and associated design elements (entries, balconies, stoops, materiality, glazing)
- Mix of land uses that support the function of **town centers** (retail, restaurants, services, office, civic, residential, entertainment, open space)
- Urban design (lot and block structure, site design, building orientation, setbacks, relationship of buildings to streets) (page 95)

### **Recommendation 7: Infill Development**

Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed-use development. (page 96)

## **ECONOMIC DEVELOPMENT: GOALS**

### **Goal 2: Redevelopment**

Redevelop vacant and underutilized property.

### **Goal 4: Community Development**

Enhance the physical nature of the community, from its housing to its shopping areas, transportation, public spaces, and environment. Establish cohesive and vibrant commercial and **residential district identities**. Ensure clean, safe and decent housing conditions that enhance the attractiveness and quality of urban neighborhoods and their associated station areas.

### **Goal 5: Capitalize on Investment in Light Rail**

Leverage additional private investment to capitalize on the public investments in light rail expansion to the study area. (page 114)

The West Colfax Plan establishes 4 unique main districts each contacting sub-areas or neighborhoods. The St. Anthony's Hospital site is located in the **Town Center District** further defined as the **Holy Tony's Town Center**. (page 119)

**Holy Tony's Town Center** area is bounded by West Colfax Ave., Tennyson/Stuart Streets, Perry St., and West 17th Ave. This area (at the time of the Plan) contained hospital facilities, medical offices, religious facilities, an elementary school, surface and structured parking lots, apartments and a small amount of single-family residential uses. Saint Anthony's Central Hospital occupies 16 acres of the town center. (page 127)

### **TOWN CENTER DISTRICTS: GOALS**

- **Goal 1: Town Center Organization**

Organize town centers to fit seamlessly with surrounding neighborhoods.

- **Goal 2: Town Center Function**

Develop town centers to function as the heart of the community with a **concentration of housing**, employment, civic amenities and services, as well as destination entertainment venues, shops and restaurants.

- **Goal 4: Town Center Development Tools**

Establish regulatory and redevelopment tools to guide the development of town centers in strategic locations. (Such as the approved South Sloan's Lake GDP)

### **TOWN CENTER DISTRICTS: RECOMMENDATIONS**

#### **Recommendation 2: Town Center Uses**

Ensure a dynamic mix of uses to serve the daily needs of nearby residents and destination itineraries of regional visitors. Shops, restaurants, entertainment, civic amenities (satellite libraries, recreation centers, postal facilities) and services (dry cleaners, day care) are especially appropriate uses to serve nearby offices and residents. Offer a **broad mix of housing types**, occupancy status, densities and costs. Encourage this mix to support a range of lifestyle choices and enhance the experience of urban community living.

#### **Recommendation 3: Town Center Development Strategy**

Establish a Town Center Development Strategy.

1. Create a form-based Town Center zone district. (*The proposed C-MX-8/DO-5 zone district is a form based district.*)

2. Require that a General Development Plan accompany the application of Town Center zoning to ensure the rational and strategic growth of these places. (Note: The Sloan's Lake GDP was approved in January of 2014. This proposed zoning is the enforcement mechanism for the stated policies of that GDP.) (page 129)

- Include standards for the development of streets, water quality management and infrastructure upgrades.
- Since the application and implementation of a Town Center Development Strategy would involve significant, but ultimately positive changes to the existing structure of the community, require Planning Board adoption of Town Center General Development Plans. Requiring this process will ensure adequate opportunity for property owner participation, community involvement and public comment. (page 129)

*Note: The Sloan's Lake GDP was approved by Planning Board.*

#### **Recommendation 4: Holy Tony's Town Center Redevelopment**

Utilize the guiding principles of the Saint Anthony's Hospital Redevelopment Task Force in preparing and implementing future plans for the redevelopment of this 16+ acre urban site.



Consider the following elements in planning for the future of this area:

1. Redevelop Saint Anthony's hospital in such a manner that it catalyzes reinvestment in the larger study area while respecting, complementing and enhancing the stability of the surrounding residential neighborhoods.
2. Establish a unique identity for the site and ensure that the new development anchors the community and functions as the social and cultural heart of the neighborhood.
3. Identify an optimal density range that assures economic viability of the site and incorporates a vigorous mix of uses. Consider the appropriate use mix to encourage active, urban living on the site. Promote a diverse range of housing options (especially a combination of affordable and market rate).
4. If cost retention and reuse is appropriate, explore opportunities for the adaptive reuse of the pool and exercise rooms, the chapels, the Kuhlman Building and the parking garage (if it can serve adjacent uses).
5. Promote safe and attractive pedestrian linkages throughout the site, as well as between the site and nearby destinations such as the park and transit stations areas. Provide wide sidewalks, pleasant streetscape amenities, ample shade trees and well-designed lighting schemes. Plan the site to be particularly accommodating to children, seniors and people with disabilities.
6. Seriously consider the extension of the street grid through the site to reduce dangerous concentrations of traffic on edge streets, enhance neighborhood connectivity and connect bicyclists and pedestrian routes through the site.
7. Encourage sustainability in future development of the site. Promote quality construction that includes green building techniques that are energy efficient, non-polluting and use sustainable building materials. Ensure harmonious integration of the site with the surrounding natural and built environments with particular attention to solar access, as well as air and water quality. Incorporate life cycle cost-benefit analysis in future development planning to ensure that new growth is economically sustainable, responsive to relevant community economics and lasting for generations. (page 130)
9. Ensure that new development enhances the urban design of the site.
  - Capitalize on the views of mountains, lake and city lights.
  - Create an urban edge along W. 17th Ave. to define the park.
  - Incorporate focal points, public gathering spaces and strong pedestrian linkages to connect the town center to the neighborhood, transit stations and the park, and provide focal points for development.
  - Use high quality design and materials. Transition height and density of the site edges to respect the scale of adjacent neighborhoods. (page 131)

The West Colfax Plan (paraphrased) explains that redevelopment of the Hospital site can be a catalyst development and provide opportunity for significant increases in residential densities and employment uses (such as office space) that would benefit from a rich mix of uses within the site.

The Illustrative Plan suggests graphically that a mix of the following for Block 2.

- Medium intensity residential uses over active ground floor commercial uses,
- Higher density/intensity, fully residential structures, and
- Lower intensity, fully residential structures to promote smooth transitions to the surrounding neighborhoods. (page 132)

*The proposed C-MX-8 zone district is the appropriate entitlement tool to accomplish those recommendations.*

## **IMPLEMENTATION STRATEGY: LAND USE & URBAN DESIGN**

### **Town Center Zoning Update – Holy Tony's Map Amendment**

Prepare Town Center framework plans for Holy Tony's to regulate the comprehensive and cohesive development of this area. (page 148) *The adopted GDP fulfills this strategy.*

**SUMMARY:** *The proposed C-MX-8/DO-5 zoning is in complete conformance with the adopted West Colfax Plan. The Plan recommends more housing, more investment, and more development on the subject property. This is the exact result development of this site will have under the form based C-MX-8 zone district. The subject site located along 17<sup>th</sup> Avenue is served by RTD's Route 20, as well as Route 16 on Colfax and the nearby Perry Street light rail, providing opportunity for transit alternatives where ridership is bolstered by higher density development offered by the higher density C-MX-8/DO-5 zone district.*

*Consistent with the recommendations in the Framework Plan and Town Center District Plan, the C-MX-8/DO-5 will promote a diverse range of urban living options to increase diverse housing opportunities and housing intensity to ensure viability of the overall development concept and to provide the residential base to support planned retail and commercial uses that define urban living. In addition, the C-MX-8/DO-5 provides for height in future development that can capitalize on views while respecting the scale of the adjacent residential neighborhood to the west by the regulatory limitations of the upper story setback requirements in C-MX-8 and the transitional height concepts proposed in the DO-5. In short, the proposed C-MX-8/DO-5 zone district implements recommendations in West Colfax Plan to allow for the development of an intense urban town while providing sculpting standards that moderate heights adjacent to the lower intensity, lower height West Colfax neighborhood and Sloan's Lake Park.*

### **Review Criteria 2. Uniformity of Zone District Regulations**

The proposed rezoning application does not seek any waivers or alternatives from the C-MX-8 district. As such, other than the existing DO-5 district, the proposed rezoning to C-MX-8 will be applied to this site the same as the C-MX-8 is applied throughout the City.

### **Review Criteria 3. Public Health, Safety, and Welfare**

As discussed in Review Criteria 1 through 4, the proposed rezoning implements City plans and as such is of benefit to the public health, safety, and welfare of the neighborhood and the City.

**Exhibit "B":****Section "A" Description of Justifying Circumstances  
(DRMC 12.4.10.14(A & B))**

*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.*

The proposed C-MX-8 zone district map amendment is in response to the changed and changing conditions in the West Colfax neighborhood and more specifically the former St. Anthony's Hospital site.

**St. Anthony's Hospital Leaves Denver**

St. Anthony's Hospital vacated the subject property for a site in Lakewood in June of 2011. That left an 18±- acre site, in one of Denver's most desirable locations, available for development. That changed condition alone is justification for the proposed map amendment.

**GDP Adoption**

EFG-South Sloan's Lake I, LLC soon became the master developer and initiated efforts to gain adoption of a General Development Plan. After an extensive community involvement outreach program, the GDP was adopted by the City in January of 2014. A second changed condition providing additional justification for the proposed rezoning.

**West Colfax Plan**

Another significant changed conditions is the adoption of the West Colfax Plan by City Council in September of 2006 that is supportive of this zoning request and described in the section above. The proposed map amendment is supported by numerous recommendations, strategies and goals stated in the Plan.

**Opening of the West Lightrail Line**

The opening of the West Lightrail Line and the Perry Street Station less than ½ mile away from the site is a transformative change within the neighborhood. This changed condition alone is justification for the proposed map amendment.

In addition to the four significant changed conditions mentioned above, there are several others which provide additional justification for the map amendment.

1. Approval of the site as an "**Area of Change**" with a future land use designation of **Mixed-Use** within "Blueprint Denver",
2. The need for additional residential dwelling units is consistent with the development patterns that the neighborhood has experienced and expressed in the West Colfax Plan.
3. The adoption of the 2010 Zoning Code, which provides "form-based", zoning tools to address the development goals of the City and the neighbors for infill sites as stated in the West Colfax Plan, and
4. The desire for individuals to live near where they work and play.
5. Recent rezonings approved by the City proximate to the location, including 1555 Stuart and South Sloan's Lake Block 1.

In summary, the subject parcel is currently zoned C-MX-5. The existing C-MX-5 zone district cannot meet the development needs for this site or provide the City and area residents the quality and assurances that are necessary for such an important site. The proposed C-MX-8 zone district which is also "form based" provides the assurance that the structure(s) and allowed uses will meet the expectations of the area residents and the City. Design elements such as how the building relates to the street, the maximum height, build to lines as well as parking controls provide assurances for a structure that will be an asset to the neighborhood.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide support for the services, amenities, employment opportunities and provide residential and commercial development necessary for positive planned growth to occur and the West Colfax area to thrive.

### Section “B” Neighborhood Context

The proposed amendment is to provide the framework for the development of a property located at the site of the former St. Anthony’s Hospital in northwest Denver. The property, known as Block 2, is located at the northeast intersection of West 17th. Avenue and North Raleigh Street directly south of Sloan’s Lake.

This proposed map amendment request approval of the C-MX-8 zone district with a design overlay district that will limit the maximum height of structures to be compliant with the approved GDP. All of the MX designated zone districts are mixed-use. The C-MX-8 zone district was adopted by City Council to respond to development parcels such as this and are categorized as Urban Center Neighborhood Context. The Zoning Code describes the neighborhood context of the C-MX districts as consisting of **multi-unit residential** and mixed-use commercial strips and commercial centers allowing **multiple unit residential buildings** along with commercial buildings that may be live work. The general intent is to encourage mixed-use developments with the building(s) being located close to the street. The Urban Center Neighborhood Context, C-MX-8, (from the Zoning Code) is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood. This is precisely the nature of the proposed zoning with the design overlay district.

The effect of the proposed amendment will be immediate and positive. To sustain and thrive, the redevelopment of the former hospital site needs increased density, more residential units of differing types, with more shoppers, more activity to draw and attract residents and keep them coming back. Zoning proposals such as this one can be the catalyst for smart growth with density where it should be and people living and shopping where they work. Development of the subject property under the guidelines of the mixed-use zoning will provide quality residential units, employment opportunities and retail at a highly visible location that is in need of redevelopment and street activation. The inclusion of ground floor commercial space will bring activity to the immediate area. The addition of residential units will bring shoppers and diners to the area who, for the most part, may walk to their destinations. Redevelopment of the subject property will help define the edge of West 17th. Avenue as called for in the West Colfax Plan.

As paraphrased from the Zoning Code, the **General Purpose** of the C-MX or Mixed Use Zone Districts is intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge. The districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods. They are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improve the transition between commercial development and adjacent residential neighborhoods. The Mixed Use districts are focused on creating mixed, diverse neighborhoods at the neighborhood scale by requiring a shallow front setback with high build-to requirements.

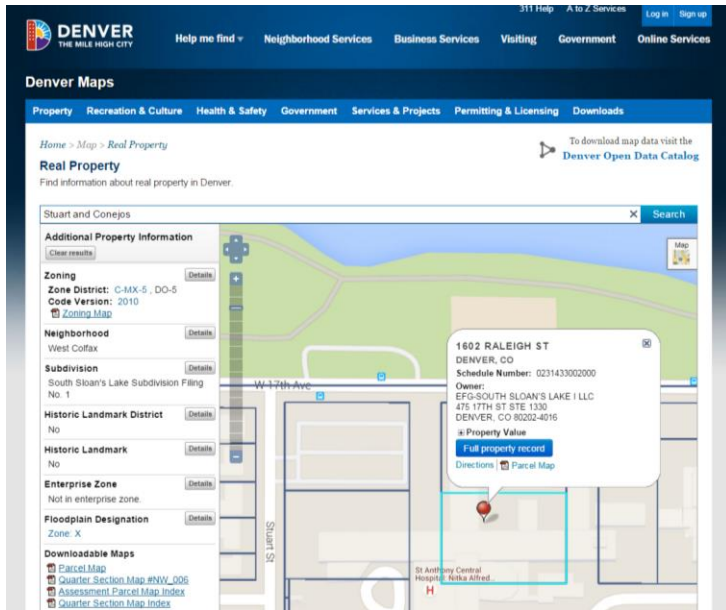
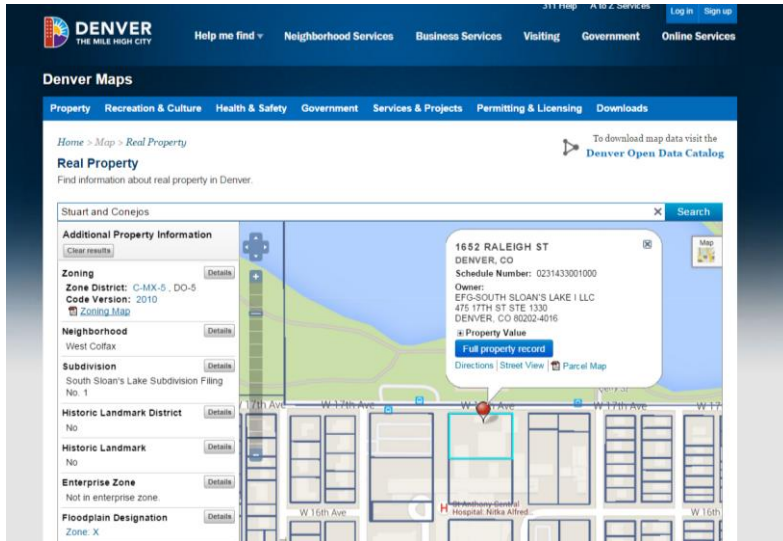
The proposed height of 8 stories (limited on the parcel through the design overlay district) is consistent with the approved GDP as well as the other previously mentioned City Planning documents that have

been adopted. The project's height is critical to its viability. In order for the St. Anthony's redevelopment, an "area of change" as described in Blueprint Denver, to stay sustainable into the future, new projects must have adequate density to provide the quality of design desired. Eight stories is a very appropriate height in relation to the project's specific location in the neighborhood and the recommendation(s) for height in the City adopted plans, thus providing the project with adequate density to be viable and accomplish the goals of the GDP.

**Exhibit "C": Legal Description**

Note: ALTA Survey Submitted as a separate document.

**Exhibit "D": Proof of Ownership (Assessors records)**



**Exhibit "E": Neighborhood Outreach**

**St. Anthony  
Redevelopment  
Community Meeting Log**

#	Meeting Date	Organization
1	10/10/11	Sloan's Lake Neighborhood Association (SLNA)

2	10/11/11	WeCan
3	10/12/11	Sloan's Lake Citizen's Group (SLCG)
4	11/03/11	House District 4 Breakfast
5	12/08/11	West Colfax BID (WC BID)
6	12/13/11	WeCan
7	12/14/11	SLCG
8	12/15/11	SLNA
9	01/09/12	SLNA
10	02/14/12	WeCan
11	05/10/12	ULI
12	07/09/12	SLNA
13	07/11/12	SLCG
14	07/13/12	WC BID
15	07/14/12	Confluence Ministries
16	07/18/12	On-Site Open House
17	08/14/12	WeCan
18	09/03/12	Site Planning Open House
19	11/13/12	On-Site Open House
20	01/08/13	WeCan
21	01/09/13	SLCG
22	01/10/13	SLNA
23	01/29/13	Neighborhood Pre-Demo Meeting
24	02/06/13	WeCan Land Use Committee
25	02/06/13	WeCan



26	04/05/13	Traveling Route 40 Exhibit
27	04/27/13	West Line Light Rail Opening
28	05/08/13	SLCG
29	5/17/13 -5/19/13	Colfax Marathon
30	05/28/13	DURA Info Meeting
31	5/29/13 -6/4/13	Larimer Associates Focus Groups
32	06/11/13	WeCan
33	06/26/13	GDP Public Meeting
34	07/09/13	WC BID
35	07/10/13	SLCG
36	07/16/13	DURA Community Presentation
37	07/29/13	MET & DURA 1st Reading
38	08/05/13	MET & DURA Public Hearing
39	08/24/13	INC
40	09/01/13	SLCG
41	10/24/13	West Highland's NA
42	11/05/13	WeCan Land Use Committee
43	11/06/13	Planning Board
44	11/07/13	SLNA
45	11/12/13	WeCAN
46	11/13/13	SLCG
47	12/03/13	GDP Public Meeting #2
48	01/08/14	SLCG
49	01/14/14	WC BID
50	01/14/14	WeCAN

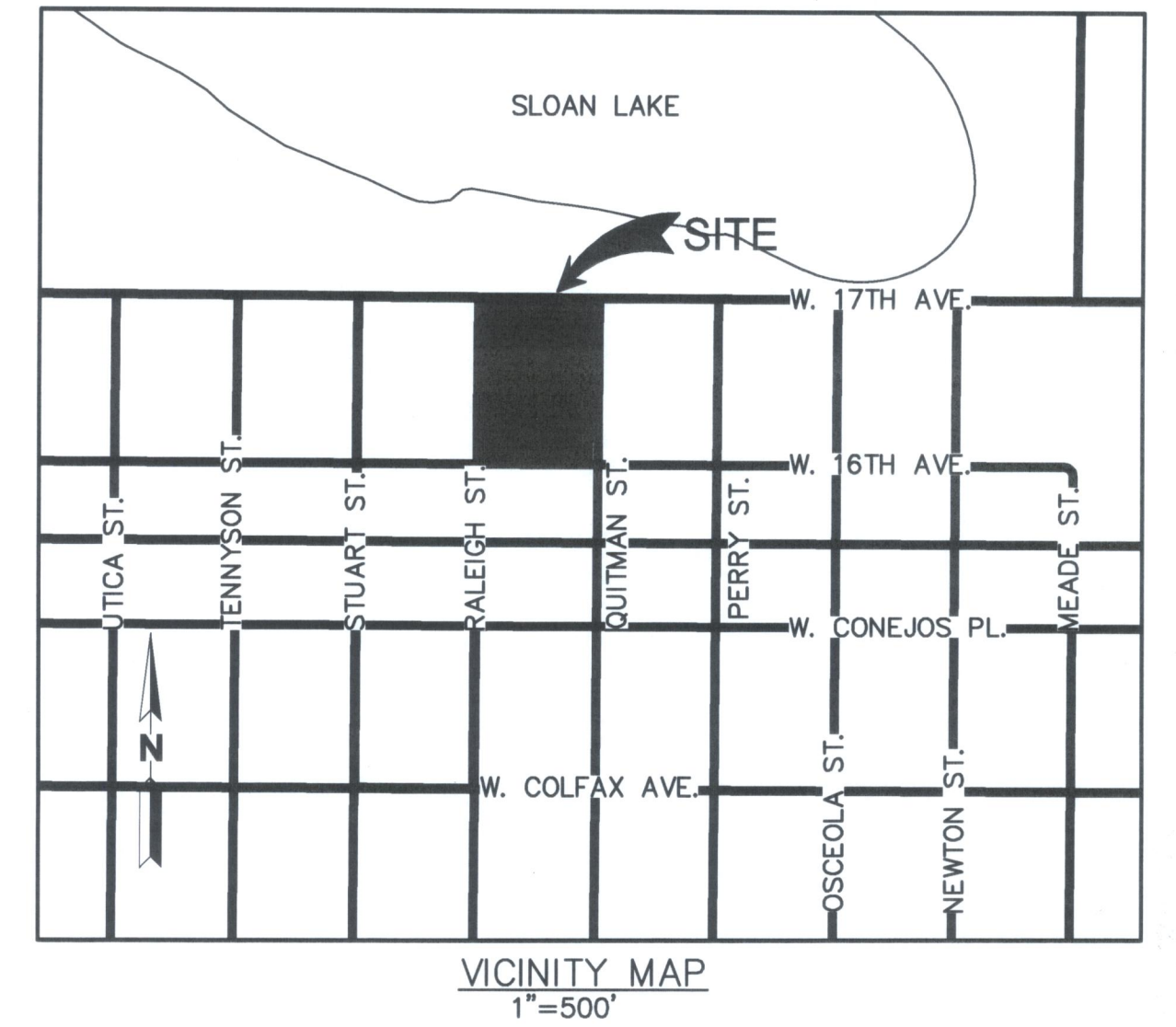
51	01/22/14	EFG-South Sloan's Lake Development Open House
52	03/26/14	Library reception
53	04/08/14	WeCAN
54	04/08/14	Barnum Neighborhood Meeting
55	04/09/14	Sloans Lake Citizens Group
56	05/06/14	West Highland Neighborhood Association
57	05/16/14	Colfax Marathon booth
58	05/17/14	Colfax Marathon booth
59	06/12/14	Community Meeting
60	06/21/14	SLOANS/Alamo movie in the park
61	06/25/14	House District 4 meeting
62	07/09/14	Sloans Lake Citizens Group
63	07/19/14	Dragon Boat Festival
64	07/20/14	Dragon Boat Festival
65	07/24/14	Rezone Community Meeting
66	08/12/14	Jefferson Park United Neighbors
67	09/09/14	WeCAN
68	09/16/14	Denver Metro Manor
69	10/22/14	Community Meeting
70		
71	11/13/14	Telephone Townhall
72	12/08/14	1st reading design overlay Text amend
73	01/05/15	2nd reading DO text and 1st reading DO map amendment
74	01/08/15	SSL Community Meeting with DURA
75	01/12/15	1st Reading Block 7 TIF

76	01/13/15	WeCAN
77	01/20/15	Public Hearing Block 7 TIF, 1st reading Block 1 Rezone
78	02/02/15	2nd reading DO map amendment
79	02/11/15	SLCG presentation update
80	02/17/15	Public Hearing Block 1 Rezone
81	06/17/15	Denver Metro Village _ Block 2 Proposed rezoning Update
82	06/22/15	All RNOs community wide meeting: Development update and Block 2 proposed rezoning

# ALTA/ACSM LAND TITLE SURVEY

## LOTS 1 AND 2, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP  
1"=500'

### LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### NOTES

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN ENGINEERING. ALL OWNERSHIP, EASEMENT AND PUBLIC RECORD INFORMATION WAS BASED ON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABN70447047, WITH AN EFFECTIVE DATE OF APRIL 04, 2015 AT 17:00.
2. FIELD WORK WAS DONE APRIL 2015.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-580, C.R.S.
4. PROPERTY ADDRESS IS 1602 AND 1652 RALEIGH STREET, DENVER, CO, 80219.

### TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

8. PROPERTY IS SUBJECT TO ANY EXISTING LEASES AND TENANCIES, IF ANY. (NOT SURVEY RELATED)
9. PROPERTY IS SUBJECT TO THE CONDITIONS, RESTRICTIONS AND EASEMENTS AS SET FORTH AND RESERVED IN ORDINANCE NO. 18, SERIES OF 1918, VACATING THE ALLEYS IN BLOCKS 3, 4 AND 5, BOULEVARD ADDITION, AND PORTIONS OF RALEIGH AND QUITMAN STREETS RECORDED JUNE 26, 2012 UNDER RECEPTION NO. 2012083706. ORDINANCE NO. 261, SERIES OF 2014, RELINQUISHING THE RESERVED EASEMENTS, RECORDED MAY 8, 2014 UNDER RECEPTION NO. 2014052130.
10. PROPERTY IS SUBJECT TO THE RESERVATION (1) TO THE CITY AND COUNTY OF DENVER AT ALL TIMES THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SEWERS, WATER PIPES, AND APPURTENANCES AND TO AUTHORIZE THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REMOVAL OF SEWERS, WATER PIPES, AND APPURTENANCES THEREIN AND THEREFROM, AND (2) TO THE UTILITY OWNERS THE CONTINUED RIGHT TO MAINTAIN AND OPERATE EXISTING ELECTRIC LIGHT AND POWER LINES, TELEPHONE LINES, AND GAS MAINS AND PIPES THEREIN, AS CONTAINED IN ORDINANCE NO. 283, SERIES OF 1956, VACATING PORTIONS OF RALEIGH AND QUITMAN STREETS AND A PORTION OF WEST 16TH AVENUE RECORDED SEPTEMBER 4, 1956 IN BOOK 7929 AT PAGE 65. ORDINANCE NO. 261, SERIES OF 2014, RELINQUISHING THE RESERVED EASEMENTS, RECORDED MAY 8, 2014 UNDER RECEPTION NO. 2014052130.
11. PROPERTY IS SUBJECT TO THE LEASE BY AND BETWEEN CATHOLIC HEALTH INITIATIVES COLORADO, A COLORADO NON-PROFIT CORPORATION, LESSOR, AND QWEST WIRELESS, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, AS EVIDENCED BY AND ASSIGNED TO SPRINT SPECTRUM L.P., A DELAWARE LIMITED LIABILITY COMPANY IN INSTRUMENT RECORDED SEPTEMBER 17, 2004 UNDER RECEPTION NO. 2004194540. (NOT SURVEY RELATED)
12. PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN SPECIAL WARRANTY DEED FROM CATHOLIC HEALTH INITIATIVES COLORADO, A COLORADO NON-PROFIT CORPORATION TO ENVIROFINANCE GROUP, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 11, 2013, UNDER RECEPTION NO. 2013005091. (BLANKET)
13. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SOUTH SLOAN'S LAKE GENERAL DEVELOPMENT PLAN RECORDED JANUARY 15, 2014 UNDER RECEPTION NO. 2014004728. (NO EASEMENTS CREATED)
14. PROPERTY IS SUBJECT TO THE ORDINANCE NO. 262, SERIES OF 2014, VACATING CERTAIN RIGHTS-OF-WAY AND RESERVING EASEMENTS, RECORDED MAY 8, 2014 UNDER RECEPTION NO. 2014052131. (SHOWN)

### TITLE COMMITMENT SCHEDULE B-2 EXCEPTIONS

15. PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1 RECORDED MAY 15, 2014 UNDER RECEPTION NO. 2014055707. (NO EASEMENTS CREATED) RESOLUTION NO. CR14-0348, ACCEPTING AND APPROVING THE PLAT OF SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1, RECORDED MAY 15, 2014 UNDER RECEPTION NO. 2014055692. RATIFICATION OF PLAT RECORDED JUNE 27, 2014 UNDER RECEPTION NO. 2014076229.
16. PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF COVENANTS AND USE RESTRICTIONS RECORDED MAY 23, 2014, UNDER RECEPTION NO. 2014059322. (BLANKET)
17. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SOUTH SLOAN'S LAKE LANDSCAPE DEVELOPMENT PLAN RECORDED JUNE 19, 2014 UNDER RECEPTION NO. 2014071370. (NO EASEMENTS CREATED)
18. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT NON-EXCLUSIVE EASEMENT RECORDED MAY 30, 2014 UNDER RECEPTION NO. 2014062128. (BLANKET)
19. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PERMANENT NON-EXCLUSIVE EASEMENT RECORDED JUNE 19, 2014 UNDER RECEPTION NO. 2014071373. (SHOWN)
20. PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT RECORDED JUNE 27, 2014, UNDER RECEPTION NO. 2014076232. (BLANKET)
21. PROPERTY IS SUBJECT TO THE ORDINANCE NO. 0858, SERIES OF 2015, CHANGING THE ZONING CLASSIFICATION, RECORDED FEBRUARY 4, 2015 UNDER RECEPTION NO. 2015012312.
22. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SOUTH SLOAN'S LAKE DEVELOPMENT AGREEMENT RECORDED MARCH 08, 2015 UNDER RECEPTION NO. 2015028665. (NOT PLOTTABLE)

### FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FLOOD ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP FOR THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, PANEL NUMBER 0800460181G, DATED NOVEMBER 17, 2005.

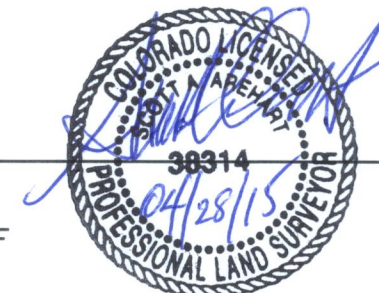
### BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF BOULEVARD ADDITION TO THE CITY OF DENVER BEARING N00°18'49"W AND BEING MONUMENTED BY A FOUND #5 REBAR W/ CAP LS #20142 AT THE SOUTHWEST CORNER OF BLOCK 1, BOULEVARD ADDITION TO THE CITY OF DENVER AND A FOUND 10 FOOT OFFSET CHISELED CROSS AT THE NORTHWEST CORNER OF BLOCK 3, BOULEVARD ADDITION TO THE CITY OF DENVER.

### SURVEYOR'S CERTIFICATION

TO: HINES INTERESTS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, EFG-SOUTH SLOAN'S LAKE I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND LAND TITLE GUARANTEE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 11(c) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 24, 2015.



SCOTT A. AREHART  
PLS #38814  
FOR AND ON BEHALF OF  
MARTIN/MARTIN, INC.

### NOTICE

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS CERTIFICATION SHOWN HEREON.

APRIL 28, 2015



Location: G:\SURVEY\15.0300-Lots 1 and 2, Block 2, South Sloan's Lake Subdivision Filing No. 1\SURVEY\Alta04-15\Alta04-15.dwg  
Job Number: 15.0300.C.86  
Sheet Number: 1 OF 2  
Drawn By: AArehart

Project Manager: S. Arehart  
Surveyed By: EH

Plot Date: 04/28/15 Arehart

# ALTA/ACSM LAND TITLE SURVEY

## LOTS 1 AND 2, BLOCK 2, SOUTH SLOAN'S LAKE SUBDIVISION FILING NO. 1,

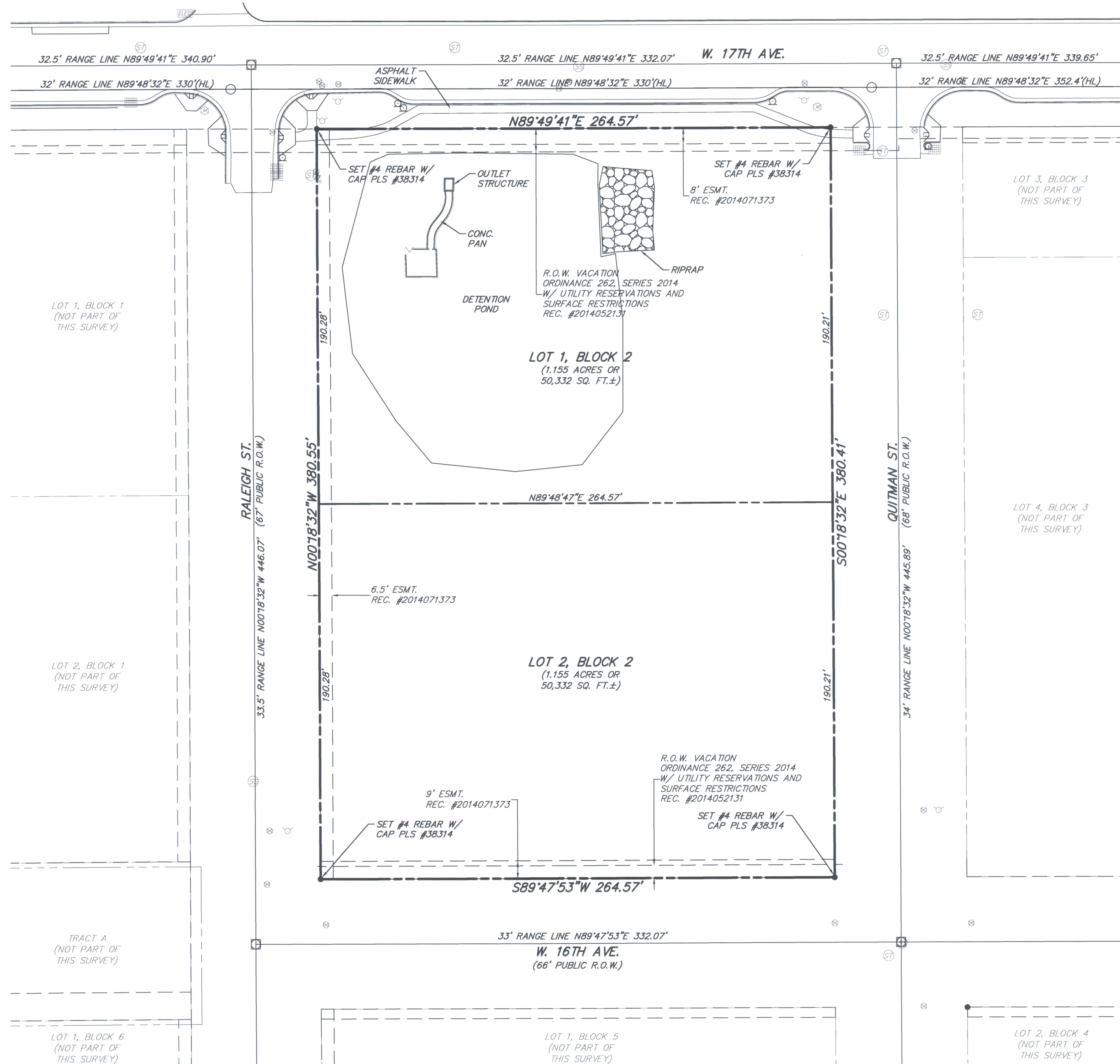
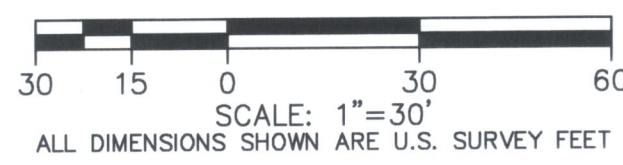
### PARCELS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SHEET 2 OF 2

SLOAN LAKE  
PARK

#### LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	CURB AND GUTTER
	CONTOUR
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	ELECTRIC LINE
	OVERHEAD UTILITY LINE
	TELEPHONE CABLE
	FIBER OPTIC LINE
	GAS LINE
	CABLE TV
	FIRE HYDRANT
	LIGHT POLE-METAL
	UTILITY POLE
	SANITARY MANHOLE
	STORM MANHOLE
	WATER MANHOLE
	WATER VALVE
	WATER METER
	FIRE STAND PIPE
	CLEAN OUT
	CURB INLET
	AREA INLET
	TELEPHONE BOX
	ELECTRIC BOX
	CABLE TV BOX
	IRRIGATION BOX
	GAS METER
	SIGN
	PROPERTY CORNER
	DECIDUOUS TREE
	PINE TREE
	BUSH/SHRUB



Location: G:\SURVEY\15.0300-Lots 1 and 2, Block 2, South Sloan's Lake Subdivision Filing No. 1\SURVEY\Alta04-15\Alta04-15.dwg  
 Project Manager: S. Arehart  
 Drawn By: S. Arehart  
 Surveyed By: EH  
 Job Number: 15.0300.C.86  
 Sheet Number: 2 OF 2

Plot Date: 04/28/15  
 Project Manager: S. Arehart  
 Drawn By: S. Arehart  
 Surveyed By: EH

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM  
SURVEY@MARTINMARTIN.COM

APRIL 28, 2015

**From:** [Katie Jirauch](#)  
**To:** [Espinoza, Rafael G. - City Council](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** Rezoning Support E-Mail  
**Date:** Friday, September 11, 2015 3:19:31 PM

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Dear Councilman Espinoza,

I'm writing to you today to express my support for Hines's rezoning request of block 2 at the former St. Anthony's hospital site.

As a Highlands resident and millennial, I am thrilled to see the development of a mixed-use project as it will be a tremendous benefit to the community. West Denver needs revitalization and this development is the perfect catalyst for the West Colfax.

With that said, I'd like to share with you a couple of reasons why I'm supportive of this project. First, this rezoning will pave the way for a building that fits perfectly within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12. Unlike some of the other blocks on the site, block 2 does not abut single family homes, thus the increased density will have less of an impact on existing neighbors. One of the concerns I've heard is having more density near 17<sup>th</sup> St. I have seen the plans and think the developer did a great job of incorporating the plaza on 17<sup>th</sup> which pushes back their building and minimizes shadow impacts to Sloan's Lake Park. Finally, I think the request for C-MX-8 is very reasonable given that the developer could have pursued considerably more height as outlined in the General Development Plan.

On a separate, but related note, I have and will continue to be a big supporter of developers who work with and incorporate community feedback. I'd really like to commend both EFG and Hines on their outreach process. Their commitment to smart growth and building community is truly admirable.

Thank you very much for time and consideration. I hope you'll support this rezoning request which is a testament to strategic, responsible development.

Best,

Katie Jirauch

**From:** Jodie Simmer [jodie.simmer@corepoweryoga.com]  
**Sent:** Monday, September 14, 2015 10:31 AM  
**To:** Espinoza, Rafael G. - City Council  
**Cc:** Lucero, Theresa L. - Community Planning and Development  
**Subject:** Rezoning Support Email

Dear Councilman Espinoza,

I'm writing to you today to express my support for Hines's rezoning request of block 2 at the former St. Anthony's hospital site.

As a Highlands resident and millennial, I am thrilled to see the development of a mixed-use project as it will be a tremendous benefit to the community. West Denver needs revitalization and this development is the perfect catalyst for the West Colfax.

With that said, I'd like to share with you a couple of reasons why I'm supportive of this project. First, this rezoning will pave the way for a building that fits perfectly within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12. Unlike some of the other blocks on the site, block 2 does not abut single family homes, thus the increased density will have less of an impact on existing neighbors. One of the concerns I've heard is having more density near 17<sup>th</sup> St. I have seen the plans and think the developer did a great job of incorporating the plaza on 17<sup>th</sup> which pushes back their building and minimizes shadow impacts to Sloan's Lake Park. Finally, I think the request for C-MX-8 is very reasonable given that the developer could have pursued considerably more height as outlined in the General Development Plan.

On a separate, but related note, I have and will continue to be a big supporter of developers who work with and incorporate community feedback. I'd really like to commend both EFG and Hines on their outreach process. Their commitment to smart growth and building community is truly admirable.

Thank you very much for time and consideration. I hope you'll support this rezoning request which is a testament to strategic, responsible development.

Best,

Jodie Simmer  
3225 Pecos St  
Denver, CO 80211

**JODIE SIMMER**  
assistant studio manager  
grant street

c 720.315.8187  
e [jodie.simmer@corepoweryoga.com](mailto:jodie.simmer@corepoweryoga.com)

-  
**GRANT/** 333 E 13<sup>th</sup> Ave/ Denver, CO 80203

Dear Councilman Espinoza,

I'm writing to you today to express my strong support for Hines's rezoning request of block 2 at the former St. Anthony's hospital site. Before addressing why I support this development, I want to thank you for all that you do and for considering my comments.

As a West Colfax resident, I have witnessed firsthand the persistent lack of new private investment in our neighborhood. I am hopeful that this rezoning and the St. Anthony's development will serve as a catalyst for future investment. With that said, here are a few reasons why I support this rezoning request:

1. Hines is a high-quality developer who has chosen to build high-quality multifamily rental units. By doing so, Hines is advancing the vision of the West Colfax Plan which calls for a mix of housing types, including rental product. Needless to say, our neighborhood is lucky to have a developer who is willing to build quality units as I believe these residents will take great pride in our community. They will live, work and play on West Colfax and help spur additional investment in the corridor.

2. I, like many in Denver, am a big supporter of transit oriented development. This rezoning promotes strategic density just blocks away from a transit station. Seven stories of high-quality, multifamily rental product is entirely appropriate for a project that will help maximize our public investment in transit, while still serving as appropriate density within the greater neighborhood.

3. The C-MX-8, DO-5 zoning request makes perfect sense within the context of the St. Anthony's redevelopment site. If approved, this rezoning will pave the way for a building that fits well within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12.

4. I have carefully reviewed the developer's plans and I think they did a great job of incorporating the plaza on 17<sup>th</sup> Avenue which minimizes shadow impacts on the park by setting their building back an appropriate distance from the street.

Again, I want to thank you for your time and consideration. I hope you will support this rezoning request and help our community continue to revitalize the West Colfax Corridor.

Respectfully,

/s/ Ben Stetler

Ben Stetler  
17<sup>th</sup> and Utica



**From:** [Dave Justice](#)  
**To:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** Citizen Comment of Support: 2015I-00073: Lots 1 & 2, Block 2, South Sloan"s Lake Subdivision, Filing No. 1  
**Date:** Tuesday, September 15, 2015 10:03:44 AM

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David Justice  
1574 Osceola St.  
Denver, CO 80204  
[justiced@gmail.com](mailto:justiced@gmail.com)

September 15, 2015

Ms. Theresa Lucero  
Senior City Planner  
[Theresa.lucero@denvergov.org](mailto:Theresa.lucero@denvergov.org)

Dear Ms. Lucero,

I am writing to express my support for the rezoning of the St. Anthony's Redevelopment - Block 2, from C-MX-5 DO-5 to C-MX-8 DO-5. I am a current resident of the West Colfax neighborhood and moved to the neighborhood in June from the Uptown neighborhood on Denver's east side.

I recently attended an informative presentation about the planned development on Block 2 by EFG and Hines. This was presented to the West Colfax Association of Neighbors (WeCAN) at the September 8th general meeting. I am very encouraged that the proposed design appears to be of high quality steel and concrete design. I am pleased that the design of the building includes thoughtful setbacks in the highest portions to reduce the amount of winter shadow to a 5 story equivalent. I also support the general design of the building in that it contains enough floors and internal parking for its residents and also commits significant space to ground-level retail.

Having moved from the Uptown neighborhood, which has a strong retail and restaurant presence, I believe that a similar presence would be of great benefit to the West Colfax neighborhood. There is currently little opportunity to patronize local businesses, beyond a current smattering of restaurants and other somewhat questionable businesses. We typically have to travel to other neighborhoods or towns (e.g. Edgewater) to find a "town center" type of walkable environment. I've been encouraged by announcements from the Alamo Drafthouse, Little Man Ice Cream, and Highland Tap and Burger to support our neighborhood and hope that this continues, so that West Colfax can be provided with more private services, job opportunities, and commerce in general.

The entire St. Anthony's Redevelopment, including Block 2, presents a unique, once in a lifetime opportunity for a catalyst in this neighborhood, and west Denver in general. I believe that many prior concerns about this particular block have been addressed in pragmatic manner and that the current plan represents a compromise that is in the interests of not only the developer, but also of the community. However, I fear that if we do not move now to support a modest increase in zoning, we may lose out on this high-quality design to one that is less thoughtful and appealing.

I respectfully encourage the Denver Planning Board's support of the rezoning and welcome any feedback on the matter. Thank you for your time in reading my letter.

Sincerely,

David Justice

September 15, 2015

Dear Councilman Espinoza,

Hope you're doing well and thank you for taking the time to consider my comments. I'm writing to you today to express my full support for the rezoning request of block 2 at the former St. Anthony's hospital site. I want to share with you a few reasons as to why I think C-MX-8, DO-5 is entirely appropriate for this site:

1. The C-MX-8, DO-5 zoning request makes perfect sense within the context of the St. Anthony's redevelopment site. If approved, this rezoning will pave the way for a building that fits well within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12.
2. Unlike some of the other blocks on the site, block 2 does not abut single family homes, thus the increased density will have less of an impact on existing neighbors.
3. I think the request for C-MX-8 is very reasonable given that the developer could have pursued considerably more height as outlined in the General Development Plan.
4. Hines is a high-quality developer who has chosen to build high-quality multifamily rental units. By doing so, Hines is furthering the vision of the West Colfax Plan which calls for a mix of housing types, including rental product. Needless to say, our neighborhood is lucky to have a developer who is willing to build quality units as I believe these residents will take great pride in our community.
5. I'm a big believer in limiting impacts to Sloan's Lake Park. This development will bring additional patrons to the park while limiting shadow impacts through the incorporation of the plaza on 17<sup>th</sup> Avenue.

Thank you very much for your time and consideration. I hope you'll support this rezoning request which promotes smart, appropriate density in the West Colfax community.

Best,



John Plakorus  
4703 W. Moncrieff Place  
Denver, CO 80212

**From:** [Leah Rounds](#)  
**To:** [Espinoza, Rafael G. - City Council](#); [Lucero, Theresa L. - Community Planning and Development](#)  
**Cc:** [KimK@crlassociates.com](mailto:KimK@crlassociates.com)  
**Subject:** Support for rezoning of Block 2 at St. Anthony's site  
**Date:** Monday, September 14, 2015 4:54:08 PM

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The Honorable Councilman Espinoza  
City and County Building  
1437 Bannock Street  
Denver, CO 80202

I am writing today to express my full support for the rezoning of Block 2 at the former St. Anthony's redevelopment site. My family and I have lived in the West Colfax neighborhood, and just blocks from this redevelopment site, for over six years, and we are excited to see the changes coming to our neighborhood. Rezoning Block 2 is an essential piece in ensuring our neighborhood takes the right path towards positive development.

Our neighborhood is increasingly becoming more walkable. I can now walk my son to school, a library, and light-rail station; soon to a movie theater, brewery, and restaurants. The retail going into the ground level of Block 2 will add even more walkable opportunities for the neighborhood, and the density coming with the apartments on this block will help to support this new retail too.

I have been impressed by the outreach of the developers to the community throughout this process and their willingness to hear the desires of the neighbors. They have included many features into the design of their plans that the community has asked for, Block 2 included: a plaza and the inclusion of Sloan's Lake Park, internal and extra parking, and tapered buildings to take into consideration the surrounding neighborhood.

My family and I are looking forward to all the opportunities this St. Anthony's redevelopment will bring, not only increasing walkability in the neighborhood, but also bringing a sense of a downtown or a center to the West Colfax neighborhood.

Thank you for your time and consideration.

Leah Rounds  
1445 Utica St.  
Denver, CO 80204



WALD, LLC dba 3610 West  
14390 Foothill Rd  
Golden, CO 80401

September 14, 2015

Council Member Rafael Espinosa  
Council District 1  
Denver, CO

Re: Proposed Map Amendment SOUTH SLOANS LAKE FLG 1 BLK 2, 1652 Raleigh Street (North side) and 1602 Raleigh Street

Dear Councilman Espinoza:

3610 West is a small investor who purchased a property on Denver's W Colfax Ave corridor with ambitions of facilitating the revitalization of the area. Our project is located at 3610 W Colfax Avenue (SWC of Colfax and Lowell). [www.3610west.com](http://www.3610west.com)

We are pleased to support the proposed rezoning of SSL Block 2 to C-MX-8/DO-5 for several reasons:

- The up-zoning will increase density and provide varied housing stock in an area that is consistent with the adopted plan. We are hopeful that the increased density will improve the character of the project and advance the revitalization of the neighborhoods along W Colfax and the West Rail Line. The proposed zoning allows for provision of high rise rental product which is not included within the development that's already under construction or, to our knowledge, other projects on which South Sloans Lake is currently working.
- This rezoning will pave the way for a building that fits perfectly within the context of the larger development, allowing a natural transition between one structure that is C-MX-5 and another that is C-MX-12.
- The plaza on 17<sup>th</sup> avenue invites activity along Sloans Lake Park while limiting shadow impacts to the Park.
- The time to take action on a re-zoning is when you have a development in hand with a specific design and context. As a small investor we have had difficulty attracting tenants that can make an impact to our neighborhood even with the announcement of the proposed projects planned within the Sloans development and all of the town home projects being built to our North. Accommodating development that is ready to come to market gives neighbors a clear understanding of the context of what is being proposed, and knowing that it will begin construction soon goes a long way to stimulating revitalization.

We encourage you to approve this rezoning request and thank you for your representation on our behalf.

Sincerely,



Lloyd King  
Managing Member

**From:** [Nadia Garas](#)  
**To:** [Espinoza, Rafael G. - City Council](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** rezoning request  
**Date:** Monday, September 14, 2015 8:08:30 AM

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Dear Councilman Espinoza,

I'm writing to you today to express my support for Hines's rezoning request of block 2 at the former St. Anthony's hospital site.

As a Highlands resident and millennial, I am thrilled to see the development of a mixed-use project as it will be a tremendous benefit to the community. West Denver needs revitalization and this development is the perfect catalyst for the West Colfax.

With that said, I'd like to share with you a couple of reasons why I'm supportive of this project. First, this rezoning will pave the way for a building that fits perfectly within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12. Unlike some of the other blocks on the site, block 2 does not abut single family homes, thus the increased density will have less of an impact on existing neighbors. One of the concerns I've heard is having more density near 17<sup>th</sup> St. I have seen the plans and think the developer did a great job of incorporating the plaza on 17<sup>th</sup> which pushes back their building and minimizes shadow impacts to Sloan's Lake Park. Finally, I think the request for C-MX-8 is very reasonable given that the developer could have pursued considerably more height as outlined in the General Development Plan.

On a separate, but related note, I have and will continue to be a big supporter of developers who work with and incorporate community feedback. I'd really like to commend both EFG and Hines on their outreach process. Their commitment to smart growth and building community is truly admirable.

Thank you very much for time and consideration. I hope you'll support this rezoning request which is a testament to strategic, responsible development.

Best,

Nadia

# PLEASANT HILL PROPERTIES, LLC

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Council Member Rafael Espinoza  
Councilman District 1  
September 15, 2015

RE: Proposed Map Amendment SOUTH SLOANS LAKE FLG 1 BLK 2, 1652 Raleigh Street (North side) and 1602 Raleigh Street

Dear Councilman Espinoza:

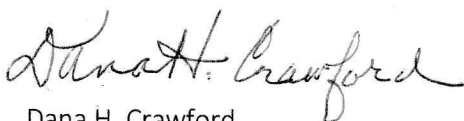
Pleasant Hill Properties is a small residential redevelopment company with properties in the Villa Park neighborhood. We are pleased to support the proposed rezoning of SSL Block 2 to C-MX-8/DO-5 for several reasons:

- It will increase density in this area which is consistent with adopted plan. We are hopeful that increased density will jump start additional redevelopment along West Colfax and the West Rail Line transit corridor;
- The proposed zoning allows for the provision of higher end rental product which is not included within the development that's already under construction or, to our knowledge, other projects on which South Sloan Lake is currently working;
- This rezoning will pave the way for a building that fits perfectly within the context of the larger development, allowing a natural transition between one structure that is C-MX-5 and other that is C-MX-12; and
- The plaza on 17<sup>th</sup> Avenue invites activity along Sloan Lake Park while limiting shadow impacts to the Park.

On a separate but related note, we'd like to commend EFG and Hines for incorporating community feedback into the development. They've done an excellent job with their outreach process. We believe it has led to a project that will enhance and bring benefit to the Sloan's Lake community.

We thank you kindly for your time and encourage you to approve this rezoning request.

Sincerely,



Dana H. Crawford  
Managing Member



Win King  
Managing Member



Carol MacLennan  
Member

CC: Theresa Lucero, Community Planning and Development

3225 Pecos St.

Denver, CO 80211



**From:** [Jennifer Thul](#)  
**To:** [Espinoza, Rafael G. - City Council](#)  
**Cc:** [Lucero, Theresa L. - Community Planning and Development](#)  
**Subject:** St. Anthony's Development Project - Block 2  
**Date:** Wednesday, September 16, 2015 10:00:07 AM

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Dear Councilman Espinoza,

As a Highlands resident and millennial, I am thrilled to see the development of Hines's mixed-use project at the former St. Anthony's hospital site. West Denver needs revitalization and this development is the perfect catalyst for the West Colfax.

I want to share with you a few reasons why I support the rezoning request for C-MX-8, DO-5:

1. The C-MX-8, DO-5 zoning request makes perfect sense within the context of the St. Anthony's redevelopment site. If approved, this rezoning will pave the way for a building that fits well within the context of the larger development as it will be located between one structure that's C-MX-5 and another that's C-MX-12.
2. Hines is a high-quality developer who has chosen to build high-quality multifamily rental units. By doing so, Hines is furthering the vision of the West Colfax Plan which calls for a mix of housing types, including rental product. Needless to say, our neighborhood is lucky to have a developer who is willing to build quality units as I believe these residents will take great pride in our community.
3. Unlike some of the other blocks on the site, block 2 does not abut single family homes, thus the increased density will have less of an impact on existing neighbors.
4. I think the request for C-MX-8 is very reasonable given that the developer could have pursued considerably more height as outlined in the General Development Plan.
5. This development will bring additional patrons to the park while limiting shadow impacts through the incorporation of the plaza on 17<sup>th</sup> Avenue.

Thank you very much for your time and consideration. I hope you'll support this rezoning request, which promotes smart, appropriate density in the West Colfax community.

Sincerely,

Jen Thul

2820 Wyandot St.

Denver, CO 80211



September 15, 2015

Denver Planning Board  
Community Planning and Development  
201 W. Colfax Ave. Dept 205  
Denver, CO 80202

Re: Development at the Former St. Anthony's Hospital – Block 2 Re-zoning

Dear City and County of Denver Planning Board Members,

I am writing to express my support for the proposed re-zone of Block 2 in the Sloan's Lake redevelopment project to C-MX-8. I am a neighbor of the site, and I believe that the proposed rezone provides the opportunity for an economically viable redevelopment of the site.

My wife and I bought our home in the Sloan's Lake neighborhood a few years ago and we have seen our neighborhood transform in a very short period of time. We often jog around the lake, play tennis at the Sloan's Lake tennis courts, spend time with friends and family in the park, and visit many of the restaurants along Sheridan and in the Edgewater neighborhood. When we first learned of the proposed redevelopment of the site, we were thrilled to see a thoughtful mix of different product types and uses to enhance the neighborhood.

After spending time reviewing the proposed re-zone and development plan, I believe the height of the building fits within the context of the larger redevelopment. This block does not abut single family homes and serves as a transition from the adjacent zonings to create a sustainable urban environment and vibrant neighborhood enhancement.

We understand that the General Development Plan has some restrictions that we believe are necessary to protect the park and minimize the impacts the development may have on the neighborhood. It is our understanding that the proposed re-zone follows the General Development Plan and does not impact the Design Overlay that limits the height of the building toward the 17<sup>th</sup> Street frontage. The re-zoning is in conformance with the West Colfax Neighborhood Plan, Blueprint Denver and the Comp Plan 2000 which were all put in place to protect the character of the neighborhood.

When the hospital left the neighborhood, it created an opportunity for redevelopment. Thoughtful and strategic planning is compulsory to ensure the neighborhood continues to see reinvestment, and I believe the developer has done just that. I urge you to support the proposed re-zoning for the benefit of our neighborhood and our great city.

Regards,



Michael Warren  
3831 W. 25<sup>th</sup> Ave. Denver, CO 80211