

DATE: July 20, 2017
 TO: Members of Denver City Council
 FROM: Forest City Stapleton
 SUBJECT: Rezoning of Southeast Corner of MLK Blvd. & Central Park Blvd.
 Public Hearing Scheduled for July 24, 2017

**THIS EMAIL IS INTENDED TO BE MADE PART OF THE PUBLIC RECORD FOR
 Rezoning Application 2016I-00112**

FACT SHEET

Rezoning Application 2016I-00112

Rezoning Southeast Corner of MLK Blvd. & Central Park Blvd from C-MU-20 to M-RX-5A

The 3 acre Property was zoned to **C-MU-20** in 1999 and has been zoned **C-MU-20** continuously ever since. The Property and surrounding lots were platted in 2003. The first home sales occurred in 2005.

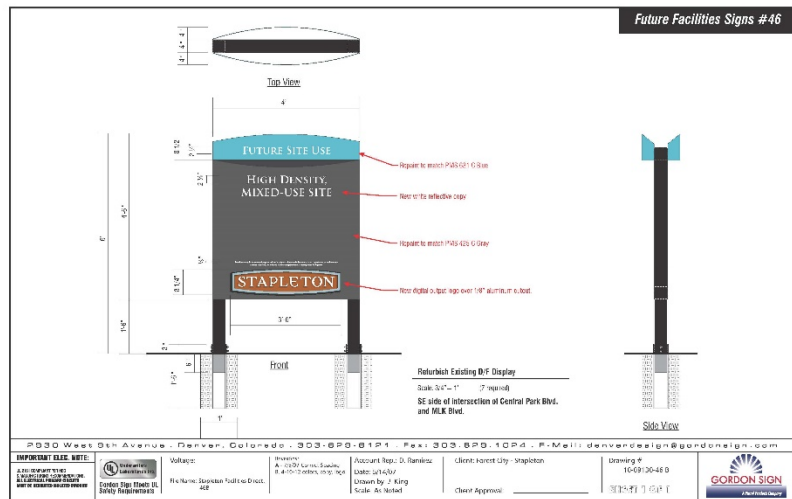
CURRENT ZONING: C-MU-20

C-MU-20 allows as a use by right 132,433 sq. ft. of building(s) to be developed with no requirement for public notice or public engagement.

C-MU-20 does not limit the heights of buildings. Practically, this means a building 6 to 8 stories high could be built at this location under the current C-MU-20 zoning.

C-MU-20 allows a broad range of commercial, industrial, retail and industrial uses as uses by right with no requirement for public notice or public engagement.

For over 10 years the Stapleton master signage program has posted the Property with a Future Site Use sign identifying the Property as "HIGH DENSITY MIXED USE SITE":



Sign in place on Central Park Blvd today and Sign design document from May, 2007.

PROPOSED ZONING: M-RX-5A is in line with The Stapleton Development Plan (“The Green Book”) and the overall vision for Stapleton as a mixed-use, walkable community with a diversity of housing types.

M-RX-5A limits building heights to 5 stories.

M-RX-5A allows a more limited mix of uses than does C-MU-20 and unlike C-MU-20, limits non-residential uses to the ground floor.

In response to neighborhood input, Forest City has committed to recording a **restrictive covenant** on the Property that will **further reduce building heights**, requiring that building heights step down to 3 stories at the south and east property edges as they approach single family home development along E. 29th Place and Willow Street respectively.

This **major intersection** consisting of two median divided arterials provides direct access to Downtown, Quebec St. and I-70 and is an ideal location the type of development permitted in **M-RX-5A**.

Forest City Stapleton is firmly committed to continuing our partnership with the City and the community to responsibly develop the Stapleton Development Plan. M-RX-5A, combined with our voluntary height reduction adjacent to our neighbors, is the best zone district to accomplish this goal and to foster quality in-fill development at this intersection of two major streets in Denver.

We respectfully request City Council’s approval of this rezoning request.