



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

TO: Denver City Council
FROM: Brandon Shaver, Senior City Planner
DATE: February 3, 2022
RE: Official Zoning Map Amendment Application #2021I-00087
555 East 8th Avenue
Rezoning from PUD 34 to G-MU-3, UO-3

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00087.

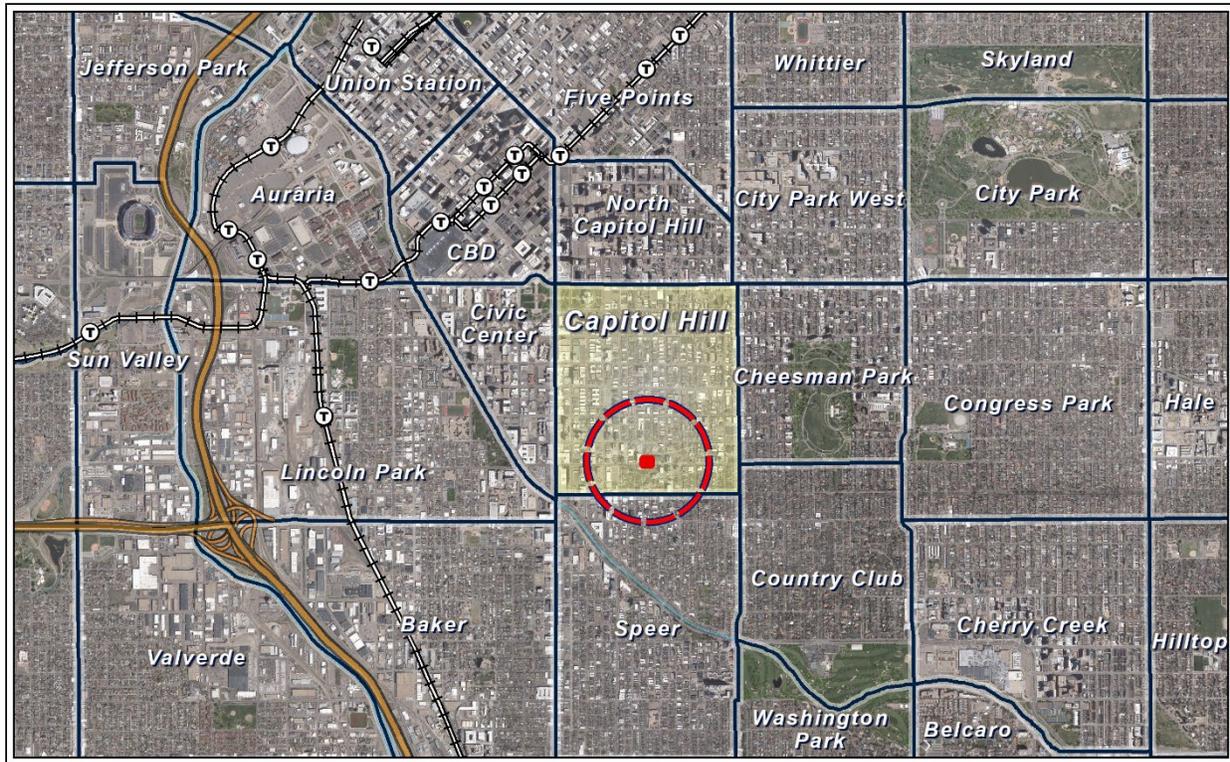
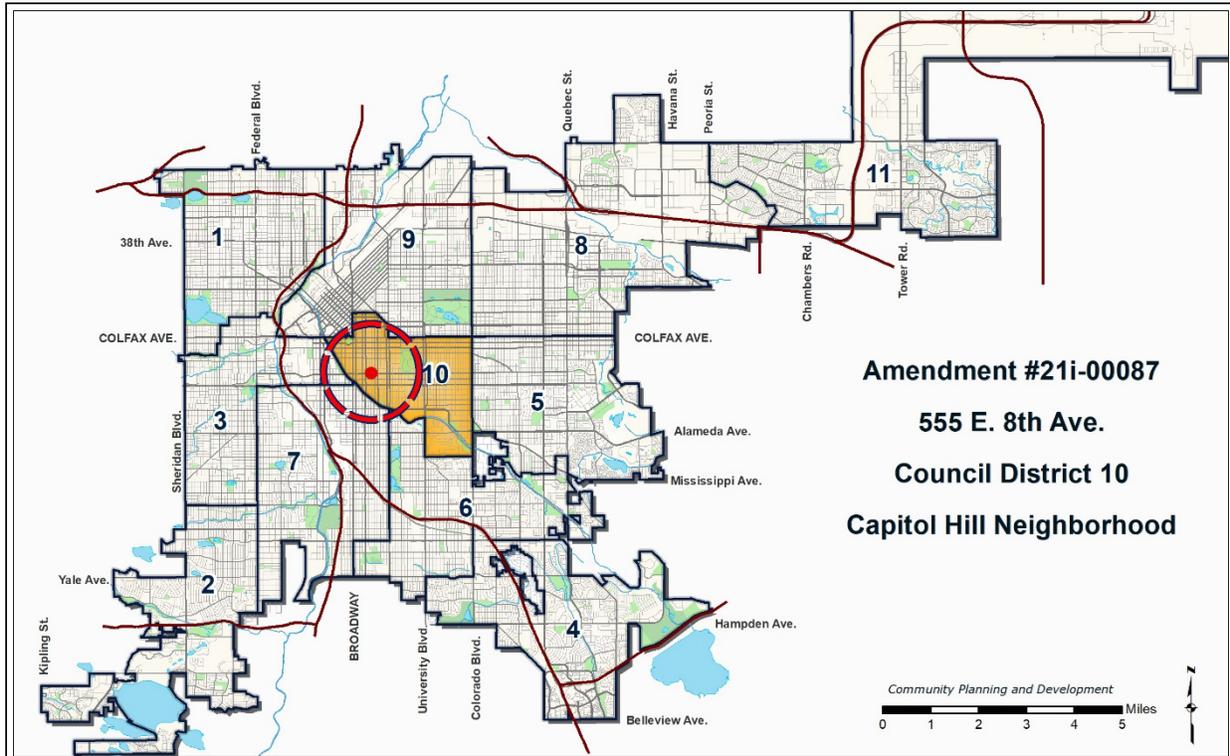
Request for Rezoning

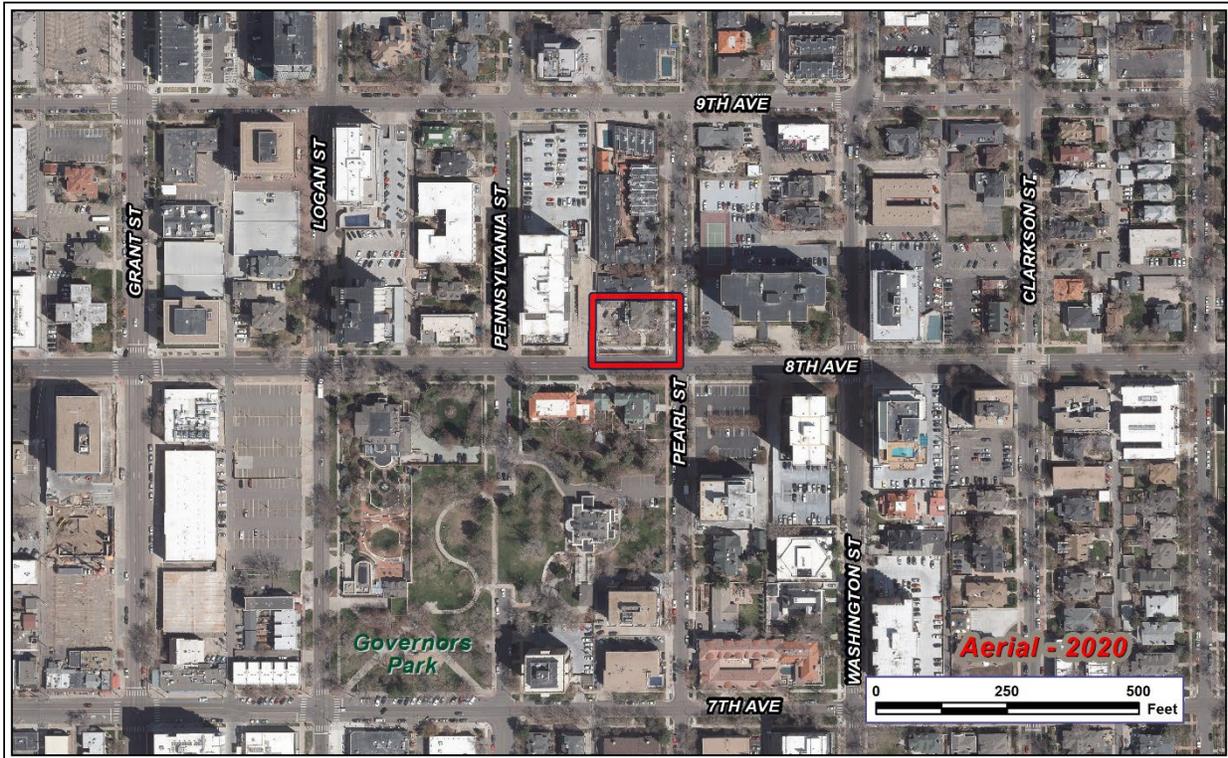
Address: 555 East 8th Avenue
Neighborhood/Council District: Capitol Hill / Council District 10
RNOs: Inter-Neighborhood Cooperation (INC), Center City Denver Residents Organization, Capitol Hill United Neighborhoods, Inc., Denver For ALL, District 10 Neighborhood Coalition, Inc., Neighbors for Greater Capitol Hill
Area of Property: 11,997 square feet or 0.275 acres
Current Zoning: PUD 34
Proposed Zoning: G-MU-3, UO-3
Property Owner(s): Karen M. Christiansen
Owner Representative: Bruce O'Donnell

Summary of Rezoning Request

- The subject property contains a single-unit dwelling built in 1888. It is located within the Capitol Hill statistical neighborhood at the northwest corner of East 8th Avenue and North Pearl Street and currently used as an office.
- The property owner, with Bruce O'Donnell as their representative, is proposing to rezone the property to allow for residential uses and limited commercial uses.
- The proposed G-MU-3, **General Urban, Multi Unit, 3** stories, zone district allows the urban house, duplex, garden court, town house and apartment primary building forms. The maximum height of the allowed primary building forms ranges from 30 to 40 feet and there are no protected districts within the surrounding blocks. This district is intended for use in the General Urban Neighborhood Context, which is intended to promote and protect higher density residential neighborhoods. Further details of the zone district can be found in the proposed zone district of this staff report (below) and in Article 6 of the Denver Zoning Code.
- The proposed UO-3, (**Use Overlay 3**, the Historic Structure Use Overlay) allows limited office, lodging and artist studio uses in Historic Structures (structures designated as Landmarks) located in residential zone districts. A concurrent designation application proposes to designate this structure as a city Landmark, which would allow for these limited non-residential uses.

Existing Context





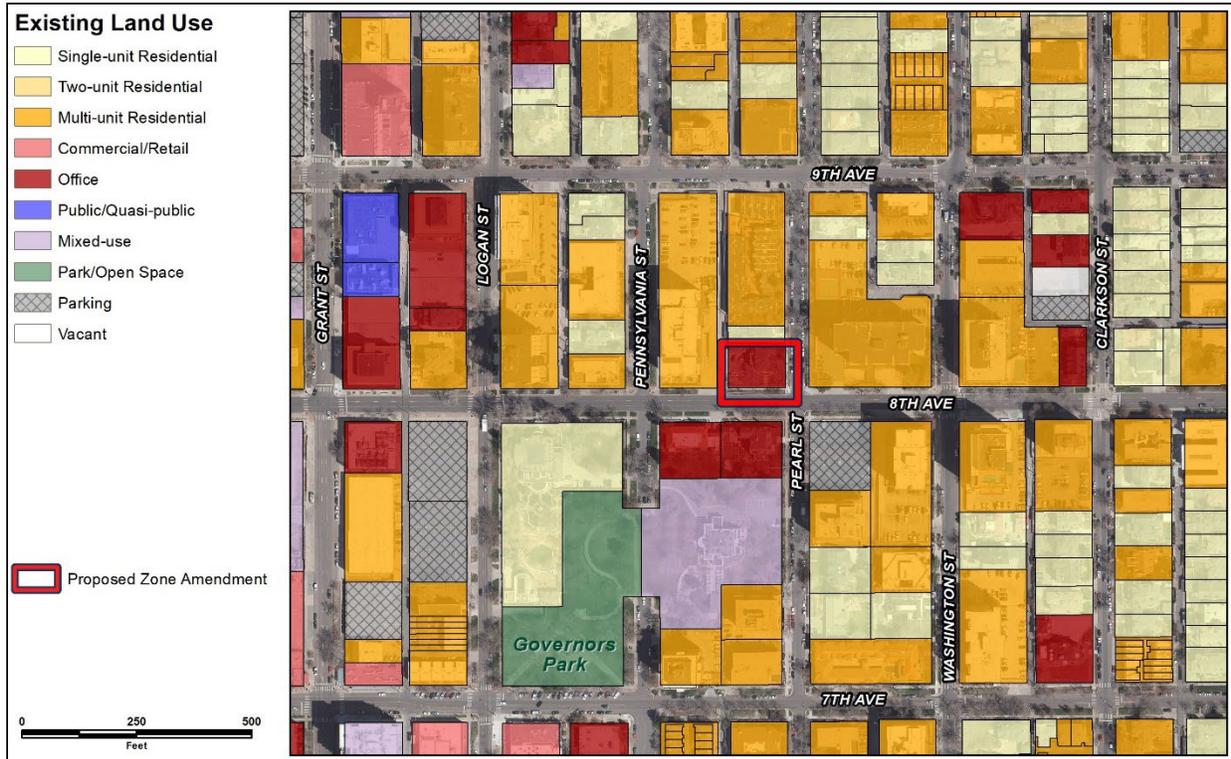
The subject property is located within the Capitol Hill statistical neighborhood, at the northwest corner of East 8th Avenue and North Pearl Street. Governors Park is located 1 block south and one block west of the subject site. The subject property is approximately 96 feet wide and 125 feet deep and the main entry is oriented towards East 8th Avenue. The subject site is served by RTD bus route 6 along East 8th Avenue and routes 0, 0L, 3L, 83, 87L, 99L, 116X, EV and P along the Broadway/Lincoln couplet six blocks to the west.

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	PUD 34	Office	3-story brick residence with entrance along E. 8 th Ave. and carriage house	Generally regular grid of streets. Block sizes and shapes are consistent and rectangular with consistent sidewalks and amenity zones. Generally, vehicle parking is located to the rear or side of buildings in the neighborhood.
North	G-MU-12, UO-3	Multi-unit Residential	2-story brick residential structure with block-sensitive setback	
East	G-MU-12, UO-3	Multi-unit Residential	12-story condominium building	
South	PUD 34	Office	2.5 story brick landmark designated residential structure	
West	G-MU-12, UO-3	Multi-unit Residential	15-story apartment building	

height restriction of 130-134 feet. However, the proposed zone district of G-MU-3, UO-3 has a much lower height restriction of 40 feet maximum height for primary structures.

3. Existing Land Use Map



4. Existing Building Form and Scale





Site - from East 8th Avenue (Source: Google Maps)



North – from North Pearl Street (Source: Google Maps)



East – from East 8th Avenue (Source: Google Maps)



South – DERP Offices (Parcel 1 in PUD 34) from North Pearl Street (Source: Google Maps)



West – from East 8th Avenue (Source: Google Maps)

Proposed Zoning

G-MU-3 Zone District

The requested G-MU-3 zone district has a maximum height of 40 feet with allowable encroachments. The G-MU-3 zone district is a multi-unit district allowing urban house, duplex, garden court, town house, and apartment building forms. Block sensitive setback apply to all building forms in the G-MU-3 zone district. A variety of residential uses, including multi-unit, are allowed. Minimum vehicle parking requirements in the G-MU-3 zone district are generally the same or lower than the minimum vehicle parking requirements in the existing PUD 34 zone district. For additional details of the requested zone district, see Denver Zoning Code Article 6.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized on the following table.

Design Standards	PUD 34 (Existing)	G-MU-3, UO-3 (Proposed)
Primary Building Forms Allowed	N/A	Urban House, Duplex, Garden Court, Town House, Apartment
Height in Stories / Feet (max)	N/A / 55 feet	3 stories / 30-40 feet*
Primary Street Build-To Percentages (min)	N/A	0-70%*
Primary Street Build-To Ranges	N/A	10' to 20'*
Minimum Zone Lot Size/Width	N/A	3,000 sf / 25'
Primary Street Setbacks (min)	5'	5' to 20'*
Building Coverages (max)	N/A	50% to N/A

*Standard varies between building forms

UO-3 Historic Structure Use Overlay

The applicant also proposes to establish the UO-3 Historic Structure Use Overlay District on this site, which would be consistent with the zoning of surrounding properties. There is not currently a Landmarked Historic Structure on the subject site but a historic designation application is running concurrent with this rezoning request. The UO-3 district is intended to encourage preservation, protection, adaptive reuse and enhancement of structures designated as City Landmarks, and may only be established in conjunction with an underlying Residential Zone District, such as the proposed G-MU-3. The overlay allows three commercial uses (with use limitations) in qualifying Historic Structures:

1. Office, not including dental/medical office or clinic
2. Art studio
3. Bed and breakfast lodging

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:

Assessor: Approved – No response

Asset Management: Approved – No comments

Denver Public Schools: Approved – No response

Department of Public Health and Environment: Approved – No comments

Denver Parks and Recreation: Approved – No comments

Public Works – R.O.W. - City Surveyor: Approved – No comments

Development Services - Transportation: Approved – No response

Development Services – Wastewater: Approved – No response

Development Services – Project Coordination: Approved – No response

Development Services – Fire Prevention: Approved – No response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	9/13/21
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	11/30/21
Planning Board Public Hearing (voted 9 to 0 in favor):	12/15/21
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	11/30/21
Land Use, Transportation and Infrastructure Committee of the City Council meeting:	12/21/21
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	1/14/22
City Council Public Hearing:	2/7/22

Public Outreach and Input

- **Registered Neighborhood Organizations (RNOs)**
 As of the date of this report, staff has received two written comments from RNOs pertaining to this application.
 - One written comment in support was received from Capitol Hill United Neighborhoods (CHUN) and is attached to this staff report.
 - One written comment in support was received from Neighbors of Greater Capitol Hill (NGCH) and is attached to this staff report.
- **Other Public Comment**
 As of the date of this report, staff has received one written comment from the public pertaining to this application.
 - One written comment in support was received from the Denver Employees Retirement Plan office, the remaining property owner in PUD 34.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC Section 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

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

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *East Central Area Plan (2020)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for multi-unit residential development within an established neighborhood, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 2, Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*

Similarly, the proposed G-MU-3 zoning coupled with the historic structure use overlay (UO-3) would allow for a broader variety of uses including multi-unit residential and limited commercial uses at an intensity consistent with the desire for dense, walkable, historic neighborhoods close to downtown. Further, the application of multi-unit zoning contributes to the city's aspirational network of well-connected mixed-use corridors and is therefore consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

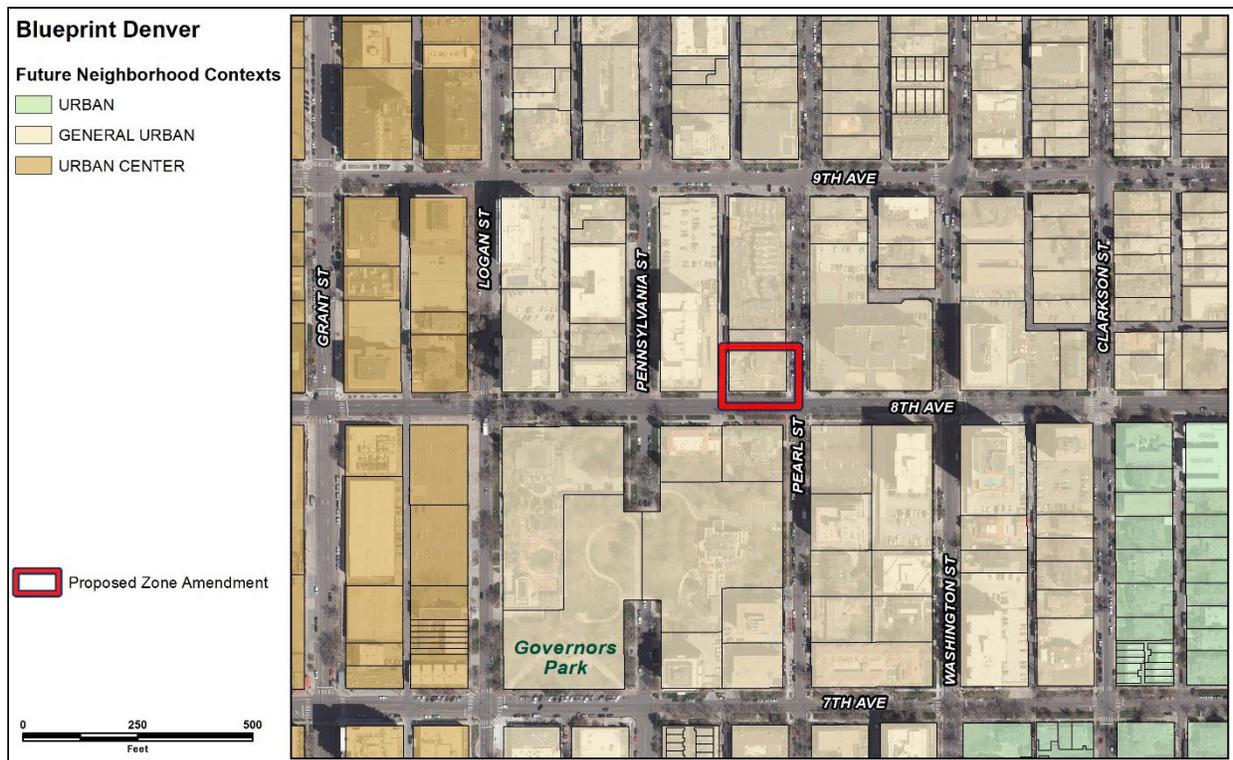
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*

Overall, the requested map amendment would allow for a broader variety of residential uses at an intensity consistent with the desire for dense, walkable neighborhoods expressed in Comprehensive Plan 2040.

Blueprint Denver (2019)

Blueprint Denver was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city’s land use and transportation decisions. Blueprint Denver identifies the subject property as part of a Residential High place within the General Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In Blueprint Denver, future neighborhood contexts are used to help understand differences between neighborhoods and their land use, built form, and mobility options at a higher scale. The subject property is shown on the context map as the General Urban neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). In the General Urban neighborhood context, there are “predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street” (p. 137). The proposed G-MU-3, UO-3 zone district is part of the General Urban neighborhood context and would allow multi-unit structures, consistent with the intent of the General Urban neighborhood context in Blueprint Denver.

Blueprint Denver Future Places

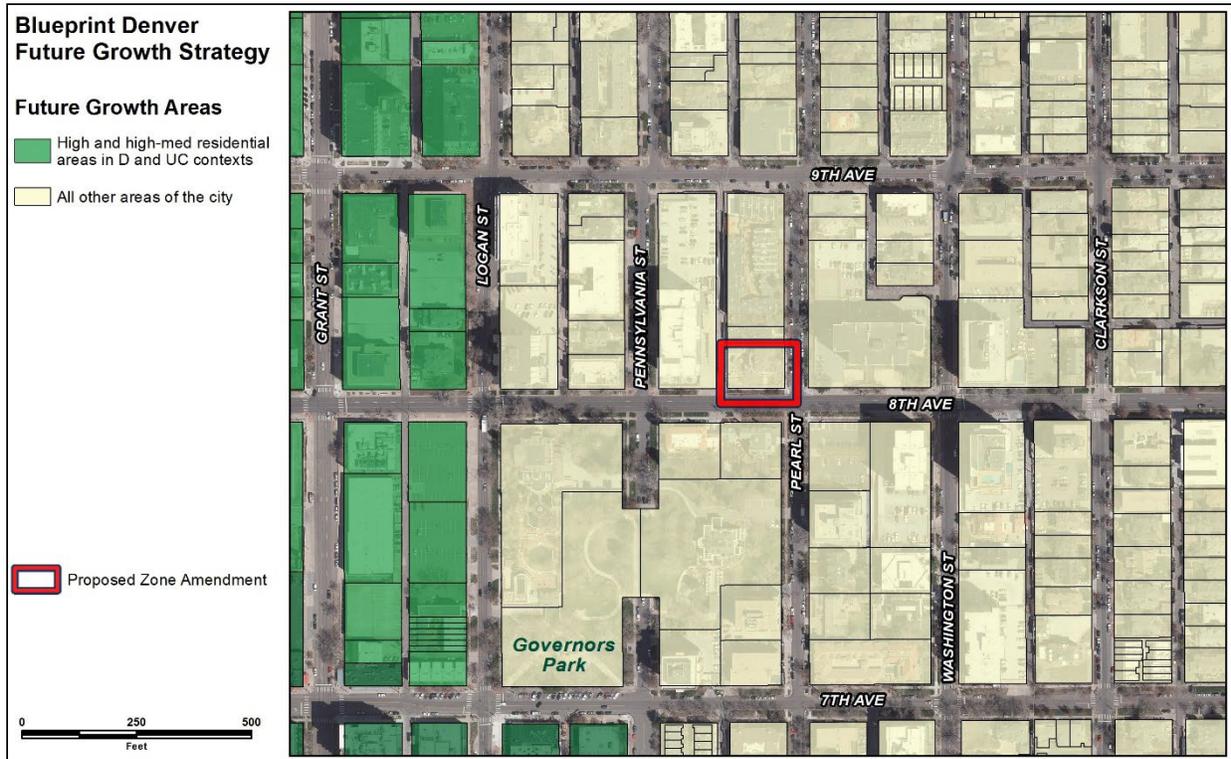


The General Urban Neighborhood Context provides nuance to the aspirations of the individual places shown on the map. The Future Places Map shows the subject property as part of a Residential High place type. Blueprint Denver describes the aspirational characteristics of Residential High places in the General Urban context as, “Predominately multi-unit residential, though compatible commercial uses should be interspersed throughout. Buildings are generally the tallest of the residential places in this context” (p. 246). The proposed zone district of G-MU-3, UO-3 would allow additional residential and limited commercial uses embedded within the adjacent multi-unit residential areas.

Street Types

In Blueprint Denver, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). Blueprint Denver classifies East 8th Avenue as a Residential Arterial, which are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 161). The proposed G-MU-3, UO-3 district is consistent with this street type because it would allow for primarily residential uses in a largely residential established neighborhood.

Growth Strategy



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed G-MU-3, UO-3 zone district is appropriate in this growth area as it add the opportunity for both housing growth. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

Additional Strategies

In Blueprint Denver, there are recommendations that form a comprehensive list of policies and strategies to guide implementation of the plan. They are organized by the three elements of complete neighborhoods. There are several strategies around historic preservation and promoting small businesses that the rezoning request is consistent with. One includes:

- Land Use and Built Form, General – Policy O2 Strategy E: *In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures* (p. 72).

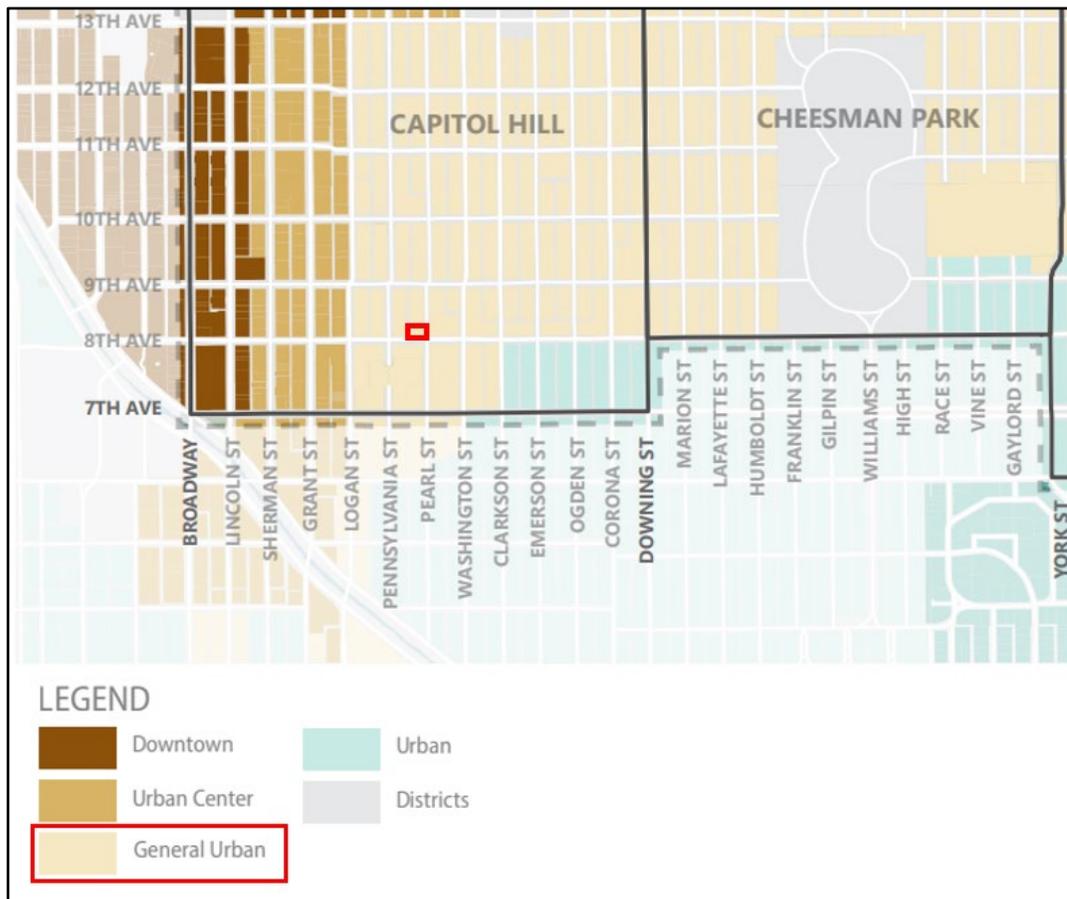
Blueprint Denver also provides recommendations related to properties that retained zoning from the Former Chapter 59 zoning code.

- Land Use & Built Form: General Policy 3, Strategy B: *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).*
- Land Use & Built Form: General Policy 3, Strategy B: *Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area (p. 73).*

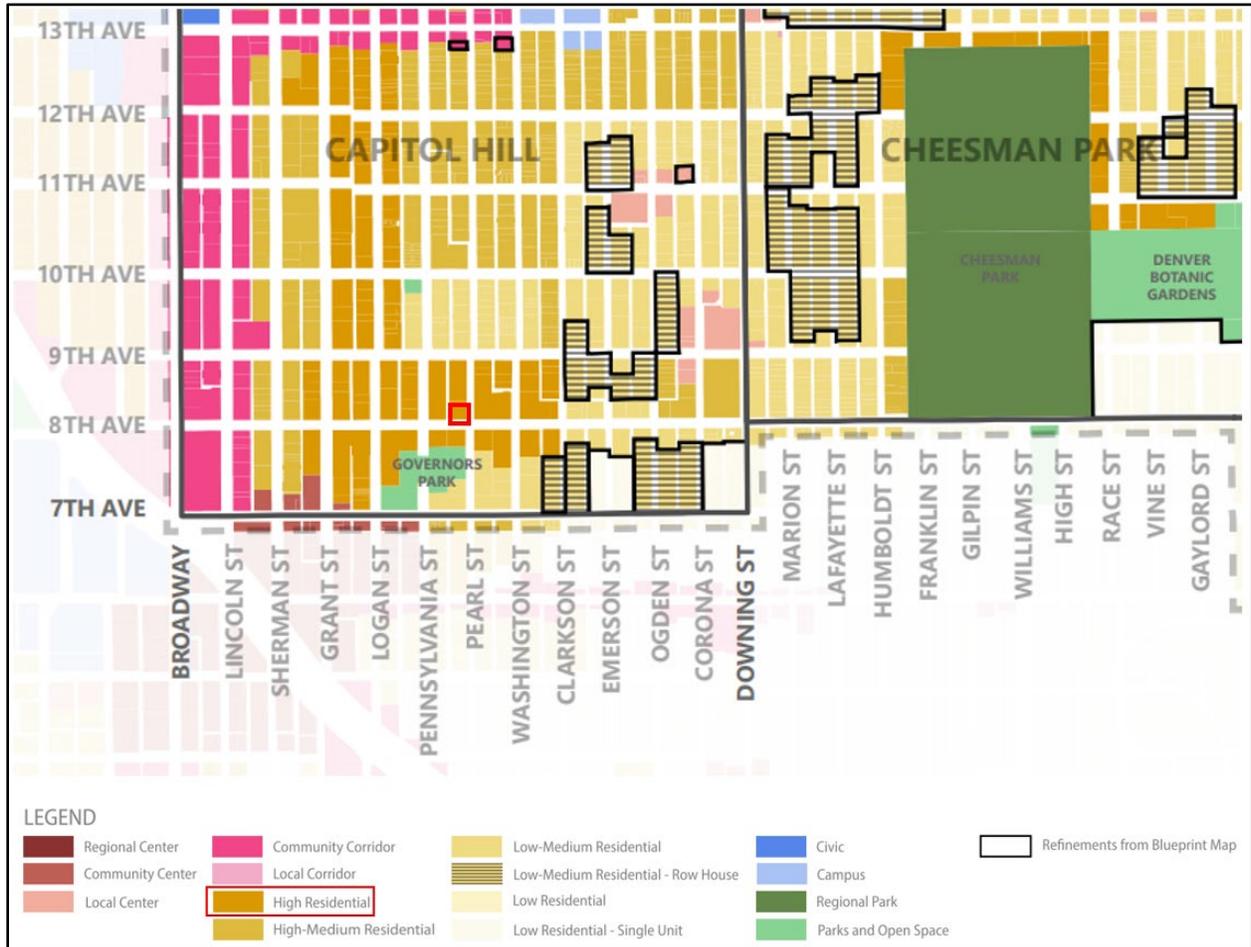
Therefore, the proposed rezoning to come from custom zoning under Former Chapter 59 to a standard zone district under the DZC is consistent with Blueprint Denver.

East Central Area Plan (2020)

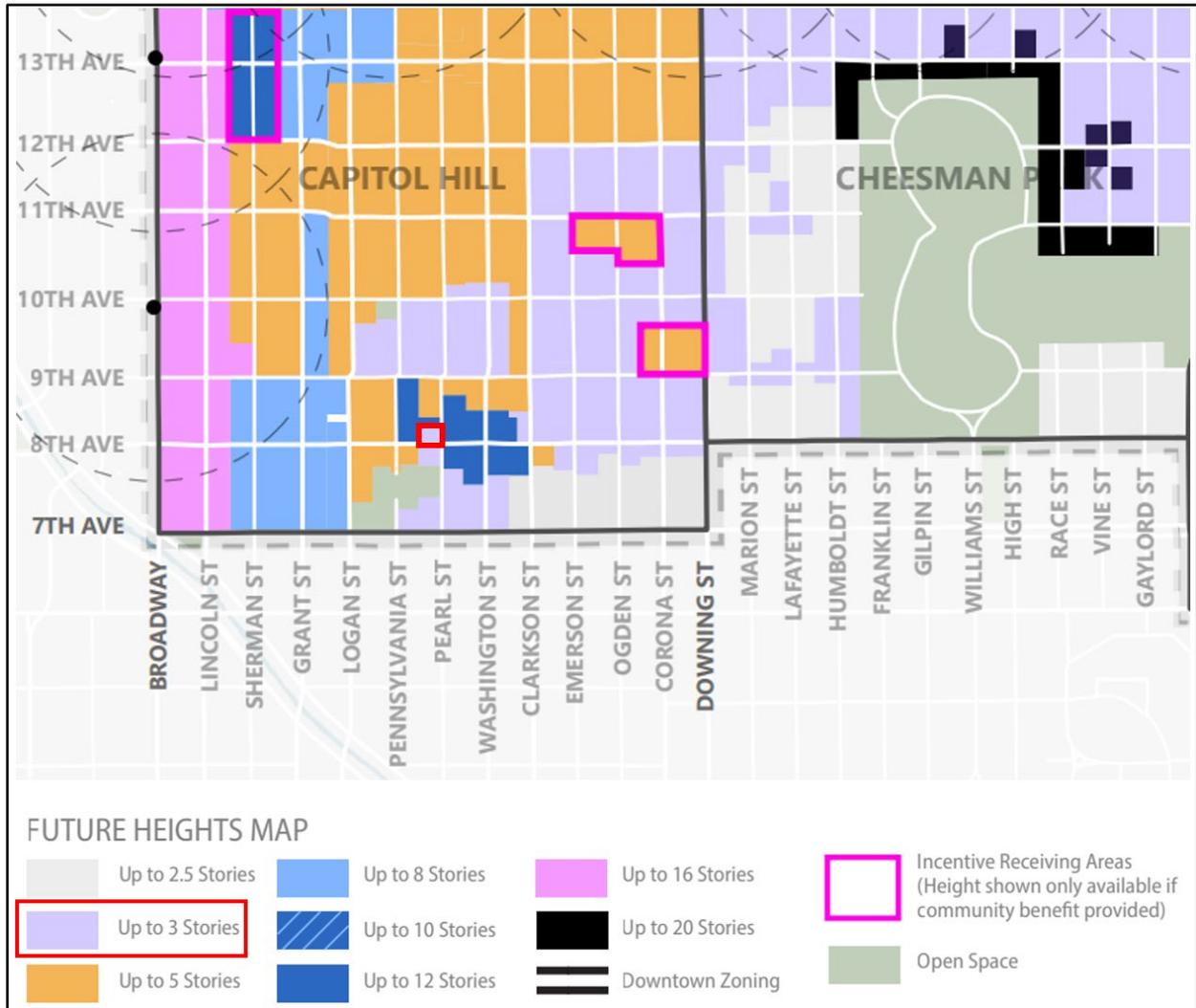
The East Central Area Plan identifies the Neighborhood Context for the subject property as General Urban. This is consistent with the requested zone district’s neighborhood context.



The East Central Area Plan identifies the Future Place for the subject property as Residential, which should include “predominately multi-unit residential, though compatible commercial uses should be interspersed throughout” (p.29). This is consistent with the requested zone district’s scale and uses.



The East Central Area Plan further refines Blueprint Denver height guidance and identifies the maximum building height for the subject property as up to 3 stories. This is consistent with the requested zone district’s height.



In the East Central Area Plan, the vision outlined in the plan identifies the need for increasing historic preservation by making it easier to reuse existing buildings. There are several strategies around historic preservation and adaptive reuse that the rezoning request is consistent with. They include:

- Zoning and Regulations Policy L6, Strategy A: *Promote preservation of historic and character defining single-unit, multi-unit, and mixed-use buildings. Consider individual landmarks, historic districts, or other tools as appropriate (p. 42).*
- Zoning and Regulations Policy L6, Strategy A1: *Facilitate adaptive reuse of historic structures by allowing a broader range of uses, including compatible commercial uses, and appropriate additions (p. 42).*

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to G-MU-3, UO-3 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plans. The proposed rezoning would also facilitate the ability for the property to be used for residential purposes and limited commercial uses if designated as a Denver landmark.

4. Justifying Circumstances

Changed or changing conditions in the area and city adopted plans serve as the Justifying Circumstances under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include: Changed or changing conditions in a particular area, or in the city generally; or, a city adopted plan...."

Since the property was last rezoned in 1980, the Capitol Hill neighborhood has seen substantial redevelopment and reinvestment, including significant infill along mixed-use corridors. As a result, there has been additional residential and commercial development in the area.

The application also identifies a change in zoning as a Justifying Circumstance, "That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning." The zoning on the subject property is Former Chapter 59 PUD. Rezoning from Former Chapter 59 zoning into the Denver Zoning Code is an appropriate justifying circumstance.

The combination of changes in the neighborhood and the existence of a Former Chapter 59 PUD justify the proposed rezoning to G-MU-3, UO-3 as being in the public interest.

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

The requested G-MU-3 zone district is within the General Urban Neighborhood Context which is primarily characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Residential uses are primarily located along local and residential arterial streets which consist of a regular pattern of block shapes surrounded by an orthogonal street grid (Denver Zoning Code Division 6.1). Within the Urban Neighborhood Context homes vary from multi-unit development to compact single-unit homes.

The proposed G-MU-3 zone district is consistent with the neighborhood context description and appropriate for this location because it is a multi-unit district allowing a variety of building forms, compatible height and building form/design standards. The building form standards, and uses work

together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, garden court, and apartment building forms.

In addition to allowing the above building forms, the specific intent of the G-MU-3 zone district is to provide certainty to property owners and neighborhoods about the limits of what is allowed in a residentially-zoned area and reinforce desired patterns in existing neighborhoods. The proposed G-MU-3 zone district is consistent with the zone district purpose and is an extension of the surrounding context and existing G-MU-3 zone district. The street classifications and desired building heights in this area are consistent with the zone district purpose and intent, therefore, it is appropriate for this location.

The applicant has also requested establishment of the UO-3 Historic Structure Use Overlay District to be consistent with the surrounding neighborhood. The intent of the UO-3 is “to encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1” (DZC 9.4.4.8.B). The UO-3 may only be established in conjunction with an underlying zone district, as is the case with the surrounding neighborhood containing homes and structures that date to the late 1800s. A residential zone district is proposed for this site, making this proposal consistent with the intent of the UO-3 Historic Structure Use Overlay District.

Attachments

1. Application
2. PUD 34
3. RNO comments
4. Public comments

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<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.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



REZONING GUIDE

Rezoning Application Page 2 of 3

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 type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<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>Justifying Circumstances - One of the following circumstances exists:</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 type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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. Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</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, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:



REZONING GUIDE

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	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	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
M. Karen Christiansen	555 E 8TH AVE DENVER, CO 80203 (303)477-8087 christiansen45@yahoo.com	100%	<i>M. Karen Christiansen</i>	6/14/21	A	YES

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

555 E 8TH AVE

LEGAL DESCRIPTION

LOTS 18 TO 21, INCLUSIVE, BLOCK 13, EMERY'S CAPITOL HILL ADDITION AND LOT 18, BLOCK 13,
ARLINGTON HEIGHTS ADDITION TO THE

CITY AND COUNTY OF DENVER,

STATE OF COLORADO,

CONTAINING ±11997 SQ FT OR ≈ 0.275 ACRES

555 E 8TH AVE

Owner	CHRISTIANSEN,M KAREN 555 E 8TH AVE DENVER , CO 80203
Schedule Number	05038-21-006-000
Legal Description	L 18 TO 21 INC BLK 13 EMERYS CAPITOL HILL ADD & L 18 BLK 13ARLINGTON HEIGHTS ADD
Property Type	COMMERCIAL - OFFICE BUILDING
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	9781
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1921	Basement/Finish:	0/0
Lot Size:	11,997	Zoned As:	PUD

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land		\$671,900	\$194,850 \$0
Improvements		\$1,093,700	\$317,170
Total		\$1,765,600	\$512,020

Prior Year			
Actual	Assessed	Exempt	
Land		\$671,900	\$194,850 \$0
Improvements		\$1,093,700	\$317,170
Total		\$1,765,600	\$512,020

M. Karen Christiansen
555 E. 8th Avenue
Denver, Co 80203

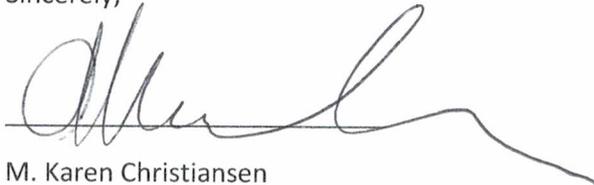
May 18, 2021

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent M. Karen Christiansen for the purpose of submitting and processing the rezoning application for the property owned by M. Karen Christiansen at 555 E. 8th Avenue in Denver, CO.

Sincerely,



M. Karen Christiansen

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately 0.275-acre property located at 555 E. 8th Avenue (the “Property”) from a Chapter 59 PUD to G-MU-3, UO-3 to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is a historic mansion located in the Capitol Hill Neighborhood at the northwest corner of Pearl Street and E. 8th Avenue. Today the Property is zoned a former Chapter 59 PUD allowing only office uses up to 4 stories. Existing context surrounding the Property include: G-MU-3 UO-3, G-MU-5 UO-3, G-MU-8 UO-3, G-MU-12 UO-3, U-RH-2.5 UO-3, G-RH-3 UO-3. Located within 1 ¼ mile of the Civic Center Transit Station and within ½ mile of major RTD transit routes via Broadway, Lincoln Street and Speer Boulevard. There are dedicated bike lanes within a ¼ mile on 7th Avenue and on 11th Avenue, and shared lanes on Ogden, William, and Sherman Street. Denver as a city has been experiencing exponential growth, especially areas in close to downtown. These changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the G-MU-3, UO-3 Zone District. This would allow the Property to be used for both residential and office uses rather than only office uses per the PUD. The Property will include a Historic Overlay UO-3, which will embrace the historic charm of the home and allow it to be utilized for office, art studio, and Bed and Breakfast uses. The Property holds a Landmark designation from the City and County of Denver Landmark Preservation Commission. This designation ensures that the structure’s key features are to be preserved and retained. All exterior alterations shall be referred to CPD Landmark Division Staff for review and approval and these structures shall not be “voluntarily demolished”. The successful rezoning will allow for a mix of uses which will blend in with, support and sustain the historic character of the neighborhood.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Capitol Hill / Cheesman Park Neighborhood Plan (1993).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

- Diverse, Friendly and Open
- Affordable Housing and Transportation Choices
- Access to Amenities and Services
- Walkable, Bikeable, Accessible and Transit-friendly
- Equity
- Access to Opportunity
- Sense of History and Cultural Heritage

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- Ensure neighborhoods offer a mix of housing types and services for a diverse population.
- Ensure neighborhoods are safe, accessible and well-connected for all modes.
- Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

GOAL 3: Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.

STRATEGIES:

Support the stewardship and reuse of existing buildings, including city properties.

GOAL 4: Ensure every neighborhood is economically strong and dynamic

VISION ELEMENTS: CONNECTED, SAFE AND ACCESSIBLE PLACES

- Walkable, Bikeable, Accessible and Transit-Friendly
- Access to Opportunity
- Safe and Inviting
- Mobility Choices

The proposed G-MU-3, UO-3 zone district would enable residential and office uses to a property in an area that continues to be a desirable and historically rich neighborhood. The Property is in close proximity to designated bike lanes/routes, multiple RTD transit routes and close to Civic Center Station allowing it to be accessible by multiple forms of transportation. The Property is Landmarked which protects the building from being demolished, thus encouraging adaptive reuse of an existing structure. This proposed rezoning supports the goal of ensuring that neighborhoods offer a mix of housing types and services by allowing uses that meet that goal. This rezoning will enable the reintroduction of residential uses within an existing structure in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision and Goals for a complete Strong and Authentic Neighborhood, Connected, Safe and Accessible Places, among others.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver** *Place* designation for the subject property is *High Residential* in a *General Urban* neighborhood context.

General Urban neighborhoods are described as:

“General urban neighborhoods are vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek. Homes in this context vary from apartment/condo complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options. (BPD pg. 213)

General urban neighborhoods are typically located at the edge of higher intensity contexts like urban center and downtown. They are largely residential, with a significant amount of neighborhood services and office embedded within. Larger mixed-use areas are often located along key streets. Example neighborhoods in this context include Cherry Creek North and large portions of Capitol Hill, Speer and West Colfax neighborhoods.” (BPD pg.222).

Residential areas are described as:

“Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood such as schools, parks, and commercial/retail uses.” (BPD pg. 229)

High Residential Land use and Built Form:

“Predominately multi-unit residential, though compatible commercial uses may be interspersed throughout. Large scale multi-unit buildings are the main building type with heights up to 20 stories reinforcing a dense, urban residential character.” (BPD pg. 229)

High Residential Mobility:

“Mobility options are abundant and a continuous pedestrian network with detached sidewalks. Bicycle network is integrated into on street facilities. There is a high level of access to transit and a mix of alley and street vehicular access.” (BPD pg. 229)

The MU zoning, by introducing residential uses, is an appropriate district that compliments the characteristics of General Urban neighborhoods and complies with the vision of a High Residential areas in both Land use, Built form, and Mobility. It will appeal to the desired uses of multi- unit residential and office through modest density. The UO-3 Historic Overlay exists to allow contributing structures to add uses that promote the historic character of the neighborhood. With the Civic Center Station and multiple RTD bus routes nearby along with both bike friendly routes and dedicated lanes, this makes it an excellent multi modal accessible location for both residents and those visiting for office uses.

Growth Strategy for this area is designated as:

All other areas of the city: 10% of new jobs and 20% of new households.

The MU zoning appeals to the City’s growth strategy for this area by allowing more density for residential uses. The zoning equally allows office uses which could increase the potential of new jobs.

Street Type for this area is designated as:

Residential Arterial - Land use and Built form: “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.” (BPD pg. 143)

The Property is located on E. 8th Ave., a Residential Arterial. The MU zoning presents residential and office uses which are appropriate and comply with the characteristics for this street type.

An Equitable City:

“While all of the vision elements are essential to Blueprint Denver, equity is especially important to the community. In recent years, Denver’s economic strength and population growth have benefited many, but not all. Today Blueprint Denver is integrating equity into planning in ways that Blueprint Denver 2002 did

not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.” (BPD pg. 30)

Equity Concept: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity *“The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods. Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver residents. It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD pg. 40)*

The G-MU-3, UO-3 zone district will open the Property to a variety of uses that are not offered in the current PUD. While zoning predominantly addresses land uses and building form, it is important to understand the relationship between a property’s zoning and how its uses effects the community in both character and accessibility to basic needs such as housing and employment. This zone district would allow for a variety of housing options along with commercial and office uses that could create new job opportunities. While it is uncertain how a property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that the proposed zone districts introduces more housing and job opportunities to the area than what is offered in the PUD zoning today.

The proposed map amendment is consistent with the objectives of the Capitol Hill / Cheesman Park Neighborhood Plan (1993) including:

DENSITY RECOMMENDATION 1a:

SUPPORT COMPATIBLE HIGHER DENSITY

Support higher density residential development in the neighborhood, when that development is located and designed to be compatible with the character and livability of the neighborhood, particularly the immediate area and when that development does not necessitate the demolition of an historic or architecturally significant structure.

BUSINESS RECOMMENDATION 2:

ENCOURAGE A DIVERSITY OF BUSINESSES

Direct economic development programs in the neighborhood primarily to encouraging small, diverse businesses. Similarly, support building designs and land use patterns which encourage small, pedestrian-oriented business'. The exception to this recommendation would be destination businesses which would help draw customers to other, smaller businesses. Large destination businesses should be carefully located, most likely on East Colfax, Lincoln, or Broadway.

“HEART OF CAPITOL HILL” DISTRICT

“The character of this district perhaps most closely aligns with the public image of the greater Capitol Hill neighborhood. It is largely an area of single-family homes which have been converted to apartments. Interspersed among these homes are both old and new apartment buildings. Buildings within the district are generally low to mid-rise. Mature landscaping prevails. The three largest neighborhood retail areas are found within this district, making it a focal point for the entire neighborhood.” (CHCPNP pg. 107)

VISION

The "Heart of Capitol Hill" will stabilize as a desirable, well maintained medium density residential area with a diversity of rental and owner-occupied housing opportunities for singles, couples, and families of various sizes and income levels. While there will be some residential infill development, the historic character of the district will be preserved. The retail areas in the district will be more inviting for pedestrians and will function even more effectively than they do now as focal points for the district. New commercial development will incorporate housing and parking as part of mixed-use projects. Pedestrian and bicycle traffic will be encouraged with inviting streetscaping along both 9th and 11th Avenues. Transit will be readily accessible and the parking demand will be accommodated.

USES

Residential areas: SINGLE AND MULTIPLE FAMILY RESIDENTIAL

Retail areas: RETAIL AND RESIDENTIAL / RETAIL MIXED-USE PROJECTS

The G-MU-3, UO-3 zoning, by introducing residential uses, is an appropriate district that directly complies with the recommendations of the Capitol Hill / Cheesman Park Neighborhood Plan by supporting both residential and office uses through the utilization of historic buildings. This zoning contributes to maintaining the residential character of the “Heart of Capitol Hill” district through low to mid-rise building heights and mixed-use projects that embraces its historic charm. This district will contribute to the plan’s vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

REVIEW CRITERION DZC § 12.4.10.7.B – 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.

Future development of the Property will result in uniformity of G-MU-3, UO-3 district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plan.

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezonings (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning”

Today, the Property is under a Former Chapter 59 Zoning PUD.

“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally”

The .275-acre Property is in an area of Denver that has experienced and is continuing to experience substantial change. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities and commercial establishments. As a General Urban neighborhood immediately outside of downtown, this area continues to be a desirable place to live and work. Capitol Hill’s historic character is supported by its residential charm and local retail, restaurants, and services.

With the tremendous growth in Denver in recent years, the need for housing grows with it, this warrants the introduction of residential uses which are not allowed in its current PUD. There is also an increasing emphasis on preserving and reusing historic structures and the community embraces opportunities for uses that allow these structures to be more accessible. There is a desire for neighborhoods to be complete with amenities, housing, and work opportunities and a G-MU-3, UO-3 zoning will contribute to these community wants and needs.

CRITERION DZC § 12.4.10.8.B – 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.

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. The Denver Zoning Code’s intent for G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of three stories. (Denver Zoning Code 6.1 – 6.2-2).

This stated purpose of Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The Multi Unit (MU) provides residential uses in a variety of building heights, forms, and density. (Denver Zoning Code 6.2.2.1).

The UO-3 is a Historic Structure Use Overlay that can be applied to contributing structures in a designated Historic District. The intent of this overlay is “to encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1”. This overlay permits for certain commercial uses: “notwithstanding the limitations applicable in the underlying zone district, the following commercial uses shall be permitted in this overlay zone district: 1. Office, not including dental/medical office or clinic 2. Art studio 3. Bed and breakfast lodging”. (Denver Zoning Code 9.4.4.8)

Today, the immediate neighborhood context around the Property is Multi-Unit zoning. The proposed G-MU-3, UO-3 zone district of the Property will be congruent to the surrounding zoning. It will allow the Capitol Hill neighborhood area to continue to grow into the General Urban Neighborhood the city plans are envisioning as it will allow for residential-focused mixed-use developments in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services. Rezoning to G-MU-3, UO-3 on the Property meets the intent and purpose of the zone district.

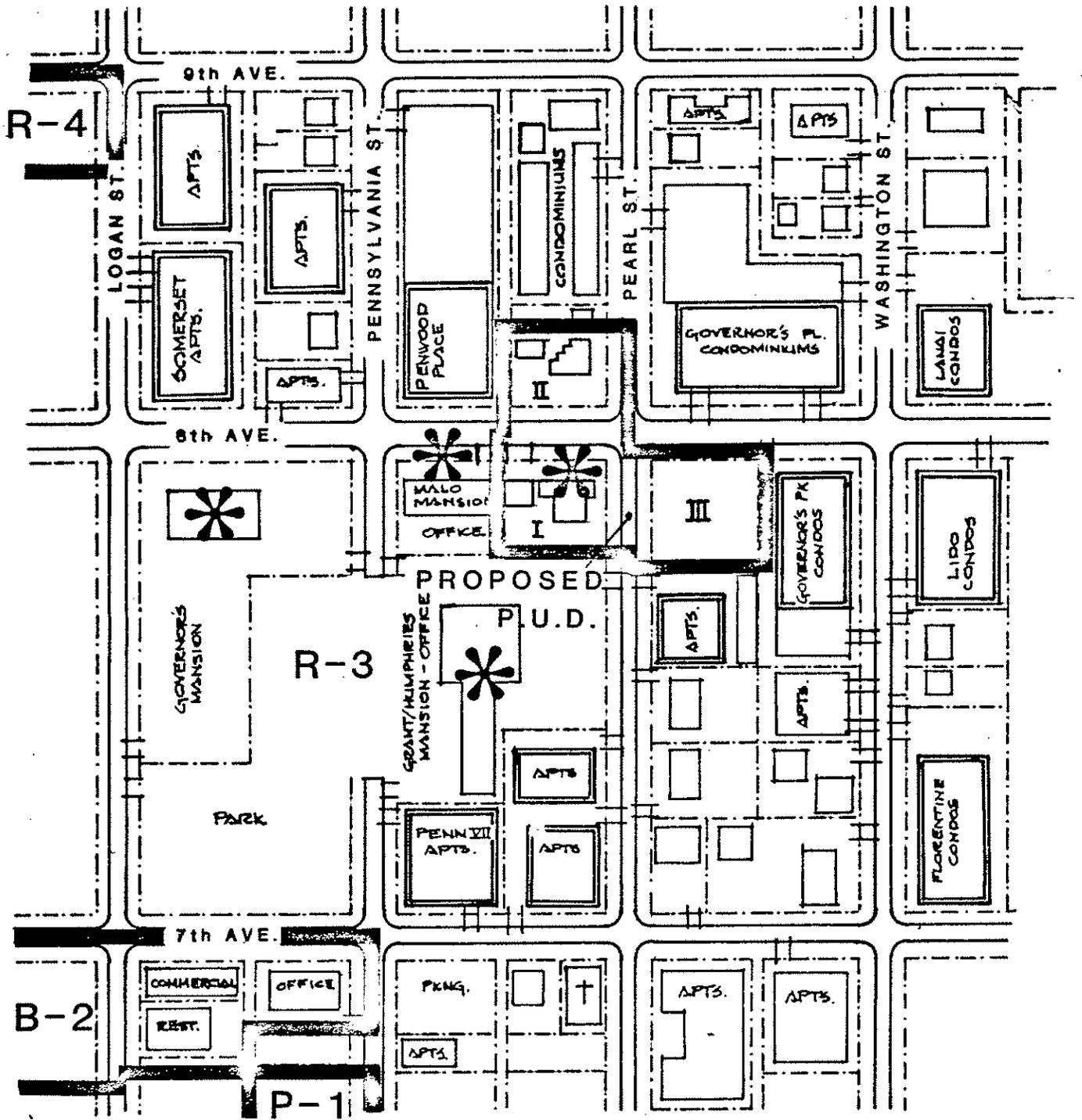
The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone districts.

1. LEGAL DESCRIPTION

PARCEL 1 -- Lots 42 through 46 inclusive and the east 7'5" of the vacated alley line west of and adjoining said lots, Block 18, Arlington Heights Addition to the City and County of Denver.

PARCEL 2 -- Lots 18, 19, 20 and 21, Block 13, Emery's Capitol Hill Addition to the City and County of Denver and Lot 18, Block 13, Arlington Heights Addition to the City and County of Denver, State of Colorado.

PARCEL 3 -- Lots 1 through 6, inclusive and a strip of land eight feet wide adjoining said lots on the east, Block 17, Arlington Heights Addition to the City and County of Denver, State of Colorado.



EXISTING CONDITIONS MAP

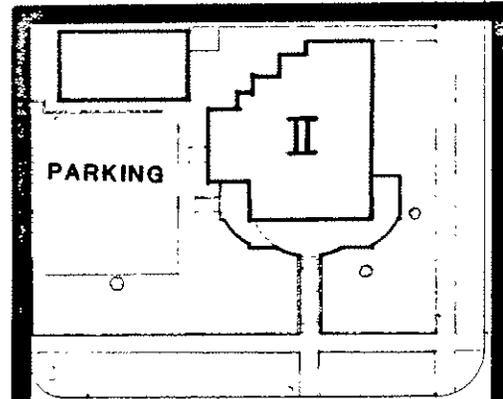


1" : 200'

 EXIST. MID-RISE RESIDENTIAL

 DESIGNATED LANDMARKS

PENWOOD PLACE
APARTMENTS
(15 STORIES)

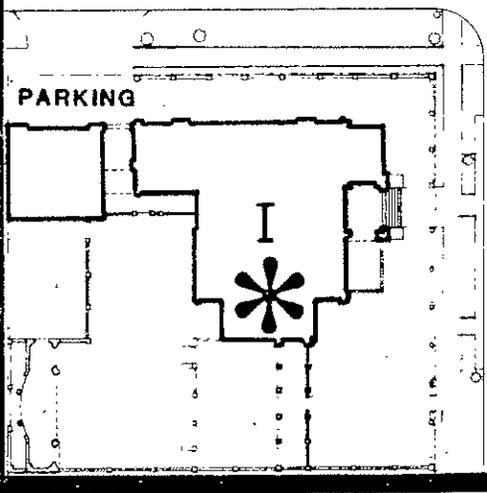


GOVERNOR'S PLACE
CONDOMINIUMS
(12 STORIES)

PEARL STREET

8th AVENUE

MALO
MANSION
(OFFICES)



ACCESS TO PARKING BELOW

GOVERNOR'S PARK
CONDOMINIUMS
(13 STORIES)

SURFACE
PARKING
(VISITOR)



PROPOSED P.U.D.

GRANT-HUMPHRIES
PARK & MANSION (OFFICES)

LA CONCORDE
RESIDENTIAL
(9 STORIES)

- I - PORTER - COORS MANSION (EXISTING OFFICES TO REMAIN)
- II - McCOURT MANSION (RENOVATE & CONVERT TO OFFICES)
- III - NEW OFFICE CONSTRUCTION (30.000 S.F. MAX.) WITH UNDERGROUND PARKING

DISTRICT PLAN



DESIGNATED LANDMARKS

SCALE 1":60'

4. WRITTEN DESCRIPTION

a. TYPE AND GROSS ACREAGE OF EACH LAND USE

The entire project will be in office use in three main structures on three parcels on corners of the intersection of 8th Avenue and Pearl Street.

Parcel I (southwest corner):	16,624 sq.ft. = .38 acres
Parcel II (northwest corner):	12,250 sq.ft. = .28 acres
Parcel III (southeast corner):	<u>19,950 sq.ft. = .46 acres</u>
Total Acreage:	48,824 sq.ft. = 1.12 acres

b. PARKING AND LOADING

There are 12 existing parking spaces on Parcels I and II (4 and 8 respectively). New construction on Parcel III will conform to the requirements of Section 614 and, in addition, will allow the entire P.U.D. to meet the provisions of Section 614 (irrespective of any existing variances resulting from Landmark status of the Porter Coors Mansion), with the following clarification: Parking requirements for the existing structures are to be based on gross leasable square footage rather than gross square footage due to the high percentage of unusable space inherent in restoration and conversion of vintage structures.

All new construction will conform to the provisions of Article 615 of the City and County Zoning Ordinance.

c. MAXIMUM HEIGHT OF STRUCTURES

55'

d. UTILITIES, LOCATION AND ADEQUACY

All necessary utilities for the project are located in public rights-of-way within 1 block of the site.

e. SURFACE DRAINAGE

The difference between historic and developed runoff will be retained on the site.

f. INTERIOR CIRCULATION

Pedestrian circulation to and through the project will be on existing public sidewalks. Direct pedestrian access will be provided from open parking to adjacent structures and to public sidewalks. Direct pedestrian access will be provided from the underground parking structure to the public sidewalk.

Vehicular access to open parking will not alter on Parcels I and II. Vehicular access to parking on Parcel III will require two curb cuts, one from 8th Avenue and one from Pearl Street.

g. BUILDING SEPARATION

Setbacks for existing structures will not be altered (see District Plan Map).

Proposed setbacks for new construction on Parcel III are as follows:

Front setback: All structures shall be set in a distance of not less than 5 feet from each front line of the zone lot.

Rear setback: All structures shall be set in a distance of 0 feet from each rear line of the zone lot.

Side setback: All structures shall be set in a distance of 0 feet from each side line of the zone lot.

Minimum building spacing: N.A.

h. EASEMENTS

None

i. BUFFER ELEMENTS

Existing landscaping on Parcels I and II will remain essentially unchanged. Parcel III will be landscaped on the front lot lines and in the parkways with street trees approved by the City Forester.

j. RECREATIONAL VEHICLE STORAGE

N.A.

k. DEDICATIONS AND IMPROVEMENTS

All required dedications and improvements will conform to applicable City ordinances and agency rules and regulations.

l. SCHOOL SITES

N.A.

m. OPEN SPACE

N.A.

n. SOUND, NOISE, VIBRATION, HEAT, GLARE, ETC.

This project will conform to all restrictions of the R-3 zone.

o. RESTORATION OF NATURAL TERRAIN

N.A.

p. LAND COVERAGE OF BUILDINGS AND IMPERVIOUS SURFACES

	<u>Bldg./% Total</u>	<u>Paving/% Total</u>
Parcel I	4,350/ 9%	1,000/ 2%
Parcel II	3,000/ 6%	3,000/ 6%
Parcel III	<u>8,000/16.4%</u>	<u>12,000/25%</u>
Total	15,350/31.4%	16,000/33%

q. MAXIMUM RESIDENTIAL DENSITIES

N.A.

r. METHOD OF SIGN TREATMENT

Signs will conform to the restrictions of the B-1 zone.

s. OUTDOOR STORAGE

Solid waste disposal will be located adjacent to each of the three main structures and will be visually screened from the street. Trash pickup will be by private company.

t. MAXIMUM GROSS FLOOR AREA

	GROSS FLOOR AREA
Parcel I (existing)*	9,550 sq.ft. (8,294 sq.ft. net leasable)
Parcel II (existing)*	5,450 sq.ft. (4,731 sq.ft. net leasable)
Parcel III	<u>30,000 sq.ft.</u>
Total	45,000 sq.ft.

*see item "b" above

u. POTENTIAL TRAFFIC IMPACTS

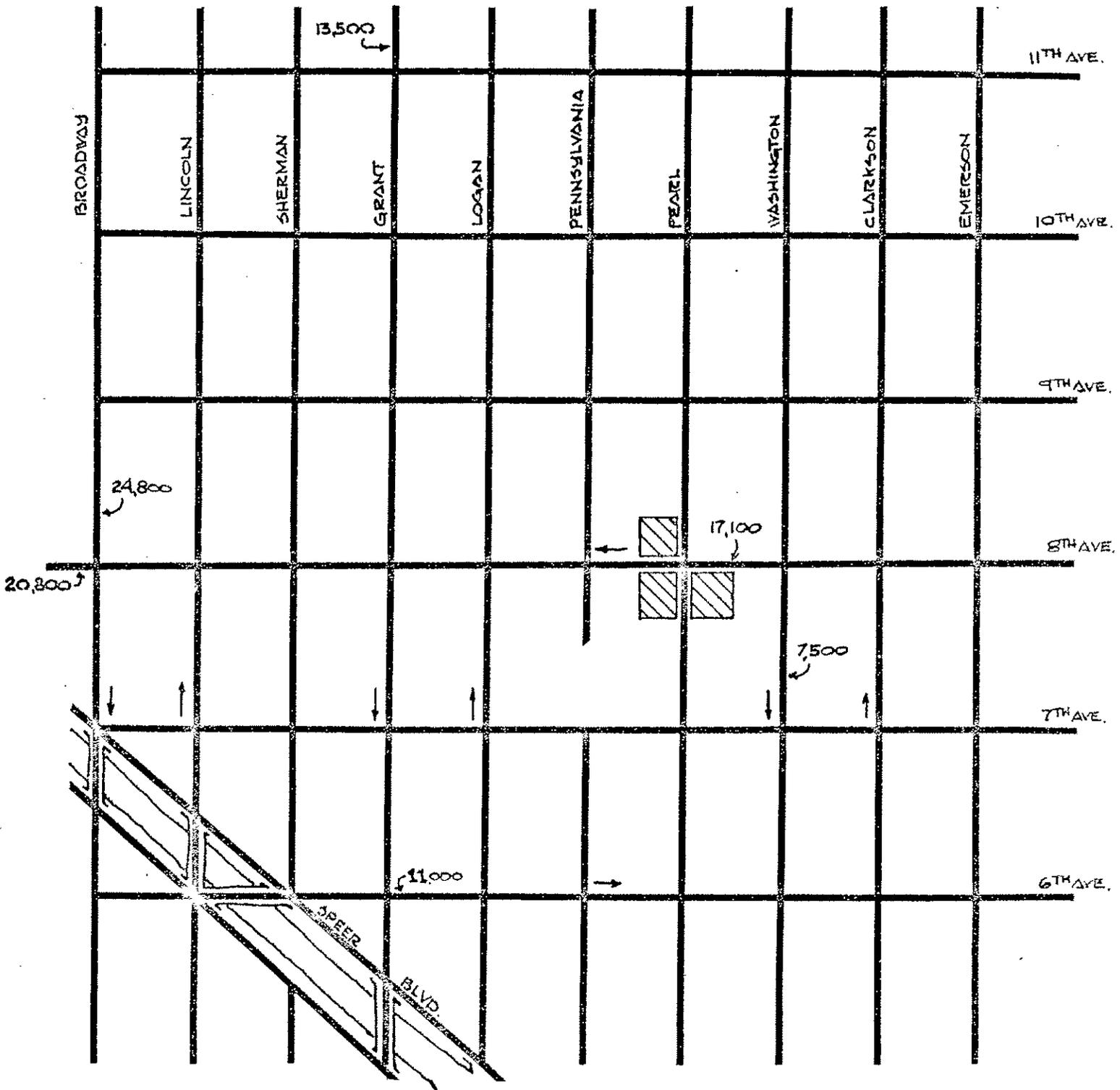
Traffic impacts from the project are expected to be minimal. The project will generate a total of 550 trips per 24-hour period. Of these, 100 will occur in the peak P.M. period. Alternate transportation accounts for approximately 25% of the peak hour trips, leaving 75%, or 75 auto trips, entering or exiting the project during the peak P.M. period. (No method exists to determine how the Capitol Hill location will reduce traffic impacts due to pedestrian access.)

Current traffic counts in the project area are shown in Figure 1. The projected total of 550 daily trips represents less than 3% of the average daily traffic on 8th Avenue alone. Taking into account the typical Denver home-work-home trip distribution, the impact on any single street will be negligible.

Access and egress to and from the site is excellent via 6th Avenue and 8th Avenue to the east and west, and via I-25 and the one-way pairs to the north and south.

v. AVAILABILITY OF PUBLIC TRANSPORTATION

Public transit in the project vicinity is excellent. North and south-bound buses are available at Broadway and 8th Avenue or at Downing/Corona and 8th Avenue. East-west bus stops are located at 6th/8th Avenues and Pearl Street



DAILY TRAFFIC VOLUMES

SOURCE: DENVER TRAFFIC ENGINEERING

Figure 1

respectively. In addition, there is an express bus stop located at Broadway and 8th Avenue.

w. LOCATION OF PUBLIC FACILITIES

1. School: N.A.
2. Fire Station: Denver Fire Station #11, #40 West 2nd Avenue
3. Police Station: Capitol Hill Store Front, 1031 E. Colfax Avenue; Main Police Headquarters, 1301 Delaware Street
4. Recreation Center: N.A.
5. Library: Denver Central Public Library, 1357 Broadway

5. WRITTEN STATEMENT

The intent of this project is to combine two existing structures, the Porter-Coors Mansion at 777 Pearl Street (Parcel I) and the McCourt Mansion at 555 E. 8th Avenue (Parcel II) with an existing vacant parcel (Parcel III) on the southeast corner of 8th Avenue and Pearl Street. The project will create a small scale office complex which will: (1) alleviate existing on-street parking problems created by restoration and conversion to offices of the Porter-Coors Mansion; (2) economically allow restoration and renovation of the McCourt Mansion; and (3) allow development on the vacant parcel which will complement both the existing structures and the neighborhood as a whole by keeping the new structure lower than would be economically possible if residential use were maintained. The market for professional office space in the vicinity has been strong for several years and is expected to continue (see attached Market Study).

It is intended that the new structure will be held to four stories or less, so as to minimally impact the views, light and air of the surrounding mid-rise apartment structures and condominiums. Reduction of the scale of the project to four stories will also allow the new structure to be designed to complement the architecture of the two existing structures and other nearby vintage buildings. In addition, the new structure will include sufficient parking to allow the entire complex to meet zoning requirements for off-street parking, regardless of existing variances due to Landmark status of the Porter-Coors Mansion.

The existing McCourt Mansion (Parcel II) and its carriage house will be restored/renovated for office use. Existing parking on the parcel will be improved and retained, and supplemented as necessary by providing additional spaces as a part of new construction on Parcel III.

There will be no changes to the Porter-Coors Mansion (Parcel I). Existing parking deficiencies will be remedied by providing additional parking as part of new construction on Parcel III.

The project is strongly supportive of the following goals and objectives of the Comprehensive Plan:

- L-2 Development of existing scattered sites within the city.
- T-24 Minimize parking disruption in existing residential areas.

- T-25 Design off-street parking facilities to minimize disruption and inconvenience to adjacent properties and streets.
- E-18 Adaptive reuse of existing architecturally or culturally significant structures.

The major departure of the project from existing zoning and the Comprehensive Plan is in the proposal of new office construction in an R-3 zone. However, items B-2 and B-10 of the Comprehensive Plan allow for such land use mixes if the interests of the neighborhood as well as the developer are better served than would be possible under existing zoning. In this instance, office use on Parcel III will economically allow lower density development of the site than would otherwise be possible, resulting in positive, tangible benefits to the surrounding neighborhood.

MARKET ANALYSIS

For a Site at the
Southeast Corner of
8th Avenue and Pearl Street

For

RICHARD E. BLOCK

By

THK ASSOCIATES, INC.

JULY 9, 1980

TABLE OF CONTENTS

Introduction	1
Site Physical Characteristics	3
Growth Trends in the Denver Metropolitan Region	4
Office Space Demand Characteristics	8
Multi-tenant Office Buildings in the Site Environs	15
Site Office Potentials	19

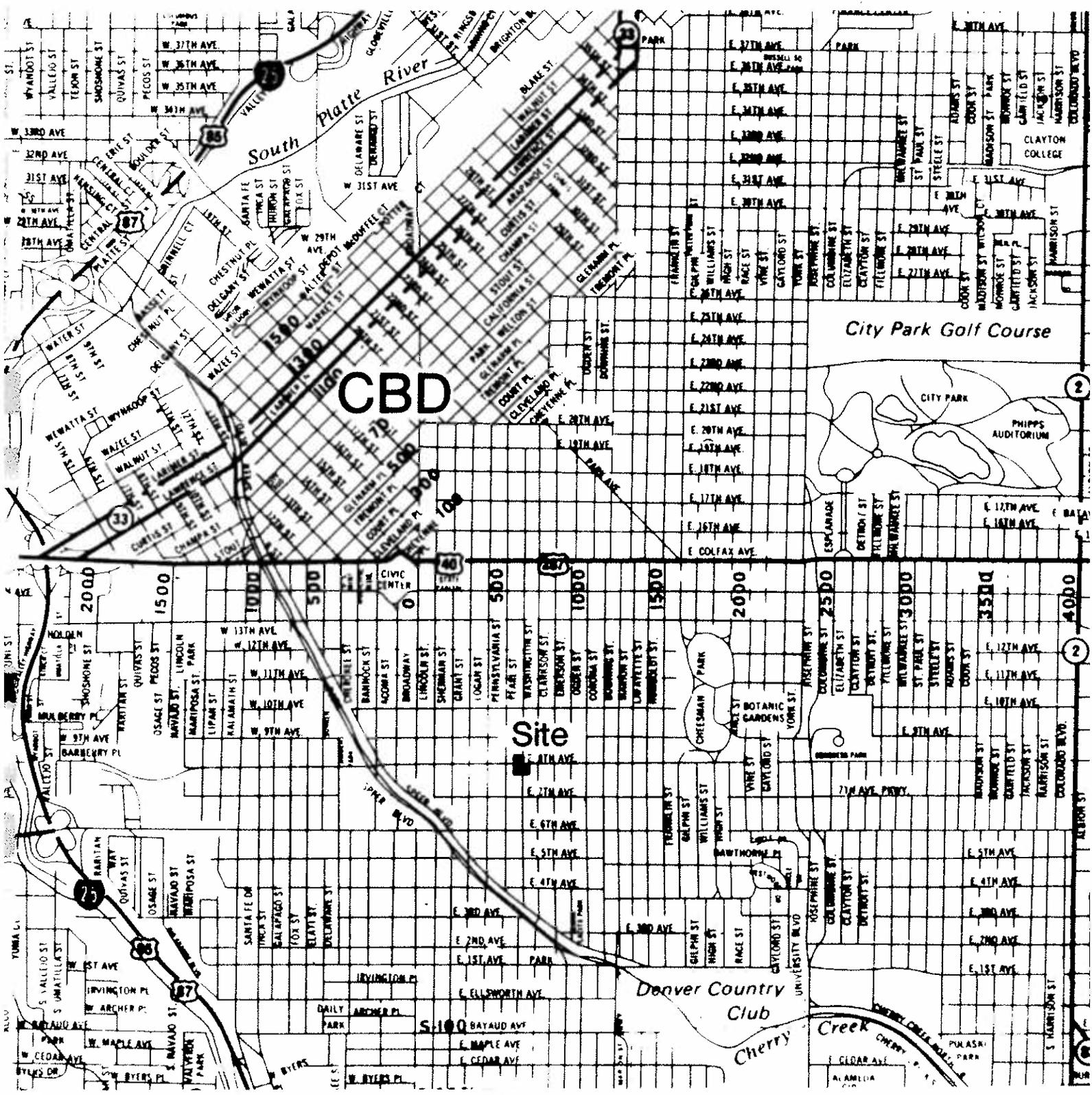
Introduction

This study examines the market feasibility for development of office space at a 20,000 square foot site at the southeast corner of the intersection of Pearl Street and 8th Avenue. A variety of socio-economic influences are considered in order to evaluate supply and demand forces affecting the development potential of this site.

The first section of the study describes economic trends in the site region. Historic and projected employment trends are examined at the macroeconomic level for the Denver metropolitan area in order to determine specific growth trends in office employment. Historic trends in office space demand are examined for the metro area, and the south central submarket is compared in detail with other submarkets in the area.

Following this analysis, the supply of competitive office projects in the site environs is profiled. Through a comprehensive inventory, the operating features of both existing and proposed offices are compared, resulting in a profile of a project which could compete in this market. This survey analyzes such factors as size, rental rates, and vacancy factors.

The final section of the study presents recommendations for potential site development with projected annual absorption rates for office development at the subject site.



Site Location

Site Physical Characteristics

The subject 20,000 square foot property is located in the City of Denver, at the southeast corner of the intersection of Pearl Street and 8th Avenue. The total parcel measures approximately 133 feet by 150 feet, and is currently zoned R-3 for medium density multi-family residential use.

Illustration 1 shows that the site is centrally located, within walking distance of the central business district. Easy access to the major highways is provided via Colfax Avenue and Speer Boulevard. A King Soopers grocery store is located within eight blocks, and extensive shopping facilities are available in the downtown area and at the Cherry Creek Shopping Center.

The site is located in the Capitol Hill neighborhood, an increasingly popular residential and office area that exemplifies the current trend in downtown revitalization. While Capitol Hill has a diversity of land uses, multi-family residential projects in the middle and upper price ranges predominate in the immediate site environs. The governor's mansion and Governor's Park, a public park, are located within two blocks of the site.

The site's topography is flat, and the property is presently vacant. Gas and electric service will be provided by Public Service Company and telephone service will be provided by Mountain Bell Telephone. Water and sewer service will be provided by the City of Denver.

Growth Trends in the Denver Metropolitan Region

The potential for real estate development at the subject site is closely tied to the performance of metropolitan Denver's economic base. Employment and population trends within the Denver Standard Metropolitan Statistical Area (SMSA) are good indicators of the region's economic vitality. The eight-county SMSA includes Adams, Arapahoe, Boulder, Clear Creek, Denver, Douglas, Gilpin and Jefferson Counties. Table 1 shows recent trends in employment.

**Table 1: DENVER SMSA EMPLOYMENT TRENDS
1960-1979**

	Denver SMSA Employment			Annual Change	
	<u>Resident</u>	<u>Non-Resident</u>	<u>Total</u>	<u>Number</u>	<u>Percent</u>
1960	356,200	12,900	369,100		
1970	516,800	18,200	535,000	16,600	3.8%
1971	543,900	19,500	563,400	28,400	5.3
1972	595,800	22,100	617,900	54,500	9.7
1973	636,000	21,300	657,300	39,400	6.4
1974	647,100	23,900	671,000	13,700	2.1
1975	643,400	23,000	666,400	(4,600)	(0.7)
1976	664,900	24,200	689,100	22,700	3.4
1977	705,500	25,600	731,100	42,000	6.1
1978	769,200	29,100	798,300	67,200	9.2
1979	812,700	30,800	843,500	45,200	5.7
Change					
1960-79	456,500	17,900	474,400	25,000	4.5
Change					
1970-79	295,900	12,600	308,500	34,300	5.2
Change					
1974-79	165,600	6,900	172,500	34,500	4.7

Source: Colorado Department of Employment, and THK Associates, Inc.

As shown in Table 1, Denver's employment base has grown by an average of 25,000 employees a year during the 1960 to 1979 period, and this pace increased to 34,300 employees during the 1970 to 1979 period, and 34,500 employees per year from 1974 to 1979. This expansion in employment can be shown to have occurred in specific industries. Table 2 shows these trends.

Table 2: EMPLOYMENT TRENDS BY INDUSTRY, 1970-1979

	<u>1970</u>	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>Average Annual Numerical Change 1970-1979</u>	<u>Average Annual Percentage Change 1970-1979</u>
Mining	5,500	5,600	6,100	7,500	8,700	9,800	10,700	12,100	14,800	16,000	1,170	12.6%
Construction	28,000	32,900	42,500	46,900	40,800	32,700	33,700	37,900	44,700	48,500	2,280	6.3
Manufacturing	85,500	87,400	94,800	101,500	102,700	94,800	99,100	104,900	116,600	123,800	4,260	4.2
Transportation, Communication, Public Utilities	36,400	37,200	38,700	41,600	42,600	41,000	40,800	43,100	48,700	53,900	1,940	4.5
Wholesale Trade	34,800	36,000	37,300	40,200	41,400	41,000	43,300	45,900	48,900	53,900	2,120	5.0
Retail Trade	83,600	89,800	101,200	106,400	108,000	108,100	115,400	123,100	129,700	135,600	5,780	5.5
Finance, Insurance, Real Estate	29,800	31,200	35,000	38,400	39,600	40,000	41,200	44,000	48,100	53,400	2,620	6.7
Services	88,700	92,700	103,900	112,900	118,700	123,600	128,100	137,200	149,100	159,500	7,870	6.7
Government	90,800	97,000	102,600	105,100	110,500	117,900	119,800	121,900	131,300	132,500	4,630	4.3
Agriculture	8,600	8,500	8,200	9,000	9,300	8,400	7,900	7,600	6,800	6,600	(330)	(4.1)
Domestics & Others	42,300	45,100	48,200	48,800	48,700	49,000	49,600	53,400	57,600	59,800	1,940	3.9
Total Employment	535,000	563,400	617,900	657,300	671,000	666,400	689,100	731,100	798,300	843,500	34,300	5.2

Source: Colorado Department of Labor and Employment and THK Associates, Inc.

As shown in Table 2, service industries created the most new jobs annually, 7,870, over the nine-year period from 1970 to 1979, followed by retail trade at 5,780 jobs, and government at 4,630 jobs per year. As a percentage of total jobs created, the service sector accounted for nearly one-fourth of all new jobs at 22.9%, retail trade created 16.9% of total new jobs, and government accounted for 13.5% of all new jobs.

Given this historical performance, Denver's economy in the future decade can be projected. Denver's total employment is projected to grow at 3.5% per year. By 1990 this will result in a total employment figure of 1,234,400 people. Table 3 shows growth rates projected for individual sectors of the economy. The growth in the total economy will result in 36,100 new jobs per year being created over the next years. This growth in employment compares to the 34,300 jobs added in the period from 1970 to 1979 and the 34,500 jobs added annually over the past five years. This projection follows from the historical performance of Denver's economy. As was the case in the past, the service sector is expected to create the most new jobs at 22.0% of total employment growth, followed by manufacturing at 15.1%, and then by retail trade at 14.9%. Government will follow these three with 10.0%. Agriculture is expected to show zero growth and at the end of the decade employ 6,600 employees as it had at the beginning of the decade.

The employment growth projected in Table 3 will serve as the basis of demand for office space. By understanding the area-wide market, it becomes possible to step down the supply and demand characteristics of that market to understand its impact on the area surrounding the subject site.

Table 3: PROJECTED EMPLOYMENT IN THE DENVER STANDARD METROPOLITAN STATISTICAL AREA, 1980-1990

Projected Growth Rate	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	
Mining	5.6%	16,900	17,800	18,600	19,900	21,000	22,200	23,400	24,700	26,100	27,600	29,100
Construction	4.6	50,700	53,100	56,500	58,100	60,700	63,600	66,400	69,500	72,700	76,000	79,500
Manufacturing	3.8	128,300	132,900	137,700	142,600	147,700	153,100	158,600	164,300	170,200	176,300	182,700
Transportation, Communication, Public Utilities	3.2	55,600	57,400	59,200	61,100	63,100	65,100	67,200	69,300	71,600	73,900	76,200
Wholesale Trade	3.7	55,900	58,000	60,100	62,300	64,600	67,000	69,500	72,100	74,700	77,500	80,400
Retail Trade	3.3	140,100	144,700	149,500	154,400	159,500	164,800	170,200	175,800	181,600	187,600	193,600
Finance, Insurance, Real Estate	4.1	55,600	57,900	60,200	62,700	65,300	68,000	70,700	73,600	76,700	79,800	83,100
Services	4.0	155,900	172,500	179,400	186,600	194,100	201,800	209,900	218,300	227,000	236,100	245,500
Government	2.4	135,700	138,900	142,300	145,700	149,200	152,800	156,400	160,200	164,000	168,000	172,000
Agriculture	0.0	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600
Domestics & Others	3.3	61,800	63,800	65,900	68,100	70,300	72,700	75,100	77,500	80,100	82,700	85,500
Total Employment	3.5	873,100	903,600	935,200	968,100	1,002,100	1,037,600	1,074,000	1,111,900	1,151,300	1,192,100	1,234,400

Source: Colorado Department of Labor and Employment, and THK Associates, Inc.

Office Space Demand Characteristics

Research has established that specific segments of employment locate in office structures versus industrial development or other types of facilities. The following percentages of employees by industry are estimated to locate in office facilities.

Mining	25%
Construction	25%
Manufacturing	30%
Transportation/Communication/Public Utilities	75%
Wholesale Trade	15%
Retail Trade	15%
Finance/Insurance/Real Estate	95%
Service	65%
Government	60%
Agriculture	10%
Domestics and Others	20%

Table 4 applies the office employment percentages to projected employment by industry in the Denver SMSA. Total office employment is projected to experience a growth of 158,300 employees over the next decade. Services employment will account for 32.7% of this growth, followed by finance, insurance, and real estate accounting for 16.5% of total growth, and government accounting for 13.8%.

Table 4: PROJECTED OFFICE EMPLOYMENT IN THE DENVER AREA, 1980-1990

	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Mining	4,200	4,500	4,700	5,000	5,300	5,600	5,900	6,200	6,500	6,900	7,300
Construction	12,700	13,300	13,900	14,500	15,200	15,900	16,600	17,400	18,200	19,000	19,900
Manufacturing	38,500	39,900	41,300	42,800	44,300	45,900	47,600	49,300	51,100	52,900	54,800
Transportation, Communication, Public Utilities	41,700	43,100	44,400	45,800	47,300	48,800	50,400	52,000	53,700	55,300	57,200
Wholesale Trade	8,400	8,700	9,000	9,300	9,700	10,100	10,400	10,800	11,200	11,600	12,100
Retail Trade	21,000	21,700	22,400	23,200	23,900	24,700	25,500	26,400	27,200	28,100	29,100
Finance, Insurance, Real Estate	52,800	55,000	57,200	59,600	62,000	64,600	67,200	69,900	72,900	75,800	78,900
Service	107,800	112,100	116,600	121,300	126,200	131,200	136,400	141,900	147,600	153,500	159,600
Government	81,400	83,300	85,400	87,400	89,500	91,700	93,800	96,100	98,400	100,800	103,200
Agriculture	700	700	700	700	700	700	700	700	700	700	700
Domestics & Others	12,400	12,800	13,200	13,600	14,100	14,500	15,000	15,500	16,000	16,500	17,100
Total	381,600	395,100	408,600	423,200	438,200	453,700	469,500	486,200	503,500	521,100	539,900

A substantial demand for new office space will be created by projected growth in office employment. The Urban Land Institute has determined that the average office employee requires 200 square feet of office space. Table 5 uses this conversion factor to project demand for space requirements. Also shown is metropolitan Denver's demand for multi-tenant office space which accounts for 70% of total office space demand.

Table 5: MULTI-TENANT OFFICE SPACE DEMAND
PROJECTED FOR THE DENVER SMSA,
1980-1990

<u>Year</u>	<u>Employment</u>	<u>Demand for Office Space (200 sq.ft./ employee) (sq.ft.)</u>	<u>Demand for Multi-tenant Office Space (sq.ft.)</u>	<u>Annual New Multi-tenant Office Space Demand (sq.ft.)</u>
1980	381,600	76,320,000	53,424,000	
1981	395,100	79,020,000	55,314,000	1,890,000
1982	408,800	81,760,000	57,232,000	1,918,000
1983	423,200	84,640,000	59,248,000	2,016,000
1984	438,200	87,640,000	61,348,000	2,100,000
1985	453,700	90,740,000	63,518,000	2,170,000
1986	469,500	93,900,000	65,730,000	2,212,000
1987	486,200	97,240,000	68,068,000	2,338,000
1988	503,500	100,700,000	70,490,000	2,422,000
1989	521,100	104,220,000	72,954,000	2,464,000
1990	539,900	107,980,000	75,586,000	2,632,000
Average 1980-90	456,400	91,287,000	63,901,000	2,216,200

As shown in Table 5, the Denver metropolitan area will average an annual demand for 2,216,200 square feet of new multi-tenant office space from 1980 to 1990.

The current status of the Denver area office market is reflected in the preliminary version of the January 1980 edition of the Denver Metro Office Directory, published by the Denver Chamber of Commerce. The 1980 Directory lists 467 multi-tenant office buildings with a gross net rentable area of 30,272,205 square feet, including 42 buildings (5,673,473 square feet) which were under construction at the time of publication. The overall vacancy rate was 8.9%, or 2,194,595 square feet, in the completed buildings, indicating a considerable decrease from the 12.8% vacancy rate reported in the 1979 edition of the Directory.

Table 6 shows the locational distribution of selected multi-tenant office buildings over 10,000 square feet built in metropolitan Denver during the last decade. The table illustrates that from 1970 to 1979 office construction in multi-tenant buildings averaged 1,870,000 square feet per year, with a low of 697,524 square feet constructed in 1970 and a high of 3,338,983 square feet added in 1974. From 1970 to 1979, a total of 302 buildings were constructed, with the average building consisting of 61,920 square feet. On an average annual basis the core area adds 591,750 square feet and accounts for 31.6% of total metropolitan office construction. The submarket surrounding the subject site consists of the area in metropolitan Denver defined as the midtown subregion. The midtown subregion has accounted for an annual average of 137,600 square feet or 7.4% of total metropolitan office construction during the last decade, and 2.6% during the last five years.

Based on this performance, it is estimated that the midtown subregion will continue to capture approximately 8% of the projected Denver office market. Table 7 demonstrates projected multi-tenant office space demand for the midtown submarket in which the subject site will compete.

Table 6: MULTI-TENANT OFFICE CONSTRUCTION BY DENVER SUBREGIONS

Location	Prior to 1970	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980 (under construction)	1981 (proposed)	Total 1970-1979
		Percent of Total Buildings												
Cone (sq.ft.)	4,011,453	196,271	936,451	252,682	570,030	691,043	601,802	0	491,283	1,754,816	423,034	2,903,715	539,000	19,371,680
Percent of Total Buildings	66.2	28.1	56.2	14.1	40.3	20.7	22.5	0	43.4	67.1	16.4	61.9	100.0	44.6
	46	3	4	2	3	4	4	0	3	8	2	7	2	88
Midtown (sq.ft.)	1,337,005	46,148	28,898	425,168	213,053	412,800	155,527	0	0	12,500	82,000	32,700	0	2,745,799
Percent of Total Buildings	22.1	6.6	1.7	23.6	15.1	12.4	5.8	0	0	0.5	3.2	0.7	0	9.2
	50	3	1	4	5	4	3	0	0	1	1	1	0	73
SE Denver (sq.ft.)	356,212	62,649	247,987	286,004	316,138	780,920	528,083	333,845	189,286	145,000	441,575	60,000	0	3,747,712
Percent of Total Buildings	5.9	9.0	14.9	15.9	22.3	23.4	19.8	43.0	16.7	5.5	17.0	1.3	0	12.5
	15	1	5	7	7	16	11	2	3	3	5	1	0	76
SW Denver (sq.ft.)	156,977	157,000	16,044	66,360	151,084	509,731	405,825	127,000	92,000	94,970	213,300	173,657	0	2,165,528
Percent of Total Buildings	2.6	22.5	1.0	3.7	10.7	15.3	15.2	16.4	8.1	3.6	8.2	3.7	0	7.2
	6	2	1	2	5	11	7	2	1	5	6	2	0	50
NW Denver (sq.ft.)	118,177	49,400	0	315,725	26,308	311,642	170,946	95,400	89,882	311,792	174,400	320,665	0	1,972,417
Percent of Total Buildings	1.9	6.2	0	17.6	1.9	9.3	6.4	12.3	7.4	11.9	6.7	6.8	0	6.6
	6	2	0	6	2	12	5	3	3	7	4	6	0	56
NE Denver (sq.ft.)	19,000	0	101,644	0	0	184,949	211,118	0	0	0	49,000	0	0	553,711
Percent of Total Buildings	0.2	0	6.1	0	0	5.5	7.9	0	0	0	1.7	0	0	1.6
	1	0	2	0	0	11	4	0	0	0	1	0	0	19
East Denver (sq.ft.)	10,542	0	14,450	18,000	10,000	67,453	0	220,000	0	0	44,000	0	0	381,445
Percent of Total Buildings	0.2	0	0.8	0.8	0.7	2.0	0	26.3	0	0	1.7	0	0	4.3
	1	0	1	1	1	2	0	2	0	0	2	0	0	10
SE Suburban (sq.ft.)	54,481	192,056	319,949	436,300	127,507	360,445	600,076	0	276,277	296,000	1,166,410	1,201,750	0	5,063,261
Percent of Total Buildings	0.9	27.6	19.2	24.3	9.0	11.4	22.4	0	24.4	11.4	46.1	25.6	0	16.8
	2	5	4	5	2	11	10	0	7	6	24	16	0	20.3
Total Sq.Ft.	6,059,427	697,524	1,665,423	1,797,239	1,414,100	3,338,983	2,873,487	776,245	1,192,781	2,617,078	2,587,779	4,692,487	539,000	29,961,553
Total Buildings	127	16	16	27	25	71	44	9	17	30	45	33	2	484
Average Building	47,712	43,695	92,524	66,564	56,564	47,028	60,761	86,249	69,634	87,236	57,506	142,197	269,500	64,637

Source: Denver Metro Office Directory and THK Associates, Inc.

Office Submarkets

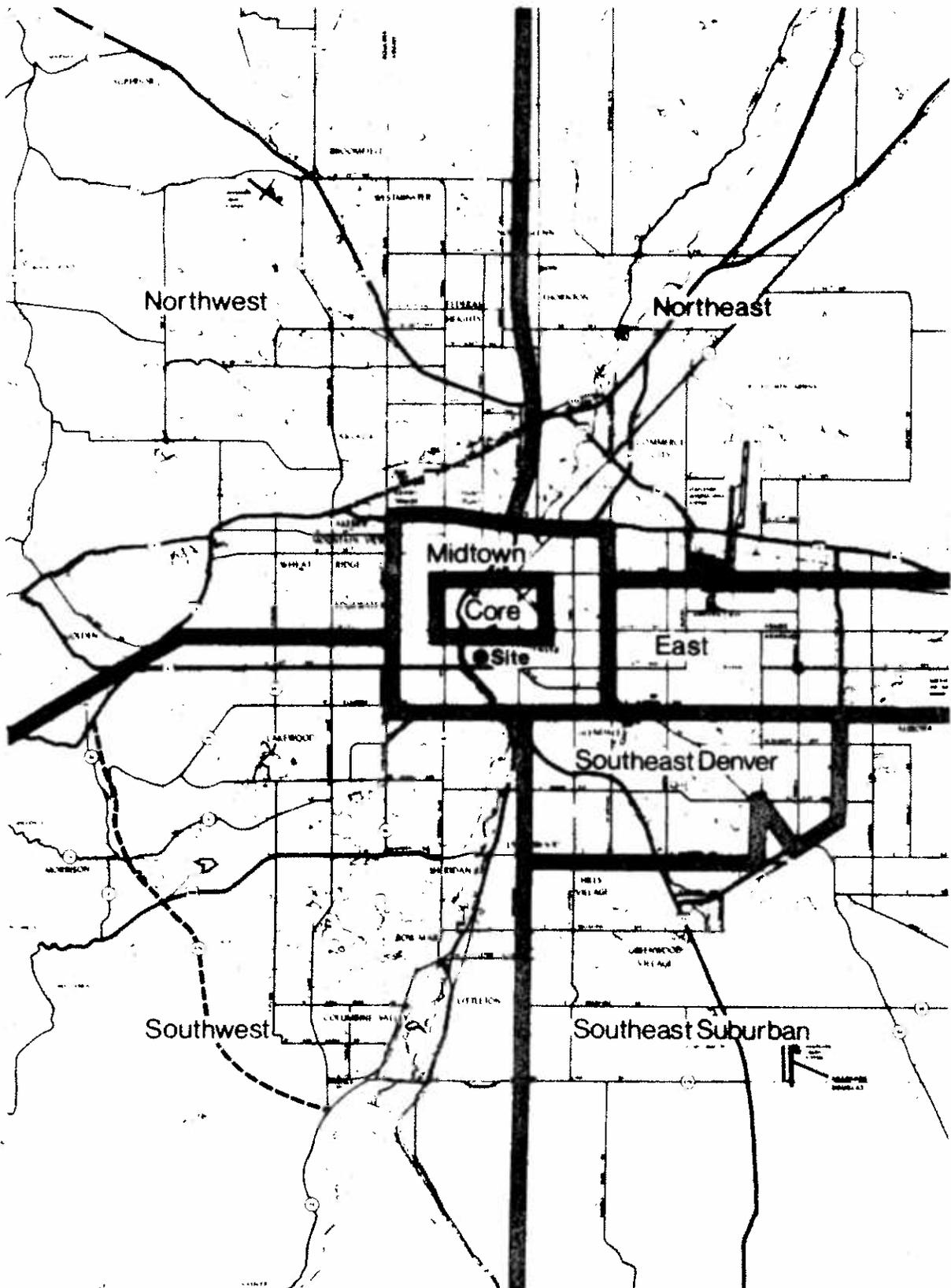


Table 7: MULTI-TENANT OFFICE SPACE DEMAND IN THE MIDTOWN REGION OF METROPOLITAN DENVER

<u>Year</u>	<u>Metropolitan Denver Multi-tenant Office Space Demand (sq.ft.)</u>	<u>Midtown Submarket Multi-tenant Office Space Demand (sq.ft.)</u>
1980	1,890,000	151,200
1981	1,918,000	153,400
1982	2,016,000	161,300
1983	2,100,000	168,000
1984	2,170,000	173,600
1985	2,212,000	177,000
1986	2,338,000	187,000
1987	2,422,000	193,800
1988	2,464,000	197,100
1989	2,632,000	210,600
Average	2,216,200	177,300

As shown, the annual demand for multi-tenant office space in the midtown subregion will range from 151,200 square feet to 210,600 square feet, and average 177,300 square feet annually from 1980 to 1989.

Multi-tenant Office Buildings in the Site Environs

In order to determine market conditions for office space, a survey of 32 multi-tenant office projects in the site environs was conducted. The results of this survey are summarized in Table 8. All of these buildings are completed and actively leasing. The existing buildings represent a total of 1,209,400 square feet of leasable space, with an average size of 37,800 square feet per building. Of these existing buildings, 73,740 square feet are vacant, for a vacancy rate of 6.1%. The highest vacancy rate for completed buildings occurred in the 816 Acoma building, a newly remodeled project which opened in mid-1980 and, therefore, still has a high initial vacancy rate. If this project is removed from the survey of existing buildings, the vacancy rate decreases to 5.3%. Six of the buildings in this inventory are recently remodeled and these vary in size from 10,220 square feet to 75,700 square feet with a total of 257,193 square feet, of which 44,000 square feet or 17.1% is vacant.

The sizes of the total 32 buildings surveyed are shown below:

<u>Building Size in Leasable Sq.Ft.</u>	<u>Number</u>	<u>Percent</u>
0 - 19,999	18	56.1%
20,000 - 39,999	6	18.8
40,000 - 59,999	4	12.5
60,000 - 79,999	2	6.3
80,000 and above	2	6.3
	<u>32</u>	<u>100.0%</u>

Leasing rates for existing and proposed office space range from \$4.50 to \$13.00 per square foot. The average leasing rate for existing buildings is \$10.35 per square foot and the average leasing rate for renewed buildings which are available is \$8.60 per square foot. The array of available rental rates is as follows:

<u>Rental Rate</u>	<u>Number</u>
\$ 0 - 7.99	8
\$8.00 - 8.99	4
\$9.00 - 9.99	5
\$10+	5
	<u>22</u>

Regarding the amount of office construction accomplished annually, Table 9 compares the performance of the office market in the immediate site environs to metropolitan Denver and the total mid-town submarket.

Table 8: MULTI-TENANT OFFICE BUILDINGS IN SOUTHEAST MIDTOWN DENVER

Name/Address	Date Completed	Net Rentable Square Feet	Vacant Square Footage			Rent per Square Foot
			1/78	1/79	1/80	
1. Bannock XI - 140 W. 11th St.	1974	10,100	0	--	--	\$ 6.50
2. Colo. Country - 901 Sherman	1956	11,075	--	3,000	--	NA
3. Evans - 1115 Acoma ('79 rem.)	1850	50,000	--	--	50,000	\$ 4.50
4. GMAC - 333 Logan	1953	14,970	200	200	8,049	\$ 7.75
5. Genro - 444 Sherman	1957	32,000	--	0	0	\$ 9.50
6. Lincoln Hill - 1001 Lincoln	1972	18,678	--	--	0	\$ 10.00
7. Logan - 889 Logan	1968	56,000	933	6,500	8,300	\$ 9.00
8. Preston - 825 Speer	1965	16,000	0	1,500	0	\$ 8.50
9. Sherman - 789 Sherman	1973	88,000	--	--	0	\$ 11.00
10. Speer Suites - 710 Speer	1967	10,000	1,000	1,050	400	\$ 8.50
11. U.S. Title - 445 Grant	1959	12,000	6,000	6,000	0	NA
12. West Farm - 1200 Lincoln	1962	74,000	7,500	5,500	0	\$ 9.00
13. 70 W. 6th	1964	24,181	4,586	4,600	0	\$ 7.25
14. 333 Logan	1975	15,000	--	--	11,520	NA
15. 601 Broadway	1965	22,247	450	--	--	NA
16. 616 Washington	1972	10,000	0	0	4,824	NA
17. 655 Broadway ('77 rem.)	1958	65,000	65,000	--	19,000	\$ 11.00
18. 660 Bannock ('78 rem.)	1955	75,700	--	75,700	0	\$ 8.25
19. 700 Broadway	1974	366,000	45,000	45,000	0	\$ 13.00
20. 800 Grant	1973	39,523	1,950	2,630	1,882	NA
21. 811 Lincoln ('77 rem.)	1964	11,273	11,273	--	3,000	\$ 9.25
22. 816 Acoma	1980	10,000	--	--	--	\$ 10.00
23. 888 Grant	1966	15,279	1,192	1,192	450	NA
24. 850 Lincoln	1953	10,634	3,000	3,000	3,000	\$ 7.00
25. 901 Acoma	1890	10,220	--	--	--	NA
26. 950 Broadway ('78 rem.)	1948	45,000	--	45,000	15,000	\$ 10.70
27. 1115 Broadway	1940	12,000	--	4,000	2,200	\$ 9.00
28. 1370 Pennsylvania	1902	28,500	12,000	12,000	12,000	NA
29. 1421 Etati	1962	24,000	--	--	0	\$ 7.00
30. 1435 Fox	1948	16,800	--	--	0	\$ 8.50
31. 1450 Logan	NA	11,000	7,000	7,000	2,800	NA
32. 1450 Speer ('78 rem.)	1950	10,200	--	10,220	0	\$ 6.05

Table 9: OFFICE CONSTRUCTION TRENDS IN SITE ENVIRONS

	Metro Office Construction		Midtown Office Construction		Site Environs Office Construction	
	Sq. Ft.	Percent	Sq. Ft.	Percent	Sq. Ft.	Percent of Metro
1972	1,797,239	1.6	425,168	6.7%	28,678	1.6%
1973	1,414,100	8.6	213,053	57.0	121,523	8.6
1974	3,338,983	11.3	412,800	91.1	376,100	11.3
1975	2,673,487	0.6	155,527	9.6	15,000	0.6
1976	776,245	0	0	0	0	0
1977	1,321,781	0	0	0	76,273	0
1978	2,617,078	0	12,500	0	130,920	0
1979	2,587,779	1.7	82,000	54.9	50,000	1.7
1980	4,692,487	0.21	32,700	30.6	10,000	0.2
Total						
1976-80	11,995,370		127,200	43.2	55,000	0.5
Total						
1972-80	21,219,179		1,333,748	44.7	596,301	2.8
						43.2
						44.7

Site Office Potential

As discussed previously, during the past decade the midtown sub-market has averaged office construction volumes approaching 7.4% of the metropolitan total. Table 9 illustrated that the area immediately surrounding the subject site has averaged a capture rate approaching 45% of the midtown submarket total since 1972. Realizing these trends, Table 10 projects the annual demand for new multi-tenant office space in the immediate site environs through 1985. Based upon this information, in combination with the locational attributes of the subject site, it is estimated that the site can capture 30% of this office market. Table 10 also makes this projection.

Table 10: PROJECTED MULTI-TENANT OFFICE DEMAND AT THE SUBJECT SITE

<u>Year</u>	<u>Metro Office Demand</u>	<u>Midtown Office Demand</u>	<u>Office Demand in Site Environs (40%)</u>	<u>Site Office Demand (30%)</u>
1980	1,890,000	151,200	66,528	19,958
1981	1,918,000	153,440	67,496	20,248
1982	2,016,000	161,280	70,972	21,291
1983	2,100,000	168,000	73,920	22,176
1984	2,170,000	173,600	76,384	22,915
1985	2,212,000	176,960	77,862	23,358
Annual Average				
1980-85	1,985,700	164,080	72,193	21,657

As shown, the subregion surrounding the site is projected to experience annual demands for multi-tenant office space ranging from 66,528 square feet to 77,860 square feet from 1980 to 1985, with an annual average demand of 72,193 square feet. Given the 30% capture of the midtown office market, the subject site should accommodate 19,950 square feet to 23,358 square feet from 1980 to 1985, or an average demand of 21,657 square feet.

August 1, 2021

City and County of Denver
ATTN: Denver Community Planning & Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: CHUN support for rezoning of 555 E. 8th Ave.

To Whom It May Concern:

Capitol Hill United Neighborhoods, Inc. (“CHUN”), a Colorado nonprofit corporation and Denver’s largest, oldest registered neighborhood organization (RNO), **is pleased to announce its support for the proposed rezoning of 555 E. 8th Ave. from its current designation to G-MU-3, UO-3.**

On Thursday, July 29, 2021, the CHUN Board of Directors held a regularly scheduled board meeting. Ryan Keeney, as co-chair of the urban planning committee, shared the committee’s report pertaining to this rezoning. Subsequently, he moved that CHUN support this rezoning as an organization. The motion was seconded by Joel Brown.

- **Votes favoring the motion: 20**
- **Votes opposing the motion: 0**
- **Votes abstaining from taking a position: 0**

As with any rezoning, we acknowledge some may have concerns about the request. However, we feel the applicant’s request aligns directly with CHUN’s platform (online at: chundenver.org/issues) in a number of ways. The proposed rezoning (1) promotes historic preservation by landmarking the property; (2) adds residential uses to the would-be landmarked structure; (3) enhances neighborhood character in a thoughtful way; (4) advances CHUN’s mission to promote multi-modal access to neighborhood serving amenities for those who live, work and recreate in the neighborhood; and (5) is considerate of other neighborhood concerns.

CHUN’s mission is *Preserving the Past, Improving the Present, and Planning for the Future* of Greater Capitol Hill through historic preservation, addressing homelessness, promoting smart land use and zoning, advancing safety, and supporting civic engagement.

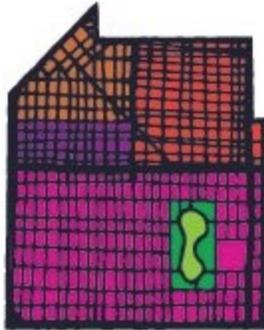
We encourage City leaders, including members of the Denver Planning Board and City Council, to support this rezoning.

For Denver,



Travis Leiker
President & Executive Director
Capitol Hill United Neighborhoods

From: [Bradley Cameron](#)
To: [Rezoning - CPD](#)
Cc: [Shaver, Brandon A. - CPD Senior City Planner](#); [Bruce O'Donnell](#)
Subject: [EXTERNAL] Planning Board Case # 2021-00087 (555 E. 8th Avenue)
Date: Friday, December 10, 2021 3:17:02 PM



NEIGHBORS
FOR
GREATER
CAPITOL HILL

To: Denver Planning Board
From: Neighbors for Greater Capitol Hill (NGCH)
RE: Case # 2021-00087 (555 E. 8th Avenue)

NGCH is a Registered Neighborhood Organization whose boundaries are from Broadway on the west to Josephine / York on the east, and 6th Avenue on the south to roughly 23rd Avenue on the north. It's territory therefore includes the **Hart - McCourt House**, which is located at **555 E. 8th Avenue**.

On December 1, 2021, Karen Christiansen (the owner of the Hart - McCourt House) and her representative (Bruce O'Donnell) made a presentation regarding the proposed rezoning of the House to the Annual Meeting of NGCH. About 30 people were present via Zoom to hear the explanation of the proposal to landmark the building and also to rezone it from PUD34 to G-MU-3, UO-3.

Following the presentation, the Board of NGCH voted unanimously 8 - 0 to SUPPORT both (a) the rezoning of the property from PUD34 to G-MU-3, UO-3, and (b) to have the building designated a Denver Landmark. It is my understanding that on December 7th the Landmark Preservation Commission approved the application to landmark the Hart - McCourt House, and that the application has been forwarded on to Denver City Council. Please ensure that this letter of SUPPORT of the rezoning of 555 E. 8th Avenue is forwarded to the entire Planning Board, and also on to Denver City Council.

Yours truly,

Bradley W. Cameron
President, Neighbors for Greater Capitol Hill

cc: Brandon Shaver, Bruce O'Donnell

May 25, 2021

Denver Planning Board
Denver City Council
c/o Mr. Brandon Shaver
Community Planning and Development
City of Denver
201 W. Colfax Ave.
Denver, CO 80202

RE: Support for Rezoning of 555 E. 8th Ave. from Former Chapter 59 PUD 34 to G-MU-3, UO-3

Dear Members of Planning Board and City Council:

The Denver Employee Retirement Plan's (DERP) property located at 777 and 790 Pearl St. is zoned PUD 34 from Chapter 59, along with Karen Christensen's unrelated property across the street at 555 E. 8th Ave. DERP is supportive of Karen's decision to rezone her property at 555 E. 8th Ave. to G-MU-3, UO-3 thereby removing her property from the PUD zoning we now share. It is our understanding that the DERP properties will remain in the PUD.

Sincerely,



Heather K. Darlington, CPA
Executive Director



TEL (303) 839-5419
FAX (303) 839-9525



777 Pearl St.
Denver, CO 80203



DERP.org
MyDERP.org