

## 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   | The Salvation Army, a California Corporation  | Representative Name  | Brent Bartels, Beck Architecture, LLC |
| Address   | 30840 Hawthorne Blvd.   | Address  | 1001 17th Street, PI-100              |
| City, State, Zip  | Rancho Palos Verdes, CA 90275   | City, State, Zip   | Denver,                               |
| Telephone   | 303-866-9297  | Telephone  | 720-299-4149                          |
| Email   | will.raihl@usw.salvationarmy.org  | Email  | brentbartels@beckarchitecture.com     |
| <p><b>*If More Than One Property Owner:</b><br/>           All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>   |   | <p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p> |                                       |
| <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 (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):   | 4407, 4501, 4601, 4505, 4601 and 4595<br>West Alameda Avenue                              |  |                                       |
| Assessor's Parcel Numbers:  | 0507300056000, 0507300057000, 0507300013000, 0507300032000, 0507300054000 (see attached)  |  |                                       |
| Area in Acres or Square Feet:   | 5.1 Acres (222,398 sf). PUD = 4.33 acres (188,698 sf) and E-SU-DX = .77 acres (33,700 sf) |  |                                       |
| Current Zone District(s):   | PUD 550 + E-SU-DX   |  |                                       |
| PROPOSAL  |   |  |                                       |
| Proposed Zone District:   | E-MX-3  |  |                                       |



# 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<br/>DZC Sec. 12.4.10.7</p>  | <p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.<br/>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>   |
| <p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria<br/>DZC Sec. 12.4.10.8</p>   | <p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> 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.<br/>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.<br/>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:  |  |
| <p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p> |  |
| ADDITIONAL ATTACHMENTS   |  |
| Please identify any additional attachments provided with this application:   |  |
| <p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>  |  |
| Please list any additional attachments:  |  |
| <p>Proposed Site Plan</p>  |  |






# REZONING GUIDE

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## 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)<br>(please type or print legibly) | Property Address<br>City, State, Zip<br>Phone<br>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:<br>(A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing?<br>(YES/NO) |
|--|--|--|---|----------|--|---|
| <b>EXAMPLE</b><br>John Alan Smith and<br>Josie Q. Smith  | 123 Sesame Street<br>Denver, CO 80202<br>(303) 555-5555<br>sample@sample.gov | 100%   | <i>John Alan Smith</i><br><i>Josie Q. Smith</i>   | 01/01/12 | (A)  | YES   |
| The Salvation Army, A California Corp.                   | 4407 W. Alameda<br>Denver, CO 80219<br>will.raihl@usw.salvationarmy.org      | 100%   | <br>Douglas Tollerud<br>TREASURER  |          |  | Yes   |
| The Salvation Army, A California Corp.                   | 4501 W. Alameda<br>Denver, CO 80219<br>will.raihl@usw.salvationarmy.org      | 100%   | <br>Douglas Tollerud<br>TREASURER |          |  | Yes   |
| The Salvation Army, A California Corps.                  | 4505 W. Alameda<br>Denver, CO 80219<br>will.raihl@usw.salvationarmy.org      | 100%   | <br>Douglas Tollerud<br>TREASURER |          |  | Yes   |
| The Salvation Army, A California Corp.                   | 4601 W. Alameda<br>Denver, CO 80219<br>will.raihl@usw.salvationarmy.org      | 100%   | <br>Douglas Tollerud<br>TREASURER |          |  | Yes   |
| The Salvation Army, Denver Silvercrest, Inc.             | 4595 W. Alameda<br>Denver, CO 80219<br>will.raihl@usw.salvationarmy.org      | 100%   | <br>Douglas Tollerud<br>TREASURER |          |  | Yes   |

Last updated: August 29, 2018

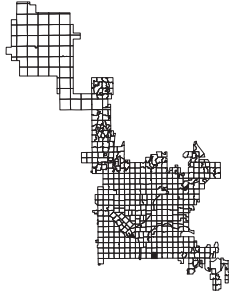
Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

# Denver County Assessor's Map 05073



City and County of Denver  
Assessor Map Index

|            |       |
|------------|-------|
| 05072      | 05071 |
| 145 RBW ST |       |
| 05073      |       |
| TAS RBW ST |       |
| 05182      | 05181 |
| TAS RBW ST |       |

Surrounding Mapsheets

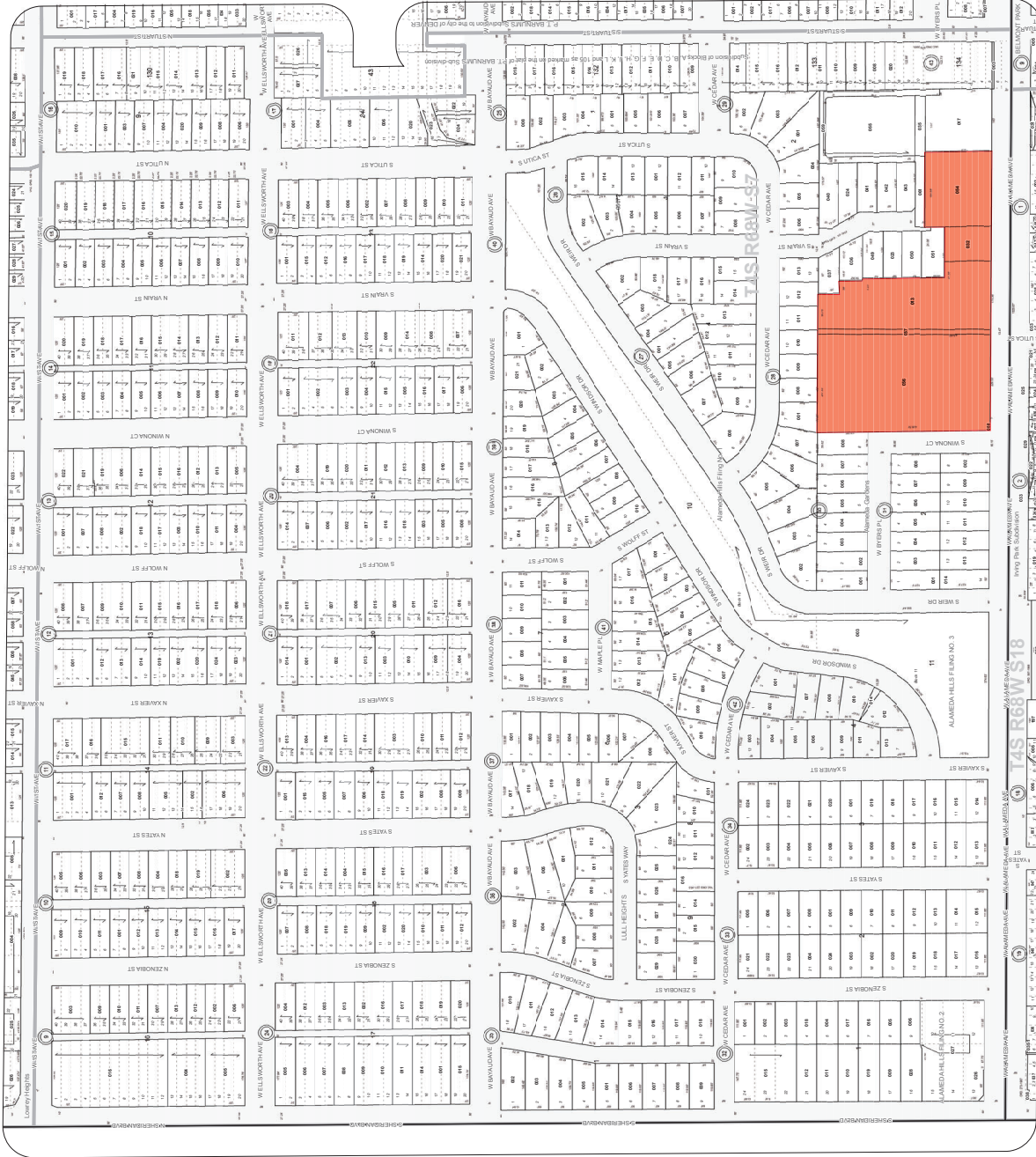


1 inch = 100 feet



Project: Suburban  
City and County of Denver  
Assessor's Map 05073  
Map Date: 05/20/2019  
Map Updated: 07/17/2019

Disclaimer: The City and County of Denver shall not be liable for the use of the information provided in this map. The information is provided "as is," without warranty of any kind, express or implied, including, but not limited to, the fitness for a particular use. This is not a legal document.





## LAND TITLE GUARANTEE COMPANY

Date: January 24, 2020

Subject: Attached Title Policy/Guarantee

Enclosed please find your product insuring the property located at 4407, 4501, 4505, 4601 AND 4595 WEST ALAMEDA AVENUE, DENVER, CO 80219.

If you have any inquiries or require further assistance, please contact THOMAS DAY at (720) 565-6203 or TDAY@LTGC.COM

### Chain of Title Documents:

[Denver county recorded 09/26/2003 under reception no. 2003203893](#)

[Denver county recorded 04/28/1975 at book 1044 page 165](#)

[Denver county recorded 03/25/1975 at book 1028 page 463](#)

[Denver county recorded 12/19/1990 under reception no. R-90-0117605](#)

[Denver county recorded 07/29/1992 under reception no. R-92-0085717](#)

[Denver county recorded 03/26/1975 at book 1029 page 1](#)



# Property Information Binder

## CONDITIONS AND STIPULATIONS

### 1. Definition of Terms

The following terms when used in this Binder mean:

- (a) "Land": The land described, specifically or by reference, in this Binder and improvements affixed thereto which by law constitute real property;
- (b) "Public Records"; those records which impart constructive notice of matters relating to said land;
- (c) "Date": the effective date;
- (d) "the Assured": the party or parties named as the Assured in this Binder, or in a supplemental writing executed by the Company;
- (e) "the Company" means Old Republic National Title Insurance Company, a Minnesota stock company.

### 2. Exclusions from Coverage of this Binder

The company assumes no liability including cost of defense by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; taxes and assessments not yet due or payable and special assessments not yet certified to the Treasurer's office.
- (b) Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- (c) Title to any property beyond the lines of the Land, or title to streets, roads, avenues, lanes, ways or waterways on which such land abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) Mechanic's lien(s), judgment(s) or other lien(s).
- (e) Defects, liens, encumbrances, adverse claims or other matters: (a) created, suffered or agreed to by the Assured;(b) not known to the Company, not recorded in the Public Records as of the Date, but known to the Assured as of the Date; or (c) attaching or creating subsequent to the Date.

### 3. Prosecution of Actions

- 1. The Company shall have the right at its own costs to institute and prosecute any action or proceeding or do any other act which in its opinion may be necessary or desirable to establish or confirm the matters herein assured; and the Company may take any appropriate action under the terms of this Binder, whether or not it shall be liable thereunder and shall not thereby concede liability or waive any provision hereof.
- 2. In all cases where the Company does not institute and prosecute any action or proceeding, the Assured shall permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured shall give the Company all reasonable aid in prosecuting such action or proceeding, and the Company shall reimburse the Assured for any expense so incurred.

### 4. Notice of Loss - Limitation of Action

A statement in writing of any loss or damage for which it is claimed the Company is liable under this Binder shall be furnished to the Company within sixty days after such loss or damage shall have been determined, and no right of action shall accrue to the Assured under this Binder until thirty days after such statement shall have been furnished, and no recovery shall be had by the Assured under this Binder unless action shall be commenced thereon with two years after expiration of the thirty day period. Failure to furnish the statement of loss or damage or to commence the action within the time hereinbefore specified, shall be conclusive bar against maintenance by the Assured of any action under this Binder.

### 5. Option to Pay, Settle or Compromise Claims

The Company shall have the option to pay, settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Binder, or to pay the full amount of this Binder. Such payment or tender of payment of the full amount of the Binder shall terminate all liability of the Company hereunder.

#### **6. Limitation of Liability - Payment of Loss**

- (a) The liability of the Company under this Binder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurances herein set forth, but in no event shall the liability exceed the amount of the liability stated on the face page hereof.
- (b) The Company will pay all costs imposed upon the Assured in litigation carried on by the Company for the Assured, and all costs and attorneys' fees in litigation carried on by the Assured with the written authorization of the Company.
- (c) No claim for loss or damages shall arise or be maintainable under this Binder (1) if the Company after having received notice of any alleged defect, lien or encumbrance not shown as an Exception or excluded herein removes such defect, lien or encumbrance within a reasonable time after receipt of such notice, or (2) for liability voluntarily assumed by the Assured in settling any claim or suit without written consent of the Company.
- (d) All payments under this Binder, except for attorney's fees as provided for in paragraph 6(b) thereof, shall reduce the amount of the liability hereunder pro tanto, and no payment shall be made without producing this Binder or an acceptable copy thereof for endorsement of the payment unless the Binder be lost or destroyed, in which case proof of the loss or destruction shall be furnished to the satisfaction of the Company.
- (e) When liability has been definitely fixed in accordance with the conditions of this Binder, the loss or damage shall be payable within thirty days thereafter.

#### **7. Subrogation Upon Payment or Settlement**

Whenever the Company shall have settled a claim under this Binder, all right of subrogation shall vest in the Company unaffected by any act of the Assured, and it shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Binder not been issued. If the payment does not cover the loss of the Assured, the Company shall be subrogated to the rights and remedies in the proportion which the payment bears to the amount of said loss. The Assured, if requested by the Company, shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect the right of subrogation, and shall permit the Company to use the name of the Assured in any transaction or litigation involving the rights or remedies.

#### **8. Binder Entire Contract**

Any action or actions or rights of action that the Assured may have or may bring against the Company arising out of the subject matter hereof must be based on the provisions of this Binder. No provision or condition of this Binder can be waived or changed except by a writing endorsed or attached hereto signed by the President, a Vice President, the Secretary, an Assistant Secretary or other validating officer of the Company.

#### **9. Notices. Where Sent**

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.

#### **10. Arbitration**

Unless prohibited by applicable law, either the Company or the insured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association.

**ANTI-FRAUD STATEMENT:** Pursuant to CRS 10-1-128(6)(a), it is unlawful to knowingly provide false, incomplete or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or

attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed and made a part of this policy.

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Issued by:  
Land Title Guarantee Company  
3033 East First Avenue Suite 600  
Denver, Colorado 80206  
(303)321-1880



Senior Vice President



**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By  President  
Attest  Secretary

**AMERICAN  
LAND TITLE  
ASSOCIATION**





**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** RND70649904

**Policy No.:** PIB70649904.1852227

**Liability:** \$50,000.00

**Fee:** \$500.00

**Subject to the exclusions from coverage, the limits of liability and other provisions of the Conditions and Stipulations hereto annexed and made a part of this Binder,**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY a Corporation, herein called the Company,**

**GUARANTEES**

KELLER WILLIAMS AVENUES REALTY AND SALVATION ARMY

**Herein called the Assured, against loss, not exceeding the liability amount stated above, which the assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records as of**

January 17, 2020 at 5:00 P.M.

**1. Title to said estate or interest at the date hereof is vested in:**

THE SALVATION ARMY, A CALIFORNIA NONPROFIT CORPORATION AS TO PARCELS A, B, C AND D AND THE SALVATION ARMY DENVER RESIDENCES, INC., A COLORADO NONPROFIT CORPORATION AS TO PARCEL E

**2. The estate or interest in the land hereinafter described or referred to covered by this Binder :**

A Fee Simple

**3. The Land referred to in this Binder is described as follows:**

PARCEL A:  
4407 WEST ALAMEDA AVENUE

THAT PART OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7; THENCE WEST 160 FEET; THENCE AT A RIGHT ANGLE NORTH 50 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH AT RIGHT ANGLE WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER A DISTANCE OF 172.50 FEET TO THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTH ONE HALF OF THE EAST 4 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST ONE-

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

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**Policy No.:** PIB70649904.1852227

QUARTER OF THE SOUTHWEST ONE-QUARTER;  
THENCE WEST ALONG SAID SOUTH LINE 191.95 FEET TO THE WEST LINE OF THE SOUTH ONE HALF OF  
THE EAST 4 ACRES OF THE SOUTH 15 ACRES OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST  
ONE-QUARTER;  
THENCE SOUTH ALONG SAID WEST LINE 172.50 FEET TO A POINT 50 FEET NORTH OF THE SOUTH LINE  
OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER;  
THENCE EAST 131.95 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:  
4501 WEST ALAMEDA AVENUE

THE NORTH 120 FEET OF THE SOUTH 170 FEET OF THE EAST 1 ACRE OF THE WEST 5 ACRES OF THE  
EAST 9 ACRES OF SOUTH 15 ACRES OF SE1/4 SW1/4 SECTION 7 4 SOUTH, RANGE 68 WEST OF THE 6TH  
P.M.,

CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL C:  
4505 WEST ALAMEDA AVENUE

A PART OF THE SE1/4 SW1/4 OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE AND 50 FEET NORTH OF THE SOUTHWEST CORNER OF THE  
EAST ONE ACRE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRES OF SAID  
SOUTHEAST QUARTER;  
THENCE WESTERLY AND PARALLEL TO THE SOUTH LIE OF SAID SE1/4, 176 FEET TO THE SOUTHWEST  
CORNER OF THE EAST 1 ACRE OF THE WEST 3 ACRES OF THE EAST 9 ACRES OF THE SOUTH 15 ACRE;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST ONE ACRE OF THE WEST 3 ACRES OF THE  
EAST 9 ACRES OF THE SOUTH 15 ACRES TO THE NORTH LINE OF SAID SOUTH 15 ACRES;  
THENCE EASTERLY ALONG SAID NORTH LINE, 90.76 FEET TO THE NORTHWEST CORNER OF THE  
PROPERTY DESCRIBED IN BOOK 7904 AT PAGE 210;  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 55 FEET;  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 38 FEET;  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 58.92 FEET;  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 5.23 FEET;  
THENCE SOUTHERLY ON AN ANGLE TO THE RIGHT OF 90°02', 211.68 FEET;  
THENCE EASTERLY ON AN ANGLE TO THE LEFT OF 90°02', 41.36 FEET TO THE WEST LINE OF SAID EAST  
ONE ACRE OF THE WEST 5 ACRES OF THE EAST 9 ACRES OF SAID SOUTH 15 ACRES;  
THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

PARCEL D:  
4601 WEST ALAMEDA AVENUE

THE WEST ONE ACRE OF THE EAST FOUR ACRES OF THE WEST FIVE ACRES OF THE EAST NINE ACRES  
OF THE SOUTH FIFTEEN ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER,  
SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST, SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST

Old Republic National Title Insurance Company

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Policy No.: PIB70649904.1852227

QUARTER;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 614.84 FEET TO A POINT OF BEGINNING;  
THENCE CONTINUING ALONG AFORESAID LINE 87.86 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 88° 50'00" AND NORTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 495.05 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 91° 28'0" AND EASTERLY 87.86 FEET;  
THENCE ON AN ANGLE TO THE RIGHT OF 88° 32'00" AND SOUTHERLY ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 494.60 FEET TO A POINT OF BEGINNING,

EXCEPT THE SOUTH 50 FEET THEREOF FOR THE RIGHT OF WAY OF WEST ALAMEDA AVENUE,

EXCEPT THAT PORTION DESCRIBED IN SPECIAL WARRANTY DEEDS RECORDED JULY 29, 1992 UNDER RECEPTION NOS. [R-92-0085717](#) AND [R-92-0085718](#),

CITY AND COUNTY OF DENVER, STATE OF COLORADO

PARCEL E:  
4595 WEST ALAMEDA AVENUE

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;  
THENCE N01°11'04"W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE FOR WEST ALAMEDA AVENUE;  
THENCE S89°58'54"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 633.00 FEET TO THE POINT OF BEGINNING;  
THENCE S89°58'54"W CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 247.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE FOR SOUTH WINONA COURT;  
THENCE N01°02'39"W ALONG SAID EASTERLY RIGHT-OF-WAY AND A PROLONGATION OF SAID LINE A DISTANCE OF 445.58 FEET TO A POINT ON THE SOUTH LINE OF ALAMEDA HILLS FILING NO. 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ALAMEDA GARDENS;  
THENCE N89°57'49"E ALONG THE SOUTH LINE OF SAID ALAMEDA HILLS FILING NO. 1 A DISTANCE OF 247.00 FEET;  
THENCE S01°06'43"E A DISTANCE OF 445.67 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION GRANTED TO THE STATE DEPARTMENT OF HIGHWAYS BY RECEPTION NO. 88-0288804, BEING A PARALLELOGRAM 18.0 FEET ADJACENT TO THE NORTH RIGHT-OF-WAY LINE OF WEST ALAMEDA AVENUE AND 7.0 FEET ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WINONA COURT.

**4. The following documents affect the land:**

1. EXISTING LEASES AND TENANCIES, IF ANY.
2. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** RND70649904

**Policy No.:** PIB70649904.1852227

GRANTED IN DEED OF EASEMENT RECORDED MAY 04, 1955 IN BOOK 7670 AT PAGE [75](#).

3. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT RECORDED MAY 04, 1955 IN BOOK 7670 AT PAGE [76](#).
4. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEED OF EASEMENT RECORDED MARCH 26, 1975 IN BOOK 1029 AT PAGE [3](#).
5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE LEGAL DESCRIPTION FOR PARCEL A AS CONVEYED IN WARRANTY DEED RECORDED SEPTEMBER 26, 2003 UNDER RECEPTION NO. [2003203893](#) IS DIFFERENT FROM THE HISTORIC LEGAL DESCRIPTION CONTAINED IN DEED RECORDED DECEMBER 14, 1972 IN BOOK 613 AT PAGE [698](#).

THE INCORRECT LEGAL DESCRIPTION APPEARS ON PERSONAL REPRESENTATIVE'S DEED RECORDED APRIL 7, 1999 UNDER RECEPTION NO. [9900061710](#), WARRANTY DEED RECORDED APRIL 7, 1999 UNDER RECEPTION NO. [9900061711](#), WARRANTY DEED RECORDED FEBRUARY 11, 2000 UNDER RECEPTION NO. [2000021233](#) AND WARRANTY DEED RECORDED SEPTEMBER 23, 2003 UNDER RECEPTION NO. [2003141328](#) (DOUGLAS COUNTY RECORDS) AND RECORDED JANUARY 21, 2004 UNDER RECEPTION NO. [2004018686](#).

NOTE: THE INCORRECT CALL IS THE LAST DISTANCE OF 131.95 WHICH SHOULD BE 191.95.

6. RESERVATIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN DEED TO THE STATE DEPARTMENT OF HIGHWAYS RECORDED JULY 15, 1988 UNDER RECEPTION NO. [R-88-0288804](#).
7. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE RECORDED JULY 03, 1991 AT RECEPTION NO. [R-91-0060755](#).
8. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DENVER SILVERCREST PUD RECORDED MAY 11, 1992 UNDER RECEPTION NO. [R-92-0051544](#).
9. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN JOINT ACCESS AND EASEMENT AGREEMENT RECORDED JULY 28, 1992 UNDER RECEPTION NO. [R-92-0085048](#) AND RECORDED AUGUST 18, 1992 UNDER RECEPTION NO. [R-92-0095175](#).
10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT RECORDED SEPTEMBER 25, 1992 UNDER RECEPTION NO. [R-92-0113826](#).
11. TERMS, CONDITIONS AND PROVISIONS OF ABSTRACT OF LEASE RECORDED FEBRUARY 16, 1994 UNDER RECEPTION NO. [9400029269](#).
12. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN LICENSE AGREEMENT RECORDED MARCH 27, 1995 UNDER RECEPTION NO. [9500033884](#).
13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN GRANT OF EASEMENT RECORDED OCTOBER 28, 1999 UNDER RECEPTION NO. [9900187139](#).
14. TERMS, CONDITIONS AND PROVISIONS OF ZONING ORDINANCE RECORDED APRIL 08, 2003 AT RECEPTION NO. [2003065562](#).
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF DENVER SILVERCREST AMENDED PUD RECORDED AUGUST 28, 2003 UNDER RECEPTION NO. [2003182862](#).

**Old Republic National Title Insurance Company**

**PROPERTY INFORMATION BINDER**

**Order Number:** RND70649904

**Policy No.:** PIB70649904.1852227

16. DEED OF TRUST DATED JULY 29, 1992 FROM THE SALVATION ARMY DENVER RESIDENCES, INC. TO THE PUBLIC TRUSTEE OF DENVER COUNTY FOR THE USE OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT TO SECURE THE SUM OF \$3,419,300.00, AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF, RECORDED JULY 28, 1992, UNDER RECEPTION NO. [R-92-0084958](#).
17. TERMS, CONDITIONS AND PROVISIONS OF REGULATORY AGREEMENT IN CONNECTION WITH THE ABOVE DEED OF TRUST RECORDED JULY 28, 1992 AT RECEPTION NO. [R-92-0084959](#).
18. TERMS, CONDITIONS AND PROVISIONS OF USE AGREEMENT RECORDED JULY 28, 1992 AT RECEPTION NO. [R-92-0084960](#).
19. FINANCING STATEMENT WITH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE SECURED PARTY, RECORDED JULY 28, 1992, UNDER RECEPTION NO. [R-92-0084961](#).  
CAPITAL ADVANCE PROGRAM CONSTRUCTION CONTRACT COST PLUS NOTICE RECORDED IN CONNECTION WITH THE ABOVE LOAN DOCUMENTS RECORDED JULY 28, 1992 UNDER RECEPTION NO. [R-92-0084962](#).
20. FINANCING STATEMENT WITH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE SECURED PARTY, RECORDED DECEMBER 15, 1997, UNDER RECEPTION NO. [9700168785](#).

NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65.5-103.

NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.

NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURED. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE. FOR EACH UPDATE PROVIDED, A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.



# INVOICE

Land Title Guarantee Company  
5975 Greenwood Plaza Blvd Suite 125  
Greenwood Village, CO 80111  
303-270-0445

SALVATION ARMY  
SALVATION ARMY  
1370 PENNSYLVANIA ST  
None  
Denver, CO 80203

### Reference

Your Reference Number:  
Our Order Number: 70649904  
Our Customer Number: 81607.1  
Invoice Requested by: SALVATION ARMY  
Invoice (Process) Date: January 24, 2020  
Transaction Invoiced By: Tom Day  
Email Address: tday@ltgc.com

**Invoice Number: 70649904**

Date: January 24, 2020

Order Number: 70649904

Property Address: 4407, 4501, 4505, 4601 AND 4595 WEST ALAMEDA AVENUE DENVER 80219

Parties: Salvation Army

### Invoice Charges

|                             |            |
|-----------------------------|------------|
| Previous Amount Due:        | \$0.00     |
| Property Information Binder | \$500.00   |
| RESEARCH INCOME-COMML       | \$1,750.00 |
| Total Invoice Amount:       | \$2,250.00 |
| Current Balance Due:        | \$2,250.00 |

### Due and Payable upon receipt

Please make check payable to Land Title Guarantee Company and send to the address at the top of Page 1.  
Please reference **Invoice Number 70649904** on your Payment





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Land Title Guarantee Company  
5975 Greenwood Plaza Blvd Suite 125  
Greenwood Village, CO 80111  
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**THE SALVATION ARMY  
A CALIFORNIA CORPORATION  
RANCHO PALOS VERDES, CA**

**RESOLUTION FOR CORPORATE AUTHORITY**

At a meeting of the Board of Directors of The Salvation Army, a corporation organized and existing under the laws of the State of California, the following resolution was adopted:

**RESOLVED:** Any of the following corporate directors or officers are hereby authorized to execute any and all agreements, contracts, real estate transactions, gift annuities, including the sale and transfer of securities, and other such legal documents that require the signature of corporate officers and which are deemed proper and advisable by the Board of Directors, effective June 27, 2019.

Kenneth G. Hodder, President, or Douglas Riley, Vice President, or Douglas Tollerud, Treasurer, or any of whose signatures shall be attested to by one of the following: Terry O. Hughes, Secretary, Tom Melott, Assistant Treasurer, David Bentley, Assistant Secretary, or Howard S. Yamaguchi, Assistant Secretary. Any primary signatory may attest to the signature of any other primary signatory.

**CERTIFICATION**

I, Douglas Riley, Vice President of The Salvation Army, do hereby certify that the above and foregoing is a true and correct copy of a resolution passed by the Board of Directors of The Salvation Army at a meeting of said Board of Directors at which a quorum was present, duly called and held on the 11th day of July, 2019.

IN WITNESS WHEREOF: I have hereunto set my hand and affixed the seal of said Corporation on this 8th day of August, 2019.

  
\_\_\_\_\_  
Douglas Riley, Vice President

L.S.



DOING  
THE MOST  
GOOD™

William Booth, *Founder*  
Brian Peddle, *General*  
Kenneth G. Hodder, *Territorial Commander*  
Mike Dickinson, *Divisional Commander*

April 22, 2020

Jason Morrison, AICP  
Senior City Planner  
The City and County of Denver  
201 West Colfax Avenue  
Denver CO 80202

**RE: Authorization for Brent Bartels to Represent The Salvation Army Red Shield**

To whom it may concern,

On behalf of The Salvation Army, I, Major Richard Pease, hereby authorize Mr. Brent Bartels to represent The Salvation Army on behalf of Beck Architecture, LLC.

We look forward to working with Brent to continue our strong partnership with Beck.

Sincerely,

Richard Pease, Major  
Divisional Secretary for Business

|     |                  |                    |
|-----|------------------|--------------------|
| CC: | Douglas Tollerud | The Salvation Army |
|     | Doug Spuler      | The Beck Group     |
|     | Brent Bartels    | The Beck Group     |



## Memorandum

To: Community Planning & Development (CPD)  
Attn: Jason Morrison, AICP,  
720-865-2974  
201 W. Colfax Ave, 2<sup>nd</sup> Floor  
Denver, CO 80202  
Dated: April 22, 2020

### **RE: Rezoning Application Narrative - The Salvation Army - West Alameda – Review Criteria**

Beck Architecture, LLC (Beck) represents The Salvation Army (“TSA” or the “Applicant”) regarding the real property it owns located at 4407, 4501, 4505, 4595 and 4601 West Alameda Avenue, Denver Colorado 80219. (The “Property”) Beck submits this application for a zone map amendment to the properties underlying zoning from PUD 550 and E-SU DX to E-MX-3 (the “Application”). This memorandum serves as TSA’s written narrative to the application and identifies how the Application satisfies all of the zone map amendment criteria contained in Sections 12.4.10.7 and 12.4.10.8 of the Denver Zoning Code.

### **Background**

The property, under consideration, is currently under two separate zoning designations including PUD 550 which includes a multifamily residential project, Silvercrest, as well as a chapel use, the single eastern parcel is currently zoned E-SU-DX and includes a single family residence. The applicant’s intent is to merge these five parcels to fit under one zoning designation, E-MX-3. TSA plan to maintain the multi-family project to the southwest, demolish the existing chapel on site and rebuild. The desired new construction would consist of additional multi-family residential, an office building and a community use Center. This program would line the north side of Alameda Blvd enhancing the corridor and therefore, submits this Application.

Since the date of the approval of the PUD 550 and the E-SU-DX designations, there have been multiple initiatives including Blueprint Denver and Comprehensive Plan 2040 which call for additional density in this area, particularly along main corridors such as West Alameda. Our project would enhance and feed into that plan with additional density, supporting uses and walkable edge conditions with pedestrian friendly building scale and orientation to the public realm. The below narrative will outline the ways that this proposed zoning change adheres to the Review Criteria outlined in the code.



### **General Review Criteria – Section 12.4.10.7**

The Application complies with all three of the Codes general review Criteria including:

1) Consistency with Adopted Plans, 2) Uniformity of district regulations and restrictions; and 3) Public Health, Safety, and General Welfare.

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

The code requires that all map amendment applications be consistent with the City and County of Denver adopted plans. (Code 12.4.10.7.A). The following plans are applicable to the property:

- A. Comprehensive Plan - 2040
- B. Blueprint Denver - 2019
- C. Barnum/Barnum West Neighborhood Plan - 1986

#### **A. Comprehensive Plan 2040**

Denver's Comprehensive Plan 2040 was adopted by Denver City Council on April 22, 2019 and is comprised of six vision elements, which are the backbone of the plan. (Comprehensive Plan 2040, pg. 18-19) The application is consistent with the Equitable, Affordable, and Inclusion Vision Element, and the Economically Diverse and Vibrant Elements.

Goal 1.1 of the Equitable, Affordable, and Inclusion Vision Element, is to "Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities." Strategy "A" of Goal 1.1 (CP 2040, Page 28) is to "increase development of housing units close to transit and mixed – use developments." TSA's program and subsequent buildings will provide this portion of the city with safe housing and community services allowing for a broader and more diverse community within this area. The housing will serve lower income families with children. At the same time it will provide religious and community based services internally as well as to the community at large.

Goal 1.8 of the Equitable, Affordable, and Inclusion Vision Element, is to "Increase housing options for Denver's most vulnerable populations" The application is consistent with the Equitable, Affordable, and Inclusion Vision Element because the application would allow for increase in housing units in a mixed-use development along the Alameda Corridor. The Application would also create a greater mix and range of housing types in the Barnum neighborhood, offering diversity in housing types with amenities attached and supported by programs through The Salvation Army.

Goal 4.1 of the Economically Diverse and Vibrant Element, is to "Ensure economic mobility and improve access to opportunity." Strategy A. of Goal 1 is to "Improve economic mobility through workforce training, career development, quality education and wealth creation. TSA's housing components are paired with programs that provide career guidance and



workforce training initiatives that allow those living on the property the opportunity to incrementally move their way up, creating new and better opportunities.

Goal 4.5 of the Economically Diverse and Vibrant Element, is to “Strengthen Denver as a global city that will be competitive in the economy of today and tomorrow. The application is consistent with the Economically Diverse and Vibrant Element in that it provides access to opportunity through aforementioned programs that allows for Equity in socioeconomics. It provides opportunity for others to reach up and find their way out of poverty, creating a different path for families and children.

Therefore, the application is consistent with the Comprehensive Plan 20240 because it responsibly increases density and available housing product consistent with the surrounding area all while providing for the economic mobility of the more vulnerable among us. These are only several ways that this application aligns with the overall plan of the Comprehensive plan.

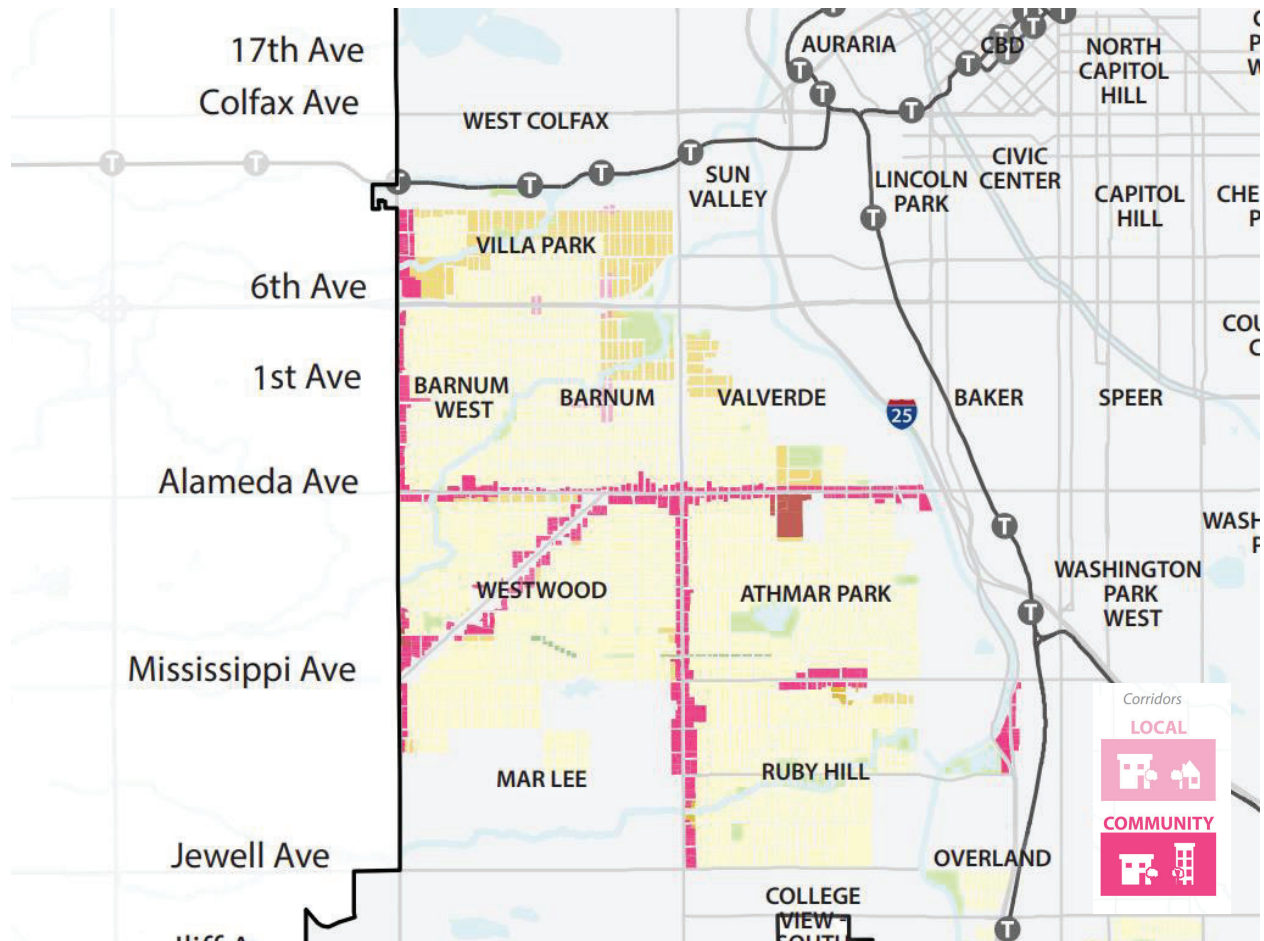
**B. Blueprint Denver 2019 (“BPD – 2019”)**

Blueprint Denver 2019 was adopted by Denver City Council on April 22, 2019, and provides the foundation for the citywide policies and recommendations related to the land use, transportation design and growth.” (Blueprint Denver pg.6). Blueprint Denver “uses neighborhood contexts, places and street types to provide a framework to evaluate proposed rezoning,” Blueprint Denver, pg. 25, 67).

This area has been mapped as “urban edge”. “The urban edge context areas are predominately residential and tend to act as transition between urban and suburban areas. Homes in this context are typically low-scale single and two unit residential with some small scale multi-use development in this context tends to be found along the main corridors bordering traditional residential areas with some larger center development” The urban edge context offers good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-friendly, with buildings oriented to the public realm instead of parking lots” (BPD 2019, pg. 205)

The application is consistent with mapped designation of “urban edge” in that it is along Alameda, a main corridor, and wraps the outer edge of the residential areas that reside just north of the property. This property will enhance the walkability along Alameda providing for a pathway and landscaping on the south edge of the property.





Urban Edge Places (BPD 2019, pg. 209)

Blueprint Denver 2019 designates this area as a “Community Corridor” which “Typically provides some mix of office, commercial and residential. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city.” (BPD 2019, pg. 212) all of which our site would provide. We will have a community center like space that will be open to the public with a gym and amenities which will further enhance this corridor and the community around it. We will be including a green section of frontage along the south portion of the site planted with trees at regular intervals and integrated into the streetscape. This is also designated as a future growth area within the plan and calls for Community Centers and Corridors along this stretch of West Alameda. We see our project and proposed rezoning effort as contributing to the overall fabric and growth associated with this portion of the city. As outlined further below, this project will help with the 2040 initiative to reduce the amount of cost-burdened households, “who spend more than 45% of their income on housing and transportation costs”. The Chapel or (Corps) in the center of the site would bring the community center and meeting space enhancing communication, safety and the overall character of the



site. The application will also serve to create a “strong and authentic” neighborhood with diversity, equity and inclusivity at its core. Goal 2 under the Vision element of Equitable, affordable and inclusive communities outlines a greater mix of housing options in every neighborhood for all individuals and families. The residential on our site is created to be a bridge for such individuals in need and provide one additional way for those in need to grow into the housing market beyond this project. As well “Goal 8” of this same section suggest that we increase housing options for Denver’s most vulnerable populations. This project gives the city the opportunity to be the partner with an organization that is developing “permanent and transitional housing affordable to very low-income populations”

Blueprint Denver also discusses the need to become “An Equitable City” – This happens by “Reducing Vulnerability to displacement stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents. This application also looks to provide spaces and support to allow this underserved population to thrive, regardless of who they are or where they came from. (BPD – 2019, pg. 30)

Outlined above are just a few of the many ways this application supports and bolsters the goals set out in both Blueprint Denver and the Comprehensive Plan.

### **C. Barnum/ Barnum West Neighborhood Plan 1986 (“BBPWN 1986”)**

Denver’s Barnum/Barnum West Neighborhood Plan was adopted by the City of Denver in December of 1986 and is comprised of four “ Concerns: Including Land Use and Zoning, Community Facilities, Transportation and Circulation, and Infrastructure/Services (BBPWN 1986, pg. 18-19)

Of the Land use and zoning concerns, one Concern is lack of new housing. The application provides opportunity for additional housing at a higher density than the surrounding single family homes and compliments the already existing Multi-family unit, Silvercrest, on site to remain.

Another concern is Poor location of commercial development. This application will provide some commercial development in the form of offices along a main corridor, Alameda Parkway which will provide a transition zone from the busy street to the residential neighborhood providing a visual and acoustic buffer to the residential neighborhood to the north.

Another of the land use and zoning concerns is Community Facilities, Incomplete development of Alameda as a landscape roadway, this application would move to provide better and enhanced landscaping and pathways along the Alameda corridor. (BBPWN 1986 -, pg. 14)

The plan also calls out to “Maintain Residential Zoning along West Alameda, The application would provide for this to happen and encourage greater density of residential typologies along this corridor. (BBPWN 1986 -, Land use and Zoning recommendations, pg. 2, 3)

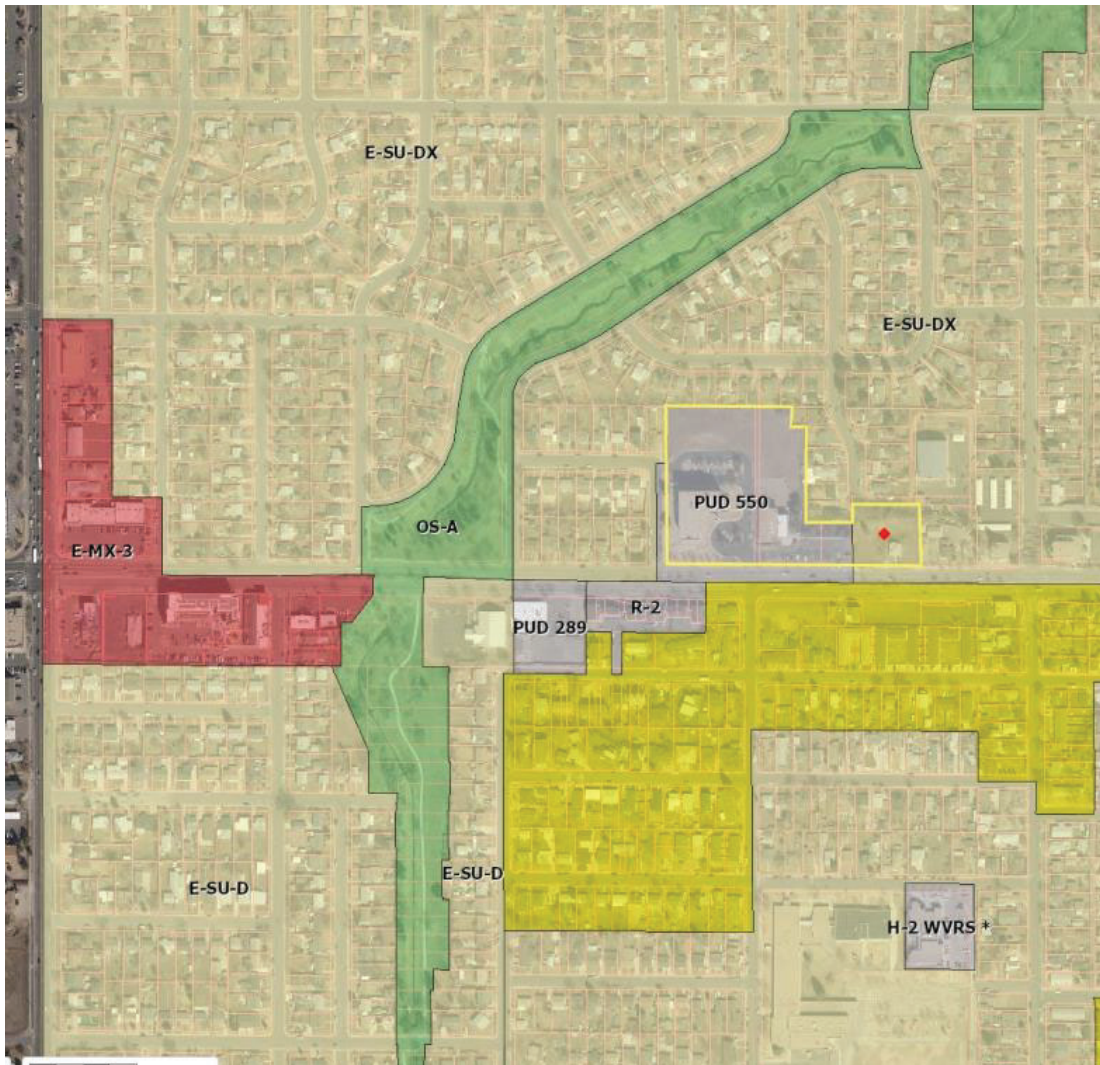
Please note that this application advances the overall vision and is coupled with the more current Blueprint Denver and the Comprehensive plan



## 2. Uniformity of District Regulations and Restrictions:

The Code requires that all zone lot amendments “result in regulation 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” (Code 12.4.10.7.B). The application satisfies Code 12.4.10.7.B, pg. 12.4-32) because the property/ application meets the regulations and restrictions for Mixed Use – 3 (E-MX-3) Specific Intent (DZC 4.2.4.2)

The proposed application is consistent with the description of the proposed neighborhood context purpose and intent of the E-MX-3 zone district. “E-MX-3 applies to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front.”



Excerpt from zoning map showing proximity to E-MX-3 to the west.



As stated the General Intent, design standards are to: (Section 4.3.1) Give prominence to pedestrian realm as a defining element of neighborhood character (4.3.1.6). The intent of the application is to create a series of buildings that provide a campus like architecture and for the urban design aspect of the in between spaces to become a place that is conducive to gathering and adds to the neighborhood character.

Spatially define public streets and their associated open space as positive, usable features around which to organize and orient (4.3.1.7) the application would provide opportunity for a more consistent street wall and would also allow for pathways, landscaping and frontage along Alameda that would add to the depth and character of the street.

All four uses being considered in this application, Multi-family Residential, Office, Community Center and Public and Religious Assembly would be permissible under this E-MX-3 Designation.

**Public Health, Safety and General Welfare:**

The Code also requires that all zone lot amendments “further the public health, safety and general welfare of the City”

The proposed uses and associated programs will in fact further the Public Health, Safety and Welfare of the city as a whole. The Salvation Army is a longstanding entity in the city of Denver known for its social initiatives and support of those less fortunate. The residential portion of the project would in conjunction with the exiting Silvercrest apartments to the west, provide housing to those of lower income and meet an ongoing need in the city. Also, this proposal will help implement adopted plans, specifically Blueprint Denver 2019 and Comprehensive Plan 2040.

**Additional Review Criteria – (DZC Section 12.4.10.8)**

Justifying Circumstances –

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 including the City adopted plan. The E-MX-3 designation is consistent with other neighboring streets and corridors in this area and fits well with the initiatives and goals laid out in both Blueprint Denver and the Comprehensive Plan 2040. Also, the city adopted the Denver Zoning Code and the property retained Former Chapter 59 Zoning as a justifying circumstance. TSA’s application satisfies this criteria as well.





In closing, the application to amend the zoning code to an E-MX-3 designation for this site is consistent with adopted plans, furthers the public health, safety and welfare and fits into the justifying circumstances laid out by the city of Denver. We look forward to working with the city to further develop and enhance this portion of the city while providing supplemental programs and housing for a diverse population of Denver's citizens.

Thanks for your support and consideration,

Sincerely,

A handwritten signature in black ink that reads "Brent Bartels". The signature is written in a cursive, slightly stylized font.

Brent Bartels, AIA  
Address: 1001 17<sup>th</sup> Street, Denver, Co. 80020, Suite PL-100