

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MileHighOrdinance@DenverGov.org](mailto:MileHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: July 15, 2025

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

### 1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☒ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a map amendment to rezone property located at 1620, 1625, 1675 East 35th Avenue, 3532, 3580 North Franklin Street and 3558 North Gilpin Street from R-MU-20 with waivers and PUD 534 to PUD-G 38 in the Cole Neighborhood, in Council District 9.

3. **Requesting Agency:** Community Planning and Development

### 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Edson Ibanez	Name: Edson Ibanez
Email: <a href="mailto:Edson.ibanez@denvergov.org">Edson.ibanez@denvergov.org</a>	Email: <a href="mailto:Edson.ibanez@denvergov.org">Edson.ibanez@denvergov.org</a>

5. **General description or background of proposed request. Attach executive summary if more space needed:** (who, what, why)

- Dates of required noticing: July 1, 2025 – July 16, 2025
- Planning Board: Planning Board public hearing was held on Wednesday July 16, 2025. The board approved the application.
- Summary of public comments received to date:
  - Staff has received 28 public comments in support. The letters ranged from business and organizations to individuals. Some of the organizations and businesses were Historic Denver, Neighborhood Development Collaborative, Catholic Charities Housing, Open Door Youth Gang Alternatives, Denver Street Partnerships, and Denver Metro Community Impact. The comments noted agreement with adding affordable housing units, preserving the existing building, consistency with the rezoning criteria and limiting commercial uses. These comments are attached to the staff report.
  - Staff has received 12 comments of opposition. One of the comment letters had 200 signatures. The comments stated concerns with parking, density, traffic and allowable height and the direct impact to the surrounding neighborhood. There was a consensus that the concern was over height in subarea B and not with affordable housing. These comments are attached to the staff report. We did receive one letter stating it did not give authorization to be included in the 200 signature comment letter and they do not oppose the rezoning.

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- Summary of information from the application regarding engagement with Council and RNOS: The applicant attended meetings with Council representatives and RNOs prior to submitting their application.
- Additional information:
  - Applicant has worked with CPD and HOST staff to create an Affordable Housing Plan.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** District 9

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

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