

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Yeshivas Toras Chaim	Representative Name	Jason Newcomer
Address	1555 Stuart St	Address	1200 Cherokee St
City, State, Zip	Denver, CO 80204	City, State, Zip	Denver, CO 80204
Telephone	(303) 629-8200	Telephone	(303) 819-1524
Email	raw@theje.com	Email	jason@city-projects.com
<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>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	1555 & 1597 Stuart St Denver, CO 80204		
Assessor's Parcel Numbers:	0231421013000, 0231421012000		
Area in Acres or Square Feet:	64,535 sqft		
Current Zone District(s):	PUD 559		
PROPOSAL			
Proposed Zone District:	C-MX-3		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p>
	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p>
	<p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</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 checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p>
	<p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
	<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.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
<p>Please ensure the following required attachments are submitted with this application:</p>	
<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</p>	
ADDITIONAL ATTACHMENTS	
<p>Please identify any additional attachments provided with this application:</p>	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p>	
<p>Please list any additional attachments:</p>	
<p>Exhibit B: Public health, Safety and General Welfare; Exhibit E: Neighborhood Outreach Summary Update; RNO Outreach Packet; West Colfax Association of Neighbors Letter of Support</p>	

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 (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
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)	NO
Yeshiva Toras Chaim Talmudical Seminary of Denver	1555 Stuart St Denver, CO 80202	100%	<i>Abraham Y. Wasserman</i> Rabbi Wasserman President/CEO	8/27/2014	(A)	Yes

Last updated: June 20, 2014

Return completed form to rezoning@denvergov.org

Addendum to Proposed Official Zone Map Amendment Application for:

1555 & 1597 Stuart Street

Parcel Number(s): 0231421013000, 0231421012000

Current Zoning: PUD 559

Proposed Zoning: C-MX-3

Legal Description: Lots 1-5, inclusive, Block 2, Glen Park, and Lot 6-19, inclusive and the south 2 feet of Lot 20 and all of the vacated alley adjacent to lots 10-19 and adjacent to the south 2 feet of Lots 9 and 20, Block 2, Glen Park, second filing, City and County of Denver, State of Colorado.

Property Owner Information

Yeshiva Toras Chaim Talmudical Seminary of Denver

Rabbi Ahron Y. Wasserman, President and CEO

1555 Stuart St

Denver, CO 80204

Authorized Representatives:

Jason Newcomer

Dana Rommerdahl

City Projects, Inc.

City Projects, Inc.

(303) 819-1524

(303) 250-3451

jason@city-projects.com

dana@city-projects.com

Project Summary:

In 2004 Yeshiva Toras Chaim initiated a rezoning process to renovate their building and introduce a dormitory use to house their, currently off-site, students. As a result the subject property at 1555 and 1597 Stuart became subject to PUD 559 to accommodate a three level, 17,000 square feet dorm located on the north end of our property. Unfortunately, the renovation project was not completed at that time. The scope of the project has since shifted to a two level, 14,500 square feet dorm connected to the school. However, because the current design has moved the dorm building from its originally proposed location--coupled with a general policy shift away from the use of Planned Unit Developments since the 2004 PUD was generated--the Yeshiva is pursuing a standard zone district for the subject property.

With concern for the care, security and convenience of our students in mind, we believe attaching the dorm directly to the Yeshiva will be a better solution for both the Yeshiva and the neighborhood. The design will be a smaller scale than the current sanctuary, occupy a smaller footprint, and provide a better connection to the existing school as well as maintain a buffer of less intense development between the surrounding residential neighborhood and St. Anthony's redevelopment.

EXHIBIT A: DESCRIPTION OF CONSISTENCY WITH ADOPTED PLANS

The proposed zone map amendment is consistent with the following adopted plans:

Review Criteria: Denver Comprehensive Plan 2000

- The proposed renovation of the subject property represents an opportunity to reinvest in the physical character of a community asset representative the long-standing Jewish population present in the neighborhood since the early 20th century.
 - Denver’s Legacies, Strategy 7-B: *Uncover an area’s cultural values and take steps to honor their significance. These values may be historical associations such as the commemoration of a historical event or recognition of a traditional ethnic neighborhood.*
 - Neighborhoods, Objective 1: *Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Denver as a healthy, vital city. Respect the intrinsic character and assets of individual neighborhoods.*
- The proposed zone amendment is consistent with the city’s desire to have uniformity and to not use PUDs anymore
 - Land Use, Strategy 2-C: *Review and update City processes for enforcement of zoning and other land-use regulations. These processes should include a consistent and enforceable set of performance standards for the owners and operators of all land uses and a swift, efficient and fair inspection and compliance process.*
- This project will provide an opportunity to improve and update an existing community asset as well as leverage the skills and expertise of an established architectural firm who expressly “believe[s] that design is an act of optimism that expresses hope for the future.”
 - Land Use, Strategy 1-B: *Ensure that the Citywide Land Use and Transportation Plan reinforces the city’s character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes*

Review Criteria: Blueprint Denver

Blueprint Denver has designated the subject property as an Area of Change with a land use designation of Mixed-Use in the West Colfax–West TOD sub-area. The plan defines mixed use as areas that have a sizable employment base as well as housing. Intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building or development or even within each block. But within the neighborhood, residential and non-residential uses are within walking distance of one another.

Insofar that one of Blueprint Denver’s primary strategies is to funnel the infusion of economic activity and investment into Areas of Change, the proposed project made possible by this zone map amendment would be consistent with the plan’s strategy. Moreover, the plan encourages development to “*address edges between Areas of Stability and Areas of Change*” and provide “*compatibility between existing and new development.*” As described above, the subject property provides a logical transition between the surrounding residential neighborhoods and the more intense uses proposed and currently in place within the abutting St. Anthony’s redevelopment.

Finally, Blueprint Denver’s recommendations also include measures to “*Amend the code to eliminate obsolete zone districts and amend map to apply new zone districts to affected areas.*” It is reasonable to

assume this thinking led the plan to its subsequent conclusions about the use of PUDs in particular. Described as follows:

Concerns with PUDs are that their widespread proliferation has increased the complexity of regulating land use, and the conditions they place on development sometimes perform poorly and inflexibly once the PUD has been adopted. This issue can be addressed if the city acts on the authority to repeal obsolete PUD zoning and change it to a more appropriate district.

Within this context, allowing the subject property to assume a standard zone district only serves to reinforce the uniformity and enforceability of the new code thereby strengthening its authority as a regulatory tool.

West Colfax Plan 2006

Similar to Blueprint Denver, the West Colfax Plan also identifies the subject property in an Areas of Change where large and small scale redevelopment may be deemed appropriate over time. Specifically, the site is called out as part of, what the plan refers to as, the Holy Tony Town Center (a somewhat tongue-in-cheek reference to St. Anthony's hospital). The plan suggests the center benefit from "incentives to build, maintain, restore and adaptively reuse architectural resources that add value and character to a place" as well as "civic uses that support common needs of residents and reinforce public gathering."

The West Colfax Plan also spends a considerable amount of effort to address the rich cultural history and the related benefits of incorporating those traditions into the built environment:

The West Colfax study area is home to a diverse mix of ethnic groups and cultural heritages. The Jewish, Italian, and Latino cultures combine in a healthy urban mix in the West Colfax study area and form the basis for establishing a distinct set of identifiable districts within the context of the larger neighborhood and Denver community.

The plan even goes so far as to call out Yeshiva Toras Chaim specifically for its cultural contribution to the area, suggesting this site be included in the recommendation to "Establish identifiable gateways and focal points to signal arrival at key neighborhood destinations, town centers and station areas." Clearly this plan provides the mandate for the subject property to reposition itself as a core contributor to the cultural fabric of the neighborhood as well as Denver itself.

EXHIBIT B: PUBLIC HEALTH, AND GENERAL WELFARE

The proposed official map amendment furthers the public health, safety, and general welfare of the City in supporting the continued activities of a stalwart neighborhood institution. By way of background, Yeshiva Toras Chaim Talmudic Seminary (YTC) is a renowned all-male school and seminary located at 1555 Stuart in the West Colfax neighborhood. This esteemed institution is the only such establishment in the Rocky Mountain and Southwest region. As such, YTC vies to raise a generation of young men committed to leading a life guided by Torah values as well as to reach out to the Jewish community, raising the level of awareness, knowledge and appreciation of those Torah values that constitute the core of Jewish life.

Founded in 1967 and a steadfast presence in West Denver since the purchase of the current dormitory building at 1511 Perry St, YTC currently serves approximately 70 students in the high school,

undergraduate and post graduate. Their nationally accredited curricula includes the High School, Beis Medrash undergraduate and Chabura postgraduate programs. As the first Yeshiva in the United States to have hired a full-time outreach director, the organization contributes to the larger conversation amongst Jewry in Denver and throughout the region. With an array of outreach and educational services, including the particularly successfully Jewish Experience in East Denver, YTC has made every effort to reach out to the greater Jewish community with educational initiatives and information regarding Torah-true Judaism.

This larger conversation also includes the storied, and impressively Jewish, history of the West Colfax neighborhood of Denver. As a significant receiving community of Eastern European Jews in the late 19th and early 20th centuries, the area remained predominantly Jewish from the 1920s to the 1950s—even possessing the illustrious designation as Golda Meir’s teenage home. Unfortunately, an overriding trend of diminishing Jewish population and general disinvestment governed much of the West Colfax neighborhood throughout the second half of the 20th century.

Yet in the wake of difficulty, opportunity emerged. Currently, Yeshiva Toras Chaim sits at the epicenter the veritable rebirth of the region. With a sustained political will and various projects currently underway, including the considerable St. Anthony’s Hospital Redevelopment adjacent to the campus, YTC seeks to take significant part in this local renaissance. As the school and seminary continues to thrive, the leadership vies to strengthen their operations and provide the primary conditions to sustain their celebrated philosophy and heritage for future generations. The renovation of the main campus has been identified as the linchpin within the larger organizational goal to reinforce the Yeshiva’s local roots and reposition itself favorably in the community for the next fifty years.

EXHIBIT C: JUSTIFYING CIRCUMSTANCES

The surroundings of the subject property has changed and currently is changing to such a degree to justify the legal basis of the proposed rezoning amendment. Exemplified in both the larger historical shift within the West Colfax Neighborhood (from its beginnings as a receiving community for eastern European Jewish immigrants) to the most recent reinvestment activities, is squarely in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

EXHIBIT D: NEIGHBORHOOD CONTEXT AND ZONE DISTRICT

The proposed zone map amendment would allow Yeshiva Toras Chaim to pursue improvements consistent with the recognized neighborhood context, purpose and intent of the zone district implied by the proposed C-MX-3 designation. In that said context includes commercial centers and “*General Commercial forms*” the proposed project is compatible in both scale and use. Additionally, C-MX-3 “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired”—note the subject property is served by two local streets as designated by Blueprint Denver.

The Mixed-Use Zone Standards are also intended to ensure new development contributes positively to established residential neighborhoods and character as well as improve the transition between commercial development and residential neighborhoods. Both of these strategies will be supported with the proposed zone amendment for the reasons described above.

EXHIBIT E: NEIGHBORHOOD OUTREACH SUMMARY UPDATE

A letter of invitation and informational packet to discuss the proposed re-zoning was distributed to all relevant Registered Neighborhood Organizations on Monday, August 18, 2014 (attached). Since that date, the following presentations and meetings have been administered by the project team to elicit dialogue about the proposed re-zoning with community members:

- Presentation to Sloan's Lake Citizen's Group: Wednesday, September 10, 2014
- Presentation to West Colfax Association of Neighbors: Tuesday, September 9, 2014 (Please see their attached letter of support)
- Informal debrief held with West Colfax BID Leadership: Thursday, September 11, 2014
- Debrief provided to Councilwoman Susan Shepherd: Monday, August 18, 2014
- Informal debrief held with Sloan's Lake Neighborhood Association Leadership: Thursday, September 11, 2014

Overall, the scope and nature of the project has been warmly received by the surrounding community, with only isolated instances of opposition.

Denver Property Assessment and Taxation System (3.1.8)

1555 STUART ST

Owner	PIN	Legal Description	Property Type	Tax District
YESHIVA TORAS CHAIMTALMUDICAL 1555 STUART ST DENVER , CO 80204-1246	160923354 Schedule Number 0231421013000	GLEN PARK 2ND FLG B2 L6 TO 19 & S 2FT L20 & VAC ALY ADJ L10 TO 19 & ADJ S 2FT L9 & 20	INDUSTRIAL - CHURCH	438A

Summary

Style:	OTHER	Reception No:	0000107100	Year Built:	1952
Recording Date:	9/1/1995	Building Sqr. Foot:	32757	Document Type:	WD
Bedrooms:		Sale Price:	000900000	Baths Full/Half:	0/0
Mill Levy:	83.090	Basement/Finish:	0/0	Zoning Used for Valuation:	URH
Lot Size:	48,200				

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$712,600	\$206,650	\$677,470
Improvements	\$1,623,500	\$470,820	
Total	\$2,336,100	\$677,470	
Prior Year			
Land	\$712,600	\$206,650	\$677,470
Improvements	\$1,623,500	\$470,820	
Total	\$2,336,100	\$677,470	

Denver Property Assessment and Taxation System (3.1.8)

1597 STUART ST UNIT VCNT

Owner	PIN	Legal Description	Property Type	Tax District
YESHIVA TORAS CHAIMTALMUDICAL 1400 QUITMAN ST DENVER , CO 80204-1415	160923346 Schedule Number 0231421012000	GLEN PARK 2ND FLG B2 L1 TO 5	VACANT LAND	DENV

Assessment

Actual Value Year: 2014 **Actual Value:** \$267,400

Property

Year Built: 0 **Square Footage:** 0

Comparables

PIN	Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price
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No comparables available for this property.



Rabbi Isaac Wasserman
Rosh Yeshiva/Dean

Tuesday, August 26, 2014

Rabbi Israel Kagan
Rosh Yeshiva/Dean

Rabbi Ahron Y. Wasserman
President/CEO

Rabbi Aaron B. Kagan
Vice President

Mr. Kyle Dalton
Associate City Planner
201 W Colfax Ave, Dept. 205
Denver, CO 80202

OFFICERS

Sheldon K. Beren, z"l
President, 1967-1996

Theodore Zvi Gelt
Board President

H. Michael Miller
Board Chair

Joel Unger
Vice Chair

Harvey E. Deutsch
Secretary

Lawrence P. Gelfond
Finance Chair

RE: Re-Zone Application
Yeshivas Toras Chaim
1555 Stuart St.

Dear Kyle,

This letter serves as authorization for Jason Newcomer and Dana Rommerdahl of City Projects, Inc. to act on behalf of Yeshiva Toras Chaim for the purposes of the rezoning described in this application.

If you have any questions regarding this matter please feel free to contact me directly.

Sincerely,

Rabbi Ahron Y. Wasserman
President and CEO, Yeshiva Toras Chaim



Rabbi Isaac Wasserman
Rosh Yeshiva/Dean

Rabbi Israel Kagan
Rosh Yeshiva/Dean

Rabbi Ahron Y. Wasserman
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Vice Chair

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Secretary

Lawrence P. Gelfond
Finance Chair

To Our Neighbors and Friends:

As you may know, Yeshiva Toras Chaim has been a proud and active member of the Sloan's Lake/West Colfax community since 1967. With the renewed interest and activities happening around the neighborhood, YTC has decided to take this opportunity to reinvest in our property and community by renovating our 1555 Stuart Location. This project will include:

- Remodeling the school building
- Replacing the existing sanctuary at 1511 Perry St. with a two-story, 14,500 square feet dormitory for our students.

The current Planned Unit Development (PUD) Zoning for our property has a three level, 17,000 square feet dorm located on the north end of our property. We want to build a two level, 14,500 square feet dorm connected to the school—this is one story shorter and nearly 3,000 square feet smaller than currently allowed by the zoning. With concern for the care, security and convenience of our students in mind, we believe connecting the dorm directly with the Yeshiva will be a better solution for both the Yeshiva and the neighborhood. The design will be a smaller scale than the current sanctuary, will occupy a smaller footprint, and will provide a better connection to the existing school. I would also like to note we are proposing no new uses on the site.

In order to build our dorm in a different location than is currently shown on the PUD, the city is requiring us to re-zone the property to a standard zone district. The designation we would like to propose is CMX-3 zoning. We believe this is most consistent with our current zoning and not as intense as our some of the adjacent CMX-5 properties.

We would like to make this as open and collaborative process as possible. Our team would be happy to meet with you and your members as soon as possible to review our plans and invite your consideration for support. Our desire is to complete this process by December 2014 in order to have construction completed prior to the start of the fall 2015 school year.

YTC have engaged City Projects, Inc. as our Owner's Representatives. Their team is eager to answer your questions. Their contact information is included in the attached email.

Please feel free to review the attached site plan and a copy of our current PUD and we look forward to answering any questions you may have.

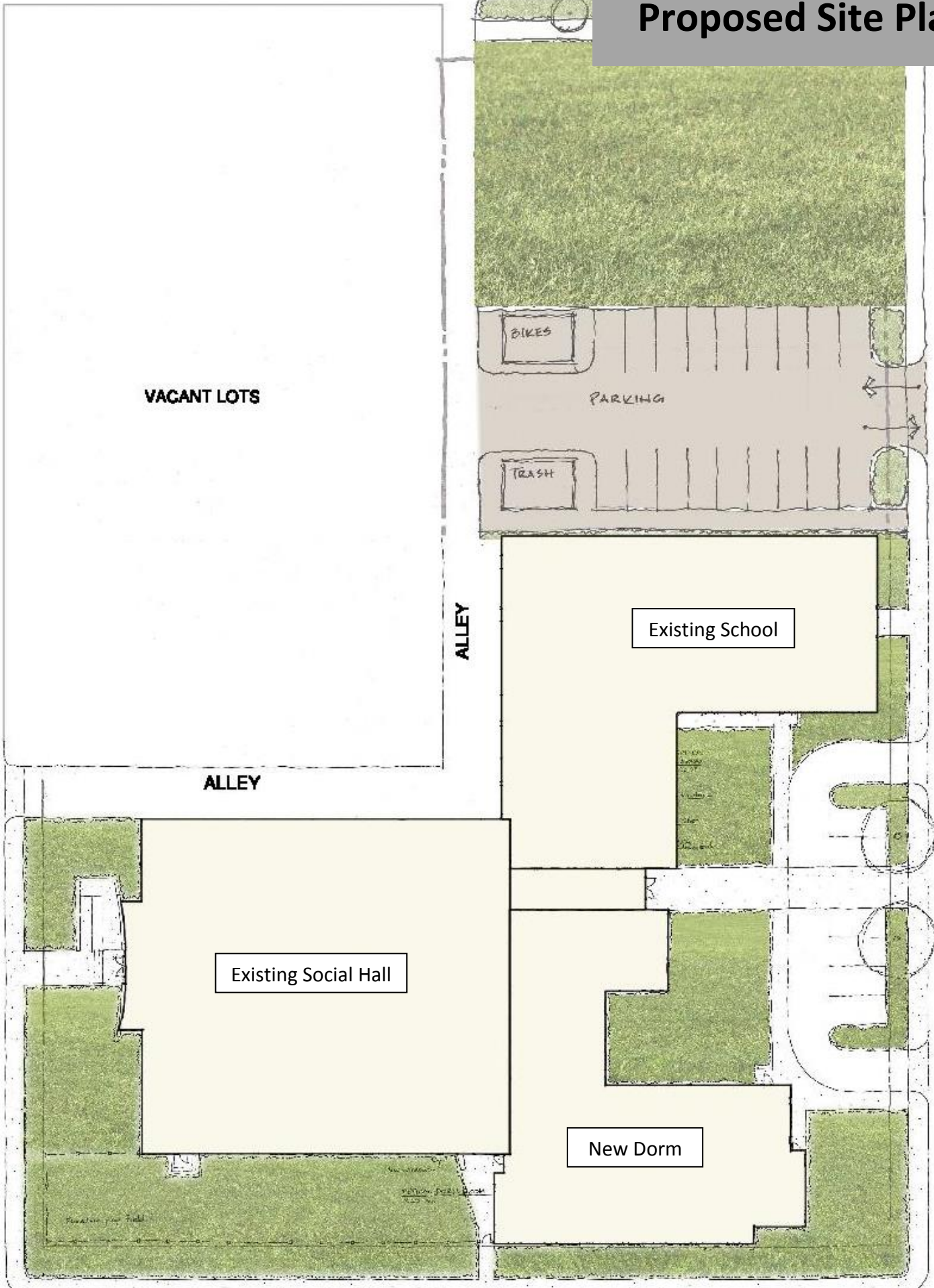
Best,

Rabbi Ahron Wasserman

President and CEO, Yeshiva Toras Chaim

Yeshiva Toras Chaim Proposed Site Plan

TENNYSON ST.



VACANT LOTS

ALLEY

Existing School

ALLEY

Existing Social Hall

New Dorm

STUART ST.

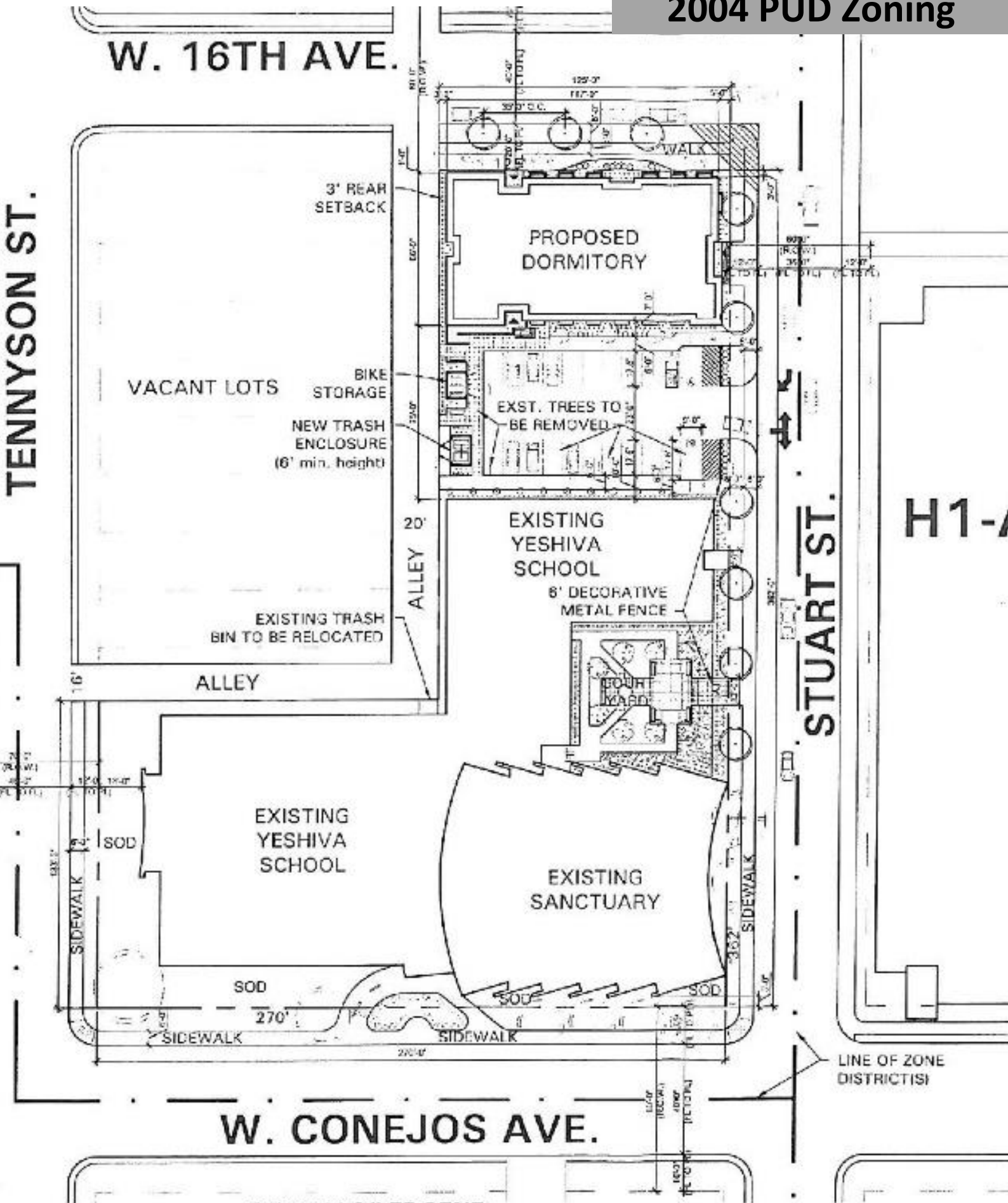
TENNYSON ST.

W. 16TH AVE.

H1-A

STUART ST.

W. CONEJOS AVE.



SYMBOLS/LEDGEND:

- PEDESTRIAN WALKWAY
- ↔ VEHICLE ACCESS
- ▲ BUILDING ENTRY
- PROPOSED SHADE TREES
- PROPOSED ORNAMENTALS
- ⊕ PROPOSED SHRUBS
- ⊙ EXISTING TREES



September 10, 2014

Denver Planning Board and Planning Staff
Community Planning and Development
City and County of Denver

Dear Members of the Denver Planning Board and Planning Staff.

I am writing on behalf of the West Colfax Association of Neighbors (WeCAN) to express our support for the rezoning of the Yeshiva Tora Chiam (YTC) property at 1555 Stuart St. WeCAN is pleased to support the Orthodox Jewish Community within our neighborhood and the educational services that they provide. As such, our board of directors is in full support of this zoning change to insure that the YTC continues to operate in our neighborhood. Furthermore, on September 10th, YTC presented their proposal at our general membership meeting. During the meeting, the 40+ members in attendance voted unanimously to support this project.

WeCAN represents the needs and desires of the residents and business owners in the Denver's West Colfax Neighborhood. Our organization currently has over 550 registered members and is dedicated to creating a healthy safe and sustainable community in West Colfax. Please support us in approving this rezoning application.

Sincerely,

Chad Reischl
Co-president: WeCAN

Art Merck
Co-president: WeCAN