



DENVER
THE MILE HIGH CITY

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TO: Denver City Council, Land Use, Transportation and Infrastructure Committee
FROM: Theresa Lucero, Senior City Planner
DATE: June 7, 2012
RE: **Official Map Amendments:**
Application #2012I-00006, Approximately 5001 North Willow Street, **from M-RH-3 to M-RX-5**
Application #2011I-00050, Approximately 4800 North Verbena Street and 4801 North Willow Street, **from M-MX-5 to M-RX-5**

Staff Report and Recommendation:

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends **approval** of applications #2012I-00006 for a rezoning *from M-RH-3 to M-RX-5* and application # 2011I-00050 for a rezoning *from M-MX-5 to M-RX-5*.

I. Scope of Rezoning

Application: **#2012I-00006 and #2011I-00050**
#2012I-00006: Approximately 5001 North Willow Street rezoning from M-RH-3 to M-RX-5; 19.7 Acres / 858,180 SF;
#2011I-00050: Approximately 4800 North Verbena Street and 4801 North Willow Street rezoning from M-MX-5 to M-RX-5; 0.39 acres / 17,286 SF
Neighborhood/Council District: Stapleton / Council District #11
RNOs: Northern Airport Corridor Association, Stapleton Master Community Association and Inter-neighborhood Cooperation
Area of Property: See Above
Current Zoning: See Above
Proposed Zoning: See Above
Applicant/Owner: Forest City Stapleton II, LLC and Park Creek Metropolitan District
Contact Person: Bob Gollick

II. Summary of Proposal and Existing Conditions

The proposed rezoning will allow Forest City Stapleton to build a new residential mixed use development on vacant land in the North Stapleton area. The development will include a mix of residential, civic, commercial and office land uses. The subject property is located north of Northfield Boulevard and directly north of the Shops at Northfield. The property and surrounding area are currently vacant.

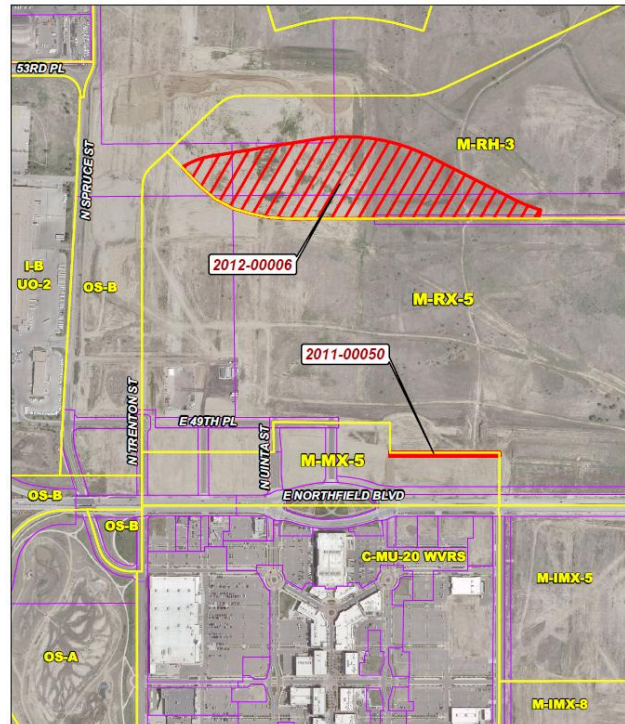
The current zoning is M-RH-3 or **Master Planned Context – Row House** – with a maximum height of **3** stories and M-MX-5 or **Master Planned Context – Mixed Use** – with a maximum height of **5** stories. The proposed zone district is M-RX-5 or **Master Planned Context –**

Residential Mixed Use – with a maximum height of **5** stories. The M-RX-5 zone district will allow the property to be developed for a mixture of residential and commercial land uses.

III. Legal Justification for Rezoning

Changed Conditions

The proposed rezoning is in response to changing conditions. The property proposed for rezoning is currently undeveloped vacant land that is part of the former Stapleton Airport that closed in 1995. The proposed M-RX-5 zone district will allow development of a new mixed use community.



IV. Existing Context

2012I-00006 Approximately 5001 North Willow Street rezoning from M-RH-3 to M-RX-5			
	Existing Zoning	Existing Land Use	Blueprint Denver
Site	M-RH-3	Vacant	Area of Change Single Family Residential, Park, Neighborhood Center
North	M-RH-3	Vacant	Area of Change Single Family Residential, Park, Neighborhood Center
South	M-RX-5	Vacant	Area of Change Single Family Residential, Park
West	M-RX-5	Vacant	Area of Change Single Family Residential
East	M-RH-3	Vacant	Area of Change Single Family Residential, Park



Subject properties are vacant land north of Northfield Boulevard.

2011I00050 Approximately 4800 North Verbena Street / 4801 North Willow Street rezoning from M-MX-5 to M-RX-5			
	Existing Zoning	Existing Land Use	Blueprint Denver
Site	M-MX-5	Vacant	Area of Change Single Family Residential, Park
North	M-RX-5	Vacant	Area of Change Single Family Residential, Park
South	M-MX-5	Vacant	Area of Change Single Family Residential, Park
West	M-MX-5	Vacant	Area of Change Park
East	M-RX-5	Vacant	Area of Change Single Family Residential

V. Summary of Legal Notice and Public Process

Planning Board

At their June 6, 2012, meeting Planning Board unanimously recommended approval of both applications on their consent agenda. The property was legally posted with signs 15 days prior

to the meeting and written notification of the Planning Board meeting was sent to all affected Registered Neighborhood Associations.

Land Use, Transportation and Infrastructure Committee Meeting

Electronic notice was sent to all effected Registered Neighborhood Associations.

VI. Summary of Agency Referral Responses

These rezoning applications have been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Asset Management:	Approve – No Comments
Denver Fire Department:	Approve Rezoning Only
Denver Parks:	No Comment
Development Services- Project Coordination:	Approved
Development Services-City Survey:	Approved
Development Services-Transportation:	Approve Rezoning Only
Development Services-Wastewater:	No Comments Received

VII. Community Response

The applicant's representative presented this proposal to the Zoning and Planning Committee of the Citizen's Advisory Board. No community comment has been received on these applications.

VIII. Criteria for Review

The criteria for review of these rezoning applications include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver 2002*
- *Stapleton Development Plan 1995*
- *North Stapleton General Development Plan*
- *Denver Zoning Code*

A. Denver Comprehensive Plan 2000

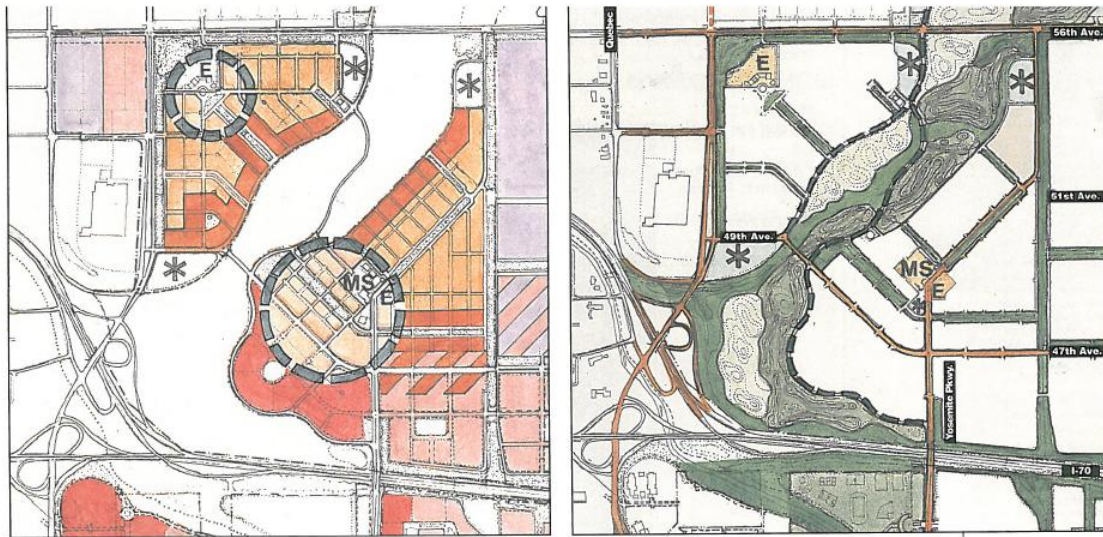
The proposals are consistent with and positively address many Denver Comprehensive Plan strategies, including:

- Land Use chapter, Strategy 1-H: "**Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan**" (p. 58).
- Land Use chapter 3-B: "**Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses**" (p. 60).
- Legacies chapter, Strategy 3A: "**Identify areas in which increased density and new uses are desirable and can be accommodated.**" (p. 99).
- Environmental Sustainability chapter, Strategy 4-A: "**Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work**" (p. 41).

- Housing chapter, Strategy 6-A: **“Support mixed-use development consistent with the goals of the Comprehensive Plan’s land-use and mobility strategies”** (p. 117).

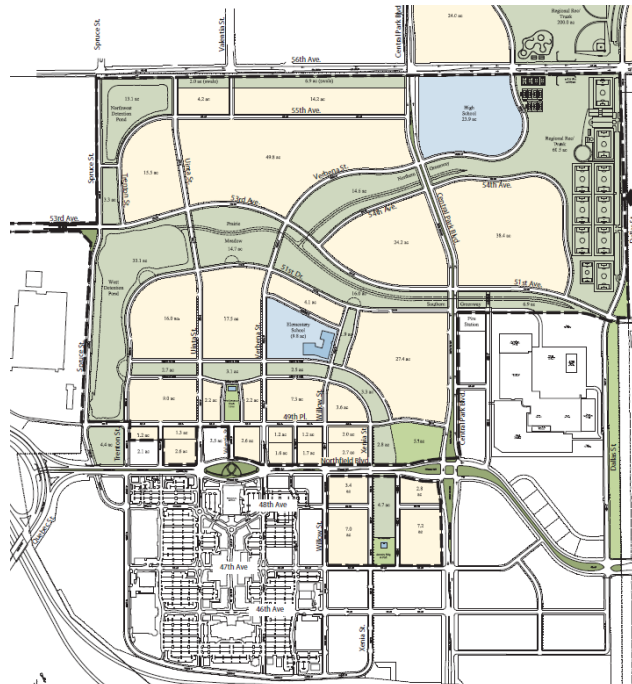
B. Stapleton Development Plan

The applicable neighborhood plan is the Stapleton Development Plan, which was adopted in March, 1995. On the Development Plan map the North Stapleton area is in Districts VI/VII. Key Development Plan elements of these areas are a mix of residential and employment land uses, a commercial center, transportation improvements, integrated parks and school sites. The proposed M-RX-5 zone district is consistent with this vision and will provide the regulatory basis for development of these key elements.



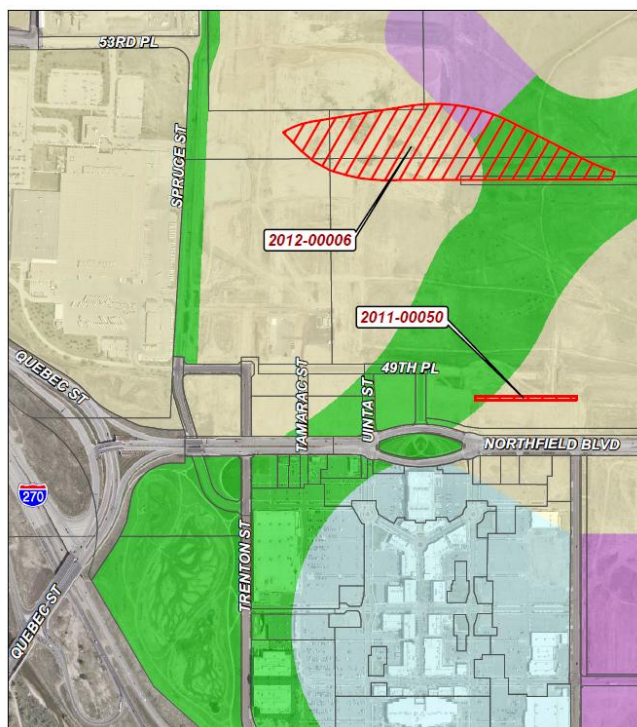
C. North Stapleton General Development Plan

The North Stapleton GDP includes a total area of 601 acres within its boundaries which extend between North 56th Avenue and South: Northfield Boulevard / 47th Avenue, and between East: Central Park Boulevard / Dallas Street and West: Spruce Street. Key recommendations of the GDP include a mix of residential, commercial and civic land uses, establishment of a street network of arterial and collector streets as well as bicycle and pedestrian facilities and establishment of a parks and open space system that shapes the overall development and integrates area wide drainage. The M-RX-5 zone district conforms with the GDP land use, transportation and parks and open space recommendations and it will enable the development of the first residential land uses in north Stapleton.



D. Blueprint Denver

The 2 subject areas are within an *Area of Change* on the Blueprint Denver, the City's Land Use and Transportation Plan Map. The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services. It provides Denver the opportunity to focus growth in a way that benefits the City as whole. The M-RX-5 zoning will allow new development that focuses new population and jobs growth in a redeveloping area of the City long-planned to accommodate significant new residential growth in Denver. The greater Stapleton community has been developed in accord with Blueprint Denver Area of Change strategies including coordinated master planning, pedestrian supportive design, mixed land uses, diversity of housing type, size and cost, and adequate parks and open spaces. Stapleton already provides a mix of residential densities and housing types within easy access to the commercial and employment centers.



Land Use – Building Blocks: Blueprint Denver land use concept recommends a mix of residential, employment town center and park / open space land uses within the North Stapleton area. According to the plan, “Mixed Use areas have a stable 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. The proportion of residential to commercial uses varies considerably from one mixed use district to another.” The planned land use for this area includes a variety of residential uses as well as civic uses, and a variety of commercial uses compatible with the evolution of Stapleton as a predominately residential mixed use community.

Transportation – Street Typologies: Street typologies describe how the street interfaces with the adjacent land use and how the street will function. As a developing Area of Change, this area has Blueprint Denver future streets designations for only Northfield Boulevard and Spruce Street both of which are Undesignated Local Streets. The approved North Stapleton GDP establishes a street network of arterial and collector streets. Streets in North Stapleton will be designed with future subdivision submittals. However, the GDP reinforces the design elements and intent of Blueprint Denver, including sidewalks, tree lawns, bicycle lanes and on-street parking in the typical street design cross-sections. Overall, staff finds that the development and land use and transportation concepts of Blueprint Denver are compatible and consistent with the M-RX-5 zone district.

E. Denver Zoning Code

The Denver Zoning Code (Section 12.4.10) requires all Official Map Amendments to comply with the following criteria.

1. General Review Criteria Applicable to All Zone Map Amendments (Section 12.4.10.13)

As proposed, rezoning applications #2012I-00006 and # 20011I00050 are consistent with the general review criteria outlined in this section of the Denver Zoning Code including:

- A. Consistency with Adopted Plans:** Rezoning applications #2012I-00006 and # 20011I00050 implement and are consistent with recommendations in adopted plans.
- B. Uniformity of District Regulations and Restrictions:** Rezoning the sites to M-RX-5 will have no effect on the uniformity of district regulations.
- C. Public Health, Safety and General Welfare:** The proposed map amendment furthers the public health, safety and general welfare of the City.

2. Additional Review Criteria for Non-legislative Rezoning (Section 12.4.10.14)

A. Justifying Circumstances

Denver Zoning Code Criteria is that the land or its surrounding environs has changed to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. The proposed map amendments are justified as the rezoning is in response to the changed circumstance of the redevelopment of the former airport.

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

Denver Zoning Code Criteria is that the proposed official map amendments should be consistent with the descriptions of the applicable neighborhood context, and with the intent of the proposed zone district.

The *Master Planned Context* is intended for use in developing areas that will develop in phases over an extended period of time. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high density transit oriented developments, as well as commercial office and mixed-use industrial employment centers. Single- and two-unit residential uses are 1 to 2.5 stories and are primarily located along local and residential arterial streets. Multi-unit residential uses are 2 to 8 stories and are primarily located along local and residential arterial streets. Commercial and office building heights may reach 12 stories and commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. And office, research and industrial parks are primarily located near arterials and major highways.

The Master Planned Context consists of a variety of block shapes and patterns, often depending on the intended land use. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Block sizes may be very large in industrial areas. The context is described in Section 9.7 of the Denver Zoning Code.

The *M-RX-5 Zone District* is a residential mixed-use district intended to promote development of new neighborhoods up to 5 stories in height. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high building coverage. Multi-unit building forms may be built directly at the sidewalk edge and general building forms may be located on corner sites. Buildings are oriented either towards a primary street or to internal courtyard or open space areas. Parking access is from the rear or from the front when no alley is present (Denver Zoning Code Section 9.7.2.2).

IX. Staff Recommendation

Based on the criteria for review as defined above, Staff recommends **approval** of applications #2012I-00006 for a rezoning *from M-RH-3 to M-RX-5* and application # 2011I-00050 for a rezoning *from M-MX-5 to M-RX-5*.

Attachments:

- 1. Application**
- 2. Map Series – (Aerial, Zoning, Blueprint Map)**



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Community Planning and Development
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Plan Implementation

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APPLICATION FOR ZONE MAP AMENDMENT (NORTH AREA)

Application #	2012I-00006	Date Submitted	2.13.12 Rev: 5.9.12	Fee Required		Fee Paid	Yes
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)			
Applicant Name	Park Creek Metropolitan District, A Quasi-Municipal Corporation and Political Subdivision of the State of Colorado			Contact Name	Robert J. Gollick, Inc. (Bob Gollick)		
Address	7351 East 29 th Avenue, Suite 300			Address	609 South Gaylord Street		
City, State, Zip	Denver, Colorado 80238			City, State, Zip	Denver, Colorado 80209		
Telephone / Fax	303 / 382-1800			Telephone / Fax	303-722-8771		
Email				Email	bgollick@comcast.net		
Subject Property Location [Please Include Assessor's Parcel Number(s)]							
Property Boundaries: <u>North</u> : 50th Way, <u>South</u> : 50th Drive, <u>East</u> : Willow Street, <u>West</u> : Boundary stops at Trenton Way Approximate address: 5001 North Willow Street							
Legal Description of Subject Property							
Please refer to the Exhibit "A" at the end of this document							
Area of Subject Property (Acres/Sq Ft)		Present Zone District		Proposed Zone District (Waivers and Conditions Require Separate form)			
858,180± sq. ft. or 19.7011± acres		M-RH-3		M-RX-5			
Describe the nature and effect of the proposed Zone Map Amendment							
<p>The nature of the proposed M-RX-5 map amendment is to be the catalyst for development that will result in a more efficient use and design of land controlled by Forest City Stapleton, Inc. and additionally permit development of a residential mixed-use development in the northern portion of the former Stapleton International Airport. The map amendment is a result of a series of refinements to the previous Stapleton zoning and will bring the subject area into compliance with the North Stapleton general Development Plan. It is anticipated that the nature and effect of the proposed amendment will remain as stated in "The Green Book" by providing a mix of residential and employment uses which include various residential products possibly along with civic, commercial and office uses. A few of the stated goals that support this map amendment are listed as follows:</p> <ul style="list-style-type: none"> • Generate significant economic development, • Produce a positive impact on existing neighborhoods and businesses, • Create a positive identity unique to Denver and the surrounding region, • Promote high standards of urban design, <p>The effect of the proposed zoning will be immediate and very positive for the area. The anticipated development for this parcel includes a mix of residential unit types and limited commercial and civic uses. This type of development will meet the objectives of the Stapleton Redevelopment Plan (The Greenbook) and the approved <u>Development Agreement</u>. The proposed M-RX-5 zone district provides the permitted uses necessary for a mixed-use development. The current zone districts will not accommodate the type of residential product that is being built at "Stapleton" and is anticipated to develop on this property.</p>							

Additionally, the M-RX-5 is a residential mixed-use district. The nature of which is to promote development of new neighborhoods up to 5 stories in height. In addition to other appropriate building forms, the M-RX-5 zone district allows the urban house and town house building forms along with the accessory dwelling unit form to allow development in a master planned community (such as Forest City Stapleton) consistent with a more Urban Edge neighborhood context. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high building coverage. Multi-unit building forms may be built directly at the sidewalk edge and general building forms may be located on corner sites.

The proposed M-RX-5 is one of the zone districts specifically adopted for areas such as Forest City Stapleton. It is one of the districts that are characterized as a “Master Planned Context”. As the Code describes, The Master Planned Context is intended for developing areas that will develop or redevelop in phases over an extended period of time into entirely new residential and mixed-use neighborhoods covering multiple blocks. Examples of areas in Denver that may be appropriately zoned within the Master Planned Context are the Stapleton and Gateway neighborhoods. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, and high density transit oriented developments, as well as commercial office and mixed-use industrial employment centers. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. Accessory Dwelling Units are also permitted within the M-RX-5. This feature has long been a successful aspect of development throughout Forest City Stapleton and will continue to be an important element of the development of the North Stapleton area.

The Master Planned Context consists of a variety of block shapes and patterns. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Building Heights vary from Single and two-unit residential structures at 1 to 2.5 stories with row house and town house structures are 2 to 5 stories.

The intent of the M-RX-5 is to provide flexibility for master planned development of large sites to respond to evolving market opportunities over time. This precisely describes the North Stapleton area. The district regulations support phased mixed-use development and allow for a wide variety of uses and building forms. As development proceeds, the permitted uses along with the building forms provide clarity and predictable development outcomes. The allowed building forms and use standards support medium to high density development. Multiple building forms are allowed on a single zone lot.

Select Legal Basis for the Zone Map Amendment and explain in detail	Error in the map as approved by City Council	<input type="checkbox"/>
	Changed or Changing Conditions that make a Zone Map Amendment Necessary	<input checked="" type="checkbox"/>

The proposed M-RX-5 map amendment is in response to the changed and changing conditions in this area.

The property proposed for rezoning within this application consists of a 19.70± acre parcel of undeveloped land in the quadrant that is along the north side of 50th Way and east of Quebec Street and is a portion of the former Stapleton International Airport, which was closed in 1995. As a result of the closure of the airport, the goal of converting the property to a mixed-use community and thus private ownership, conditions have changed significantly, providing the legal basis for this change of zone request. This application for a change of zone district(s) will be the catalyst to implement the goals and objectives that are stated in the Stapleton Development Plan, also known as "The Green Book". Approval of the proposed rezoning will result in a more appropriate development of this property with an urban density and unit type and thus meeting the public interest goals.

The proposed map amendment is necessary for the following reasons:

- Conformance to the North Stapleton General Plan,
- Revisions to parcel configurations,
- A need for additional commercial uses and residential units in the subject area,
- Further implementation of the *Stapleton Development Plan*, and
- The marketability of a unique residential product.

Over the years, residential developments along with commercial and retail projects have transformed the former airport into one of the nation's most successful emerging neighborhoods in which to live and work. The existing zoning cannot meet the development needs of Forest City or provide the City and area residents the quality and assurances that are necessary that a "form-based" zone district can provide. Thus one of the changed conditions that justify this map amendment is the adoption of a "new" zoning code by the City and County of Denver in 2010. The new code provides the M-RX-5 zone districts which being "form based", as well as master planned, provides the assurance that future development will meet the expectations of the area residents and the City. Design elements such as how buildings will relate to the street, the maximum height, maximum build to lines as well as parking controls provide assurances of a quality community.

Additional examples of the changed conditions, which support and justify this request, are as follows:

- The adoption by City Council of "Blueprint Denver",
- Approval of the site as an "**Area of Change**" for a **Mixed-Use** within "Blueprint Denver",
- The ongoing development of commercial uses in the Northfield,
- The completion of the Central Park/I-70 fly-over highway ramp, and
- The need for additional residential dwelling units is consistent with the development patterns that Forest City Stapleton has experienced.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide the services, amenities, employment opportunities and residential development necessary for positive planned growth to occur.

Conditions have further changed with regard to the type of development proposed on the subject property. Specifically, the adoption of the *Denver Comprehensive Plan 2000*, and the desire to implement the applicable City policies on this property and its proposed development and providing additional legal basis for this proposed map amendment.

Further explanations of the changed conditions that justify this map amendment request are contained in *Denver Comprehensive Plan 2000*. Several of the objectives and resulting strategies that support the zoning request are listed as below. They are extracted from the Land Use Chapter, Housing Chapter and Neighborhood Chapter of *Denver Comprehensive Plan 2000*.

Land Use Chapter

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B:

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of

high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

Accommodating New Development

Objective 4 Land Use and Transportation

Strategy 1-C: Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000. Examples are the plans for Stapleton, Lowry, Gateway, Federal Boulevard, Central Platte Valley and the Golden Triangle.

Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Mobility Chapter

Objective 4 □ Changing Travel Behavior

Strategy 4-E

Continue to promote mixed-use development, which enables people to live near work, retail and services.

Legacies Chapter

Objective 2 New development, Traditional Character

Strategy 2-E

Ensure that the Zoning Code reinforces quality urban design.

Objective 3 Compact Urban Development

Strategy 3-A

3-A Identify areas in which increased density and new uses are desirable and can be accommodated.

Housing Chapter

Strategy 2-F

Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects.

Economic Activity Chapter

Objective 3: Expand Economic Opportunity

Strategy 3-B. Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.

Business Centers 4-B Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:

Strategy 5-A Support small-scale economic development in neighborhoods using the following key strategies:

- Incorporate neighborhood-based business development into the City’s neighborhood planning process.
- Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- Adopting construction practices in new developments that minimize disturbance of the land.

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Blueprint Denver: An Integrated Land Use and Transportation Plan

In Blueprint Denver, the City has designated this area as an “Area of Change” which will be transformed from the former aviation uses to a mixed-use neighborhood with an emphasis on residential development. The proposed zoning will permit a mix of commercial services and amenities along with residential products that will be more responsive to the changing needs of the area and in the public interest make the map amendment necessary. Such a development pattern ensures that residents can find goods, services and employment close to home and may help reduce the number and length of trips taken. The purpose of Areas of Change is “to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial”. The proposed map amendment meets the stated Blueprint Denver goals and concepts. Blueprint Denver supports new and infill development for Areas of Change. Areas of Change are thought to focus development in a way that is of benefit to the surrounding area as well as the City as a whole. To accomplish this, Blueprint Denver contains strategies for areas of change, a few are listed below:

- Change zoning to coordinate between existing and new development
- Balance of uses with increased economic opportunity

Further, as noted earlier, *Blueprint Denver* states (page 41) that the subject property has a concept land use of Mixed-Use in an Area of Change. These types of areas 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. Additionally, page 127 of *Blueprint* further explains that the purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips.

Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the city as a whole. Future residents and workers in these areas will have excellent access to efficient forms of transportation that include walking, biking, buses and light rail.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

The land use and development for the subject parcel may vary within the allowable uses by right contained in the proposed M-RX-5 zone district. The time schedule is dependent upon approval of this zoning request, market conditions, along with site plan review and approval.

Required Exhibits		Additional Exhibits
Applicant & Owner Information Sheet	X	North Area Legal Description Exhibit "A"
Maps – Required for Final Submissions		

Signature	Date
<p>Park Creek Metropolitan District, A Quasi-Municipal Corporation and Political Subdivision of the State of Colorado</p> <p>By: _____</p> <p>Its: _____</p> <hr/> <p>Michael B. Hancock, Mayor City and County of Denver A Colorado Municipal Corporation 1437 Bannock Street Room 350 Denver, Colorado 80202</p>	

APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant’s name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicants Name
<p align="center">2012I-00006</p>	<p>Park Creek Metropolitan District, A Quasi-Municipal Corporation and Political Subdivision of the State of Colorado</p> <p>and</p> <p>Michael B. Hancock, Mayor City and County of Denver A Colorado Municipal Corporation</p>

Property Address(es)
 Property Boundaries: North: 50th Way, South: 50th Drive, East: Willow Street, West: Boundary stops at Trenton Way
 Approximate address: 5001 North Willow Street

Applicant’s Address
Park Creek Metropolitan District
 7351 East 29th. Avenue, Suite 300
 Denver, Colorado 80238

and

Michael B. Hancock, Mayor
 City and County of Denver
 1437 Bannock Street
 Room 350
 Denver, Colorado 80202

NOTE: If application is for rezoning to a PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as “applicant” above.

Fee Title Owner (Has Deed of Ownership)	All	X
	A Portion	
Contract Owner	All	
	A Portion	
Holder of a Security Interest	All	
	A Portion	

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Signature of Applicants**Date Signed**

Park Creek Metropolitan District,
A Quasi-Municipal Corporation and
Political Subdivision of the State of Colorado

By: _____

Its: _____

Michael B. Hancock, Mayor
City and County of Denver
A Colorado Municipal Corporation



NORTH STAPLETON RE-ZONE
 MRH-3 AREA
 JOB #: 12.006.147
 April 30, 2012

**EXHIBIT A
 MRH-3 AREA**

A PARCEL OF LAND BEING A PART OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER SAID SECTION 16, THENCE NORTH 61°05'39" WEST, A DISTANCE OF 380.01 FEET TO THE **POINT OF BEGINNING**:

THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°52'27", A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 211.59 FEET, WHOSE CHORD BEARS NORTH 69°24'26" EAST, A DISTANCE OF 210.19 FEET;

THENCE NORTH 80°50'40" EAST, A DISTANCE OF 691.98 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°01'06", A RADIUS OF 1,200.00 FEET, AND AN ARC LENGTH OF 754.37 FEET;

THENCE SOUTH 63°08'14" EAST, A DISTANCE OF 602.13 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°44'44", A RADIUS OF 1,200.00 FEET, AND AN ARC LENGTH OF 204.11 FEET;

THENCE SOUTH 17°07'02" WEST, A DISTANCE OF 61.30 FEET;

THENCE SOUTH 89°55'31" WEST, A DISTANCE OF 1,630.24 FEET;

THENCE NORTH 85°14'10" WEST, A DISTANCE OF 134.32 FEET;

THENCE NORTH 77°54'18" WEST, A DISTANCE OF 106.48 FEET;

THENCE NORTH 73°48'39" WEST, A DISTANCE OF 120.03 FEET;

THENCE NORTH 62°01'14" WEST, A DISTANCE OF 134.73 FEET;

THENCE NORTH 49°45'49" WEST, A DISTANCE OF 126.64 FEET;

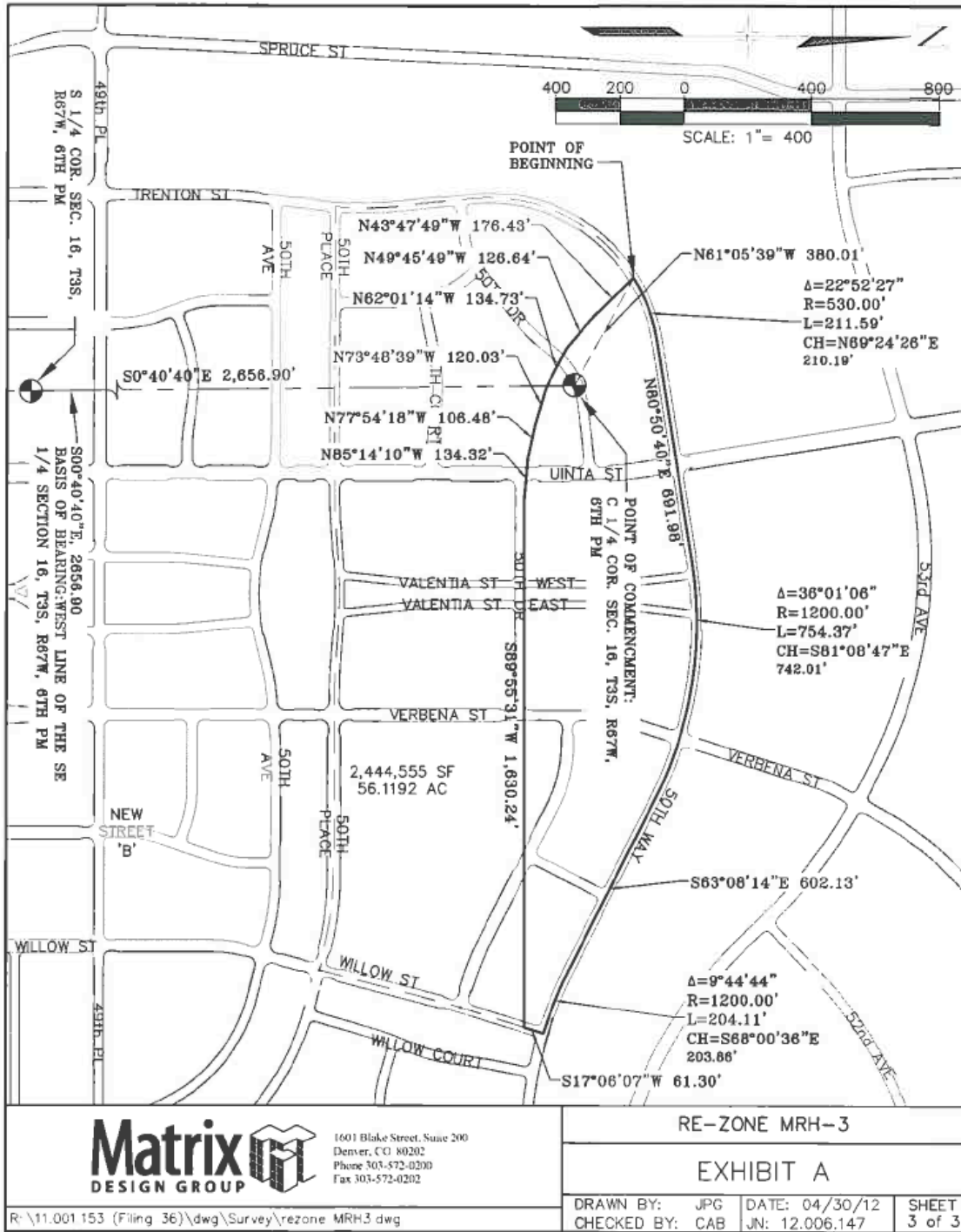
THENCE NORTH 43°47'49" WEST, A DISTANCE OF 176.43 FEET TO THE **POINT OF BEGINNING**.

Page 2 of 3

THE ABOVE DESCRIBED PARCEL CONTAINS 858,180 SQUARE FEET OR 19.7011 ACRES OF LAND, MORE OR LESS AND IS GRAPHICALLY DEPICTED ON THE ATTACHED **EXHIBIT "A"** AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

BEARINGS USED HEREIN ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED AT BOTH ENDS BY A 3.25 INCH ALUMINUM CAP STAMPED "URS CORP PLS 20683" AND IS ASSUMED TO BEAR SOUTH 00°40'40" EAST.

CHRIS A. BROOKS, PLS 38063
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC





DENVER
THE MILE HIGH CITY

APPLICATION FOR ZONE MAP AMENDMENT (SOUTH AREA)

Application #	20111-00050	Date Submitted	2.13.12 Rev: 5.9.12	Fee Required		Fee Paid	Yes
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APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	FC STAPLETON II, LLC, a Colorado limited liability company By: Stapleton Land, L.L.C., a Colorado limited liability company, its Sole Member By: Forest City Stapleton Land, Inc., a Colorado corporation, its Administrative Member	Contact Name	Robert J. Gollick, Inc. (Bob Gollick)
Address	7351 East 29 th Avenue, Suite 300	Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80238	City, State, Zip	Denver, Colorado 80209
Telephone / Fax	303 / 382-1800	Telephone / Fax	303-722-8771
Email		Email	bgollick@comcast.net

Subject Property Location [Please Include Assessor's Parcel Number(s)]

Property Boundaries: A narrow strip of land approximately midway between 49th Place and Northfield Boulevard with the following boundaries: West: Verbena Street East: Willow Street,
Approximate address: 4800 North Verbena Street & 4801 North Willow Street

Legal Description of Subject Property

Please refer to the Exhibit "A" at the end of this document

Area of Subject Property (Acres/Sq Ft)	Present Zone District	Proposed Zone District (Waivers and Conditions Require Separate form)
17,286± sq. ft. or 0.3968± acres	M-MX-5	M-RX-5

Describe the nature and effect of the proposed Zone Map Amendment

The nature of the proposed M-RX-5 map amendment is to correct a zone lot boundary line between zone districts. This is necessary to be in compliance with the North Stapleton General Development Plan. Overall, the proposed map amendment will be the catalyst for development that will result in a more efficient use and design of land controlled by Forest City Stapleton, Inc. and additionally permit development of a residential mixed-use development in the northern portion of the former Stapleton International Airport. The map amendment is a result of a series of refinements to the previous Stapleton zoning. It is anticipated that the nature and effect of the proposed amendment will remain as stated in "The Green Book" by providing a mix of residential and employment uses which include various residential products possibly along with civic, commercial and office uses. A few of the stated goals that support this map amendment are listed as follows:

- Generate significant economic development,
- Produce a positive impact on existing neighborhoods and businesses,
- Create a positive identity unique to Denver and the surrounding region,
- Promote high standards of urban design,

The effect of the proposed zoning will be immediate and very positive for the area. The anticipated development for this parcel includes a mix of residential unit types and limited commercial and civic uses. This type of development will meet the objectives of the Stapleton Redevelopment Plan (The Greenbook) and the approved Development Agreement. The proposed M-RX-5 zone district provides the permitted uses necessary for a mixed-use development. The current zone districts will not accommodate the type of residential product that is being built at "Stapleton" and is anticipated to develop on this property.

Additionally, the M-RX-5 is a residential mixed-use district. The nature of which is to promote development of new neighborhoods up to 5 stories in height. In addition to other appropriate building forms, the M-RX-5 zone district allows the urban house and town house building forms along with accessory dwelling units to allow development in a master planned community (such as Forest City Stapleton) consistent with a more Urban Edge new neighborhood context. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high building coverage. Multi-unit building forms may be built directly at the sidewalk edge and general building forms may be located on corner sites.

The proposed M-RX-5 is one of the zone districts specifically adopted for areas such as Forest City Stapleton. It is one of the districts that are characterized as a “Master Planned Context”. As the Code describes, The Master Planned Context is intended for developing areas that will develop or redevelop in phases over an extended period of time into entirely new residential and mixed-use neighborhoods covering multiple blocks. Examples of areas in Denver that may be appropriately zoned within the Master Planned Context are the Stapleton and Gateway neighborhoods. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high-density transit oriented developments, as well as commercial office and mixed-use industrial employment centers. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. Accessory Dwelling Units are also permitted within the M-RX-5. This feature has long been a successful aspect of development throughout Forest City Stapleton and will continue to be an important element of the development of the North Stapleton area.

The Master Planned Context consists of a variety of block shapes and patterns. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Building Heights vary from single and two-unit residential structures at 1 to 2.5 stories with row house and town house structures permitted at 2 to 5 stories.

The intent of the M-RX-5 is to provide flexibility for master planned development of large sites to respond to evolving market opportunities over time. This precisely describes the North Stapleton area. The district regulations support phased mixed-use development and allow for a wide variety of uses and building forms. As development proceeds, the permitted uses along with the building forms provide clarity and predictable development outcomes. The allowed building forms and use standards support medium to high density development. Multiple building forms are allowed on a single zone lot.

Select Legal Basis for the Zone Map Amendment and explain in detail	Error in the map as approved by City Council	<input type="checkbox"/>
	Changed or Changing Conditions that make a Zone Map Amendment Necessary	<input checked="" type="checkbox"/>

The proposed M-RX-5 map amendment is in response to the changed and changing conditions in this area.

The property proposed for rezoning within this application consists of a 0.39± acre parcel of undeveloped land in the quadrant that is along the south side of 50th Avenue and east of Quebec Street and is a portion of the former Stapleton International Airport, which was closed in 1995. As a result of the closure of the airport, the goal of converting the property to a mixed-use community and thus private ownership, conditions have changed significantly, providing the legal basis for this change of zone request. This application for a change of zone district(s) will be the catalyst to implement the goals and objectives that are stated in the Stapleton Development Plan, also known as "The Green Book". Approval of the proposed rezoning will result in a more appropriate development of this property with an urban density and unit type and thus meeting the public interest goals.

The proposed map amendment is necessary for the following reasons:

- Revisions to parcel configurations,
- A need for additional commercial uses and residential units in the subject area,
- Further implementation of the *Stapleton Development Plan*, and
- The marketability of a unique residential product.

Over the years, residential developments along with commercial and retail projects have transformed the former airport into one of the nation's most successful emerging neighborhoods in which to live and work. The existing zoning cannot meet the development needs of Forest City or provide the City and area residents the quality and assurances that are necessary that a "form-based" zone district can provide. Thus one of the changed conditions that justify this map amendment is the adoption of a "new" zoning code by the City and County of Denver in 2010. The new code provides the M-RX-5 zone districts, which being "form based", as well as master planned, provides, the assurance that future development will meet the expectations of the area residents and the City. Design elements such as how buildings will relate to the street, the maximum height, maximum build to lines as well as parking controls provide assurances of a quality community.

Additional examples of the changed conditions, which support and justify this request, are as follows:

- The adoption by City Council of "Blueprint Denver",
- Approval of the site as an "**Area of Change**" for a **Mixed-Use** within "Blueprint Denver",
- The ongoing development of commercial uses in the Northfield,
- The direct proximity of this parcel to the Northfield commercial services,
- The completion of the Central Park/I-70 fly-over highway ramp, and
- The need for additional residential dwelling units is consistent with the development patterns that Forest City Stapleton has experienced.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide the services, amenities, employment opportunities and residential development necessary for positive planned growth to occur.

Conditions have further changed with regard to the type of development proposed on the subject property. Specifically, the adoption of the *Denver Comprehensive Plan 2000*, and the desire to implement the applicable City policies on this property and its proposed development and providing additional legal basis for this proposed map amendment.

Further explanations of the changed conditions that justify this map amendment request are contained in *Denver Comprehensive Plan 2000*. Several of the objectives and resulting strategies that support the zoning request are listed as below. They are extracted from the Land Use Chapter, Housing Chapter and Neighborhood Chapter of *Denver Comprehensive Plan 2000*.

Land Use Chapter

Objective 1: Citywide Land Use and Transportation Plan

Strategy 1-B:

Ensure that the *Citywide Land Use and Transportation Plan* reinforces the cities character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings,

districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Objective 3: Residential Neighborhoods and Business Centers

Accommodating New Development

Objective 4 Land Use and Transportation

Strategy 1-C: Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000. Examples are the plans for **Stapleton**, Lowry, Gateway, Federal Boulevard, Central Platte Valley and the Golden Triangle.

Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Mobility Chapter

Objective 4 □ Changing Travel Behavior

Strategy 4-E

Continue to promote mixed-use development, which enables people to live near work, retail and services.

Legacies Chapter

Objective 2 New development, Traditional Character

Strategy 2-E

Ensure that the Zoning Code reinforces quality urban design.

Objective 3 Compact Urban Development

Strategy 3-A

3-A Identify areas in which increased density and new uses are desirable and can be accommodated.

Housing Chapter

Strategy 2-F

Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects.

Economic Activity Chapter

Objective 3: Expand Economic Opportunity

Strategy 3-B. Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.

Business Centers 4-B Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, generates public revenue, and creates jobs. Consider the following key strategies as top priorities:

Strategy 5-A Support small-scale economic development in neighborhoods using the following key strategies:

- Incorporate neighborhood-based business development into the City's neighborhood planning process.
- Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
- Adopting construction practices in new developments that minimize disturbance of the land.

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Blueprint Denver: An Integrated Land Use and Transportation Plan

In Blueprint Denver, the City has designated this area as an "Area of Change" which will be transformed from the former aviation uses to a mixed-use neighborhood with an emphasis on residential development. The proposed zoning will permit a mix of commercial services and amenities along with residential products that will be more responsive to the changing needs of the area and in the public interest make the map amendment necessary. Such a development pattern ensures that residents can find goods, services and employment close to home and may help reduce the number and length of trips taken. The purpose of Areas of Change is "to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial". The proposed map amendment meets the stated Blueprint Denver goals and concepts. Blueprint Denver supports new and infill development for Areas of Change. Areas of Change are thought to focus development in a way that is of benefit to the surrounding area as well as the City as a whole. To accomplish this, Blueprint Denver contains strategies for areas of change, a few are listed below:

- Change zoning to coordinate between existing and new development
- Balance of uses with increased economic opportunity

Further, as noted earlier, *Blueprint Denver* states (page 41) that the subject property has a concept land use of Mixed-Use in an Area of Change. These types of areas 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. Additionally, page 127 of Blueprint further explains that the purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips.

Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the city as a whole. Future residents and workers in these areas will have excellent access to efficient forms of transportation that include walking, biking, buses and light rail.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

The land use and development for the subject parcel may vary within the allowable uses by right contained in the proposed M-RX-5 zone district. The time schedule is dependent upon approval of this zoning request, market conditions, along with site plan review and approval.

Required Exhibits

Additional Exhibits

Applicant & Owner Information Sheet

X

South Area Legal Description Exhibit "A"

Maps – Required for Final Submissions

Signature

Date

FC STAPLETON II, LLC,
 a Colorado limited liability company
 By: Stapleton Land, L.L.C., a Colorado limited liability company, its Sole Member
 By: Forest City Stapleton Land, Inc., a Colorado corporation, its Administrative Member

By: _____
 John S. Lehigh, President

Michael B. Hancock, Mayor
 City and County of Denver
 A Colorado Municipal Corporation
 1437 Bannock Street
 Room 350
 Denver, Colorado 80202

APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as a PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicants Name
2011I-00050	<p>FC STAPLETON II, LLC, a Colorado limited liability company By: Stapleton Land, L.L.C., a Colorado limited liability company, its Sole Member By: Forest City Stapleton Land, Inc., a Colorado corporation, its Administrative Member</p> <p>Michael B. Hancock, Mayor City and County of Denver A Colorado Municipal Corporation</p>

Property Address(es)
 Property Boundaries: A narrow strip of land approximately midway between 49th Place and Northfield Boulevard with the following boundaries: West: Verbena Street East: Willow Street,
 Approximate address: 4800 North Verbena Street & 4801 North Willow Street

Applicant's Address
FC STAPLETON II, LLC,
 7351 East 29th Avenue, Suite 300
 Denver, Colorado 80238

Michael B. Hancock, Mayor
 City and County of Denver
 1437 Bannock Street
 Room 350
 Denver, Colorado 80202

NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.

Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.

	All	X
Fee Title Owner (Has Deed of Ownership)	All	X
	A Portion	
Contract Owner	All	
	A Portion	
Holder of a Security Interest	All	
	A Portion	

List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).

Signature of Applicants

Date Signed

Michael B. Hancock, Mayor

City and County of Denver
A Colorado Municipal Corporation

FC STAPLETON II, LLC,

a Colorado limited liability company

By: Stapleton Land, L.L.C., a Colorado limited liability
company, its Sole Member

By: Forest City Stapleton Land, Inc., a Colorado
corporation, its Administrative Member

By: _____
John S. Lehigh, President



NORTH STAPLETON RE-ZONE
M-MX-5 AREA
JOB #: 12.006.147
April 30, 2012

**EXHIBIT A
M-MX-5 AREA**

A PARCEL OF LAND BEING A PART OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER SAID SECTION 16, THENCE SOUTH 31°12'30.39" EAST, A DISTANCE OF 1,961.97 FEET TO THE **POINT OF BEGINNING**:

THENCE SOUTH 89°58'57" EAST, A DISTANCE OF 720.83 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 23.87 FEET;

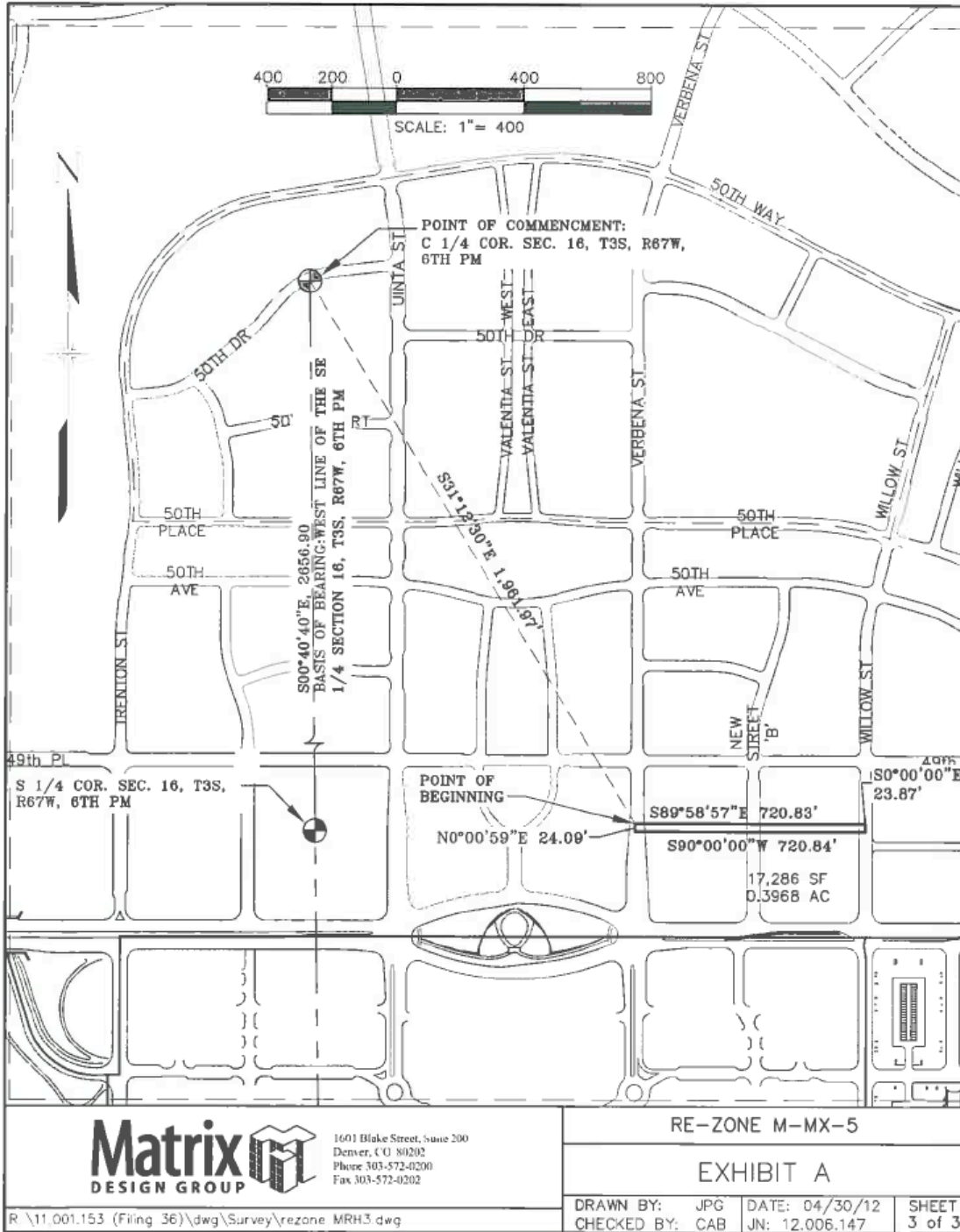
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 720.84 FEET;

THENCE NORTH 00°00'59" EAST, A DISTANCE OF 24.09 FEET TO THE **POINT OF BEGINNING**.

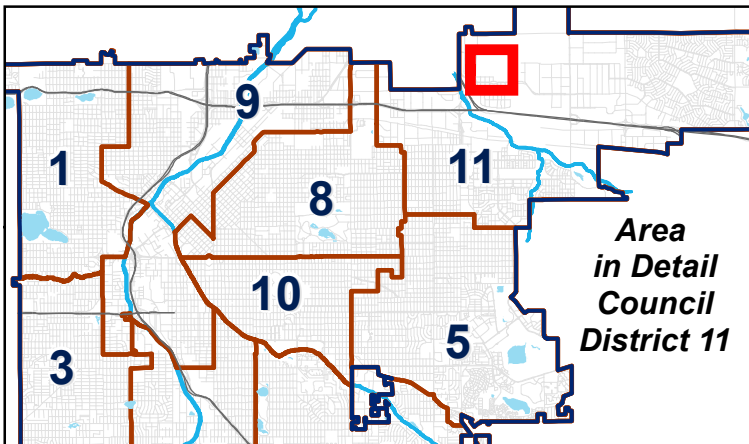
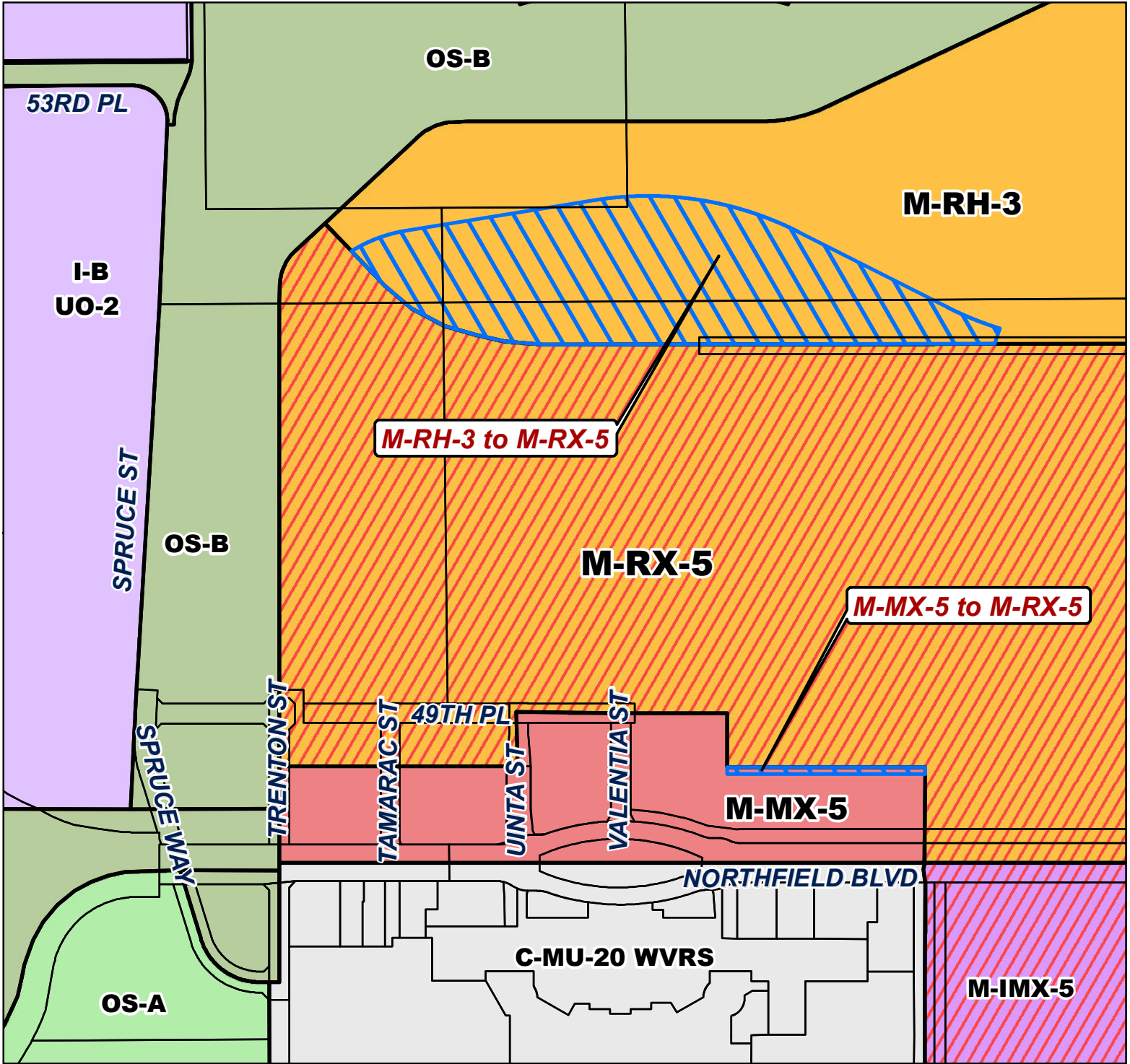
THE ABOVE DESCRIBED PARCEL CONTAINS 17,286 SQUARE FEET OR 0.3968 ACRES OF LAND, MORE OR LESS AND IS GRAPHICALLY DEPICTED ON THE ATTACHED **EXHIBIT "A"** AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

BEARINGS USED HEREIN ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M. BEING MONUMENTED AT BOTH ENDS BY A 3.25 INCH ALUMINUM CAP STAMPED "URS CORP PLS 20683" AND IS ASSUMED TO BEAR SOUTH 00°40'40" EAST.


CHRIS A. BROOKS, PLS 38063
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC




Pending Zone Map Amendments / Current Zoning



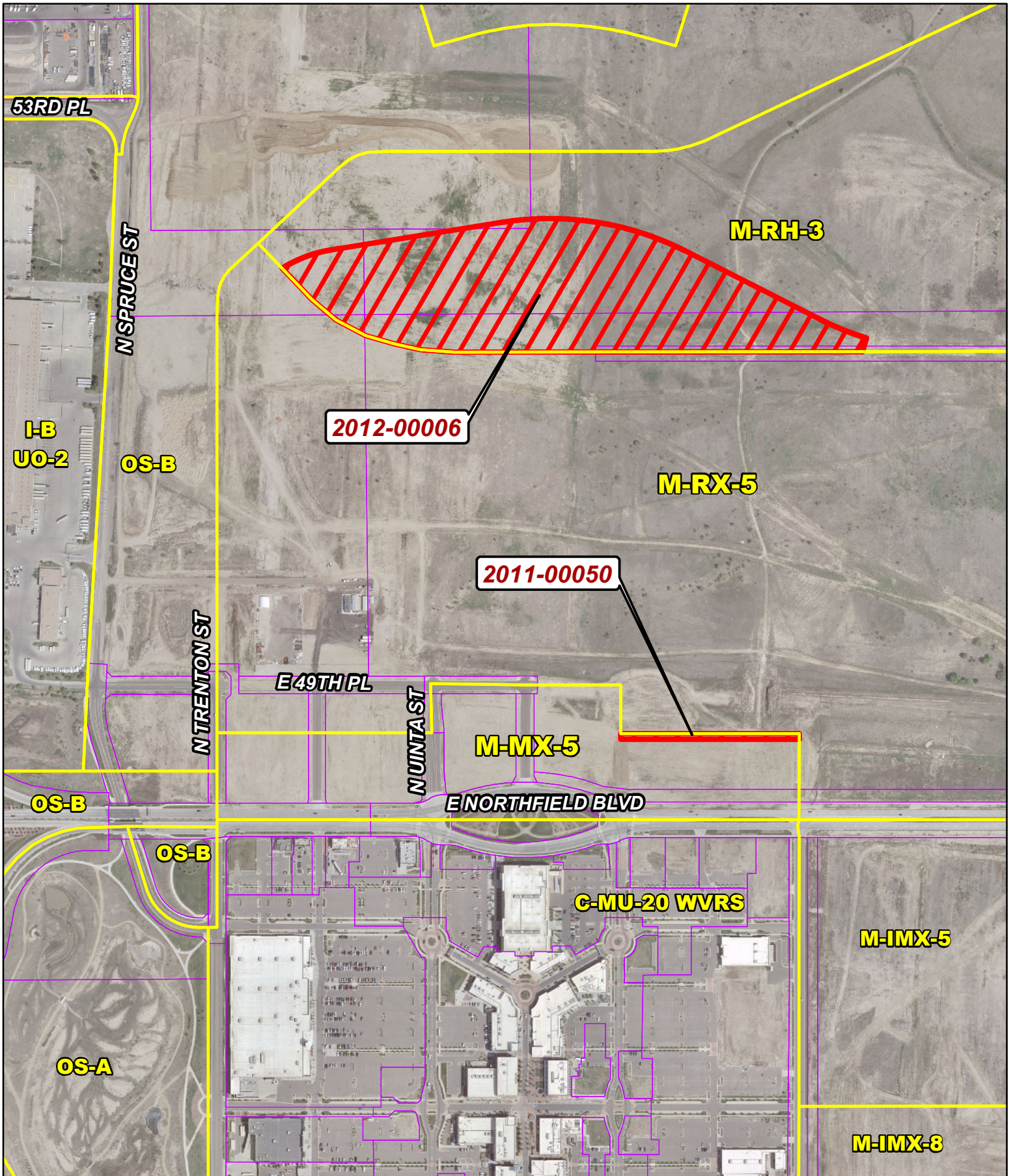
Applications 2011-00050 and 2012-00006

 **Proposed Rezoning**

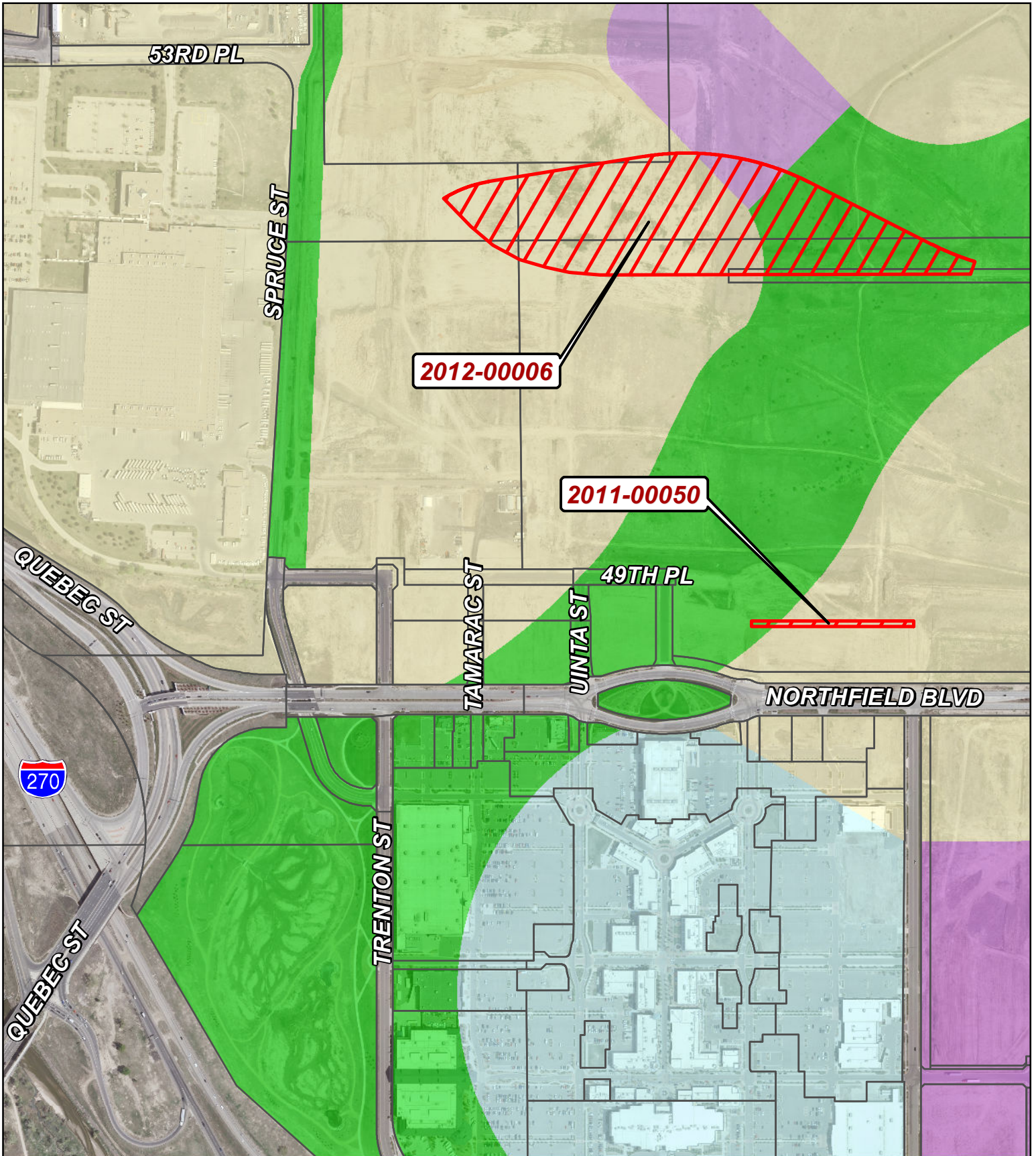
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Feet

Map Date: 5/30/12

Pending Zone Map Amendment - Aerial & Zoning Overlay



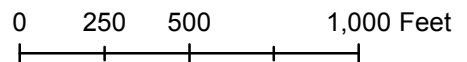
Pending Zone Map Amendment - Blueprint Denver Overlay



- Single Family Residential
- Park
- Employment
- Town Center
- Neighborhood Center

Area of Change
(Full extent of this map)

Pending Zoning Amendment



Map Date: 5/30/12

