



TO: City Council
FROM: Curt Upton, Senior City Planner
DATE: December 3, 2015
RE: Official Zoning Map Amendment Application #2015I-00095
2901 N Grove St; 2921 N Grove St; 2890 N Hazel Ct; 3120 W 29th Ave
From: **U-SU-B; U-TU-C** to: **CMP-EI2**

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2015I-00095 for a rezoning from **U-SU-B; U-TU-C** to **CMP-EI2**.

Request for Rezoning

Application:	2015I-0095
Address:	2901 N Grove St; 2921 N Grove St; 2890 N Hazel Ct; 3120 W 29th Ave
Neighborhood/Council District:	Sloan's Lake; West Highland / Council District 1
RNOs:	Sloan's Lake Citizens Group, West Highland Neighborhood Association, Federal Boulevard Improvement Partnership Denver Neighborhood Association, Inc. Inter-Neighborhood Cooperation (INC)
Area of Property:	1.7 acres
Current Zoning:	U-SU-B; U-TU-C
Proposed Zoning:	CMP-EI2
Property Owner(s):	Dominican Province of St. Albert the Great
Owner Representative:	Tom Wuertz

Summary of Rezoning Request

- The site is located in northwest Denver, in Council District 1, straddling the border between the West Highland and Sloan's Lake neighborhoods, at 29th Avenue and Grove Street.
- The rezoning area is comprised of 4 parcels totaling approximately 1.7 acres. Two parcels are located on the north side of 29th Avenue and two are on the south side. The existing zoning on the north side of 29th Avenue is U-SU-B. Parcels on the south side are zoned U-TU-C.
- The parcels on the north side of 29th Avenue include a 2-story Parish Center and a 1-story single unit house. The parcels on the south side of 29th Avenue include a 1-story office and a duplex house. The applicant is requesting rezoning to unify the parcels under a single zone district in order to facilitate redevelopment of the properties on the south side of 29th Avenue into a Priory. A Priory is a religious education and training facility for church staff that includes dormitory-style residences.

- The CMP-EI2 zone district stands for Campus – Education/Institution 2. The CMP-EI2 is intended to be applied to small to medium-scale educational campuses such as high schools, colleges, religious assemblies and other institutions common within residential neighborhoods. The CMP-EI2 use restrictions and standards for height, lot coverage, and setbacks are designed to be compatible when adjacent to single unit, two unit, townhouse and other lower scale residential neighborhoods. The maximum height allowed when adjacent to a Protected District is 75 feet (the site is surrounded by Protected Districts); however, CMP-EI2 has a bulk plane height restriction that requires building heights to step-back from adjacent properties, which further limits building height. Additional details of the zone district can be found in Division 9.2 of the Denver Zoning Code (DZC).

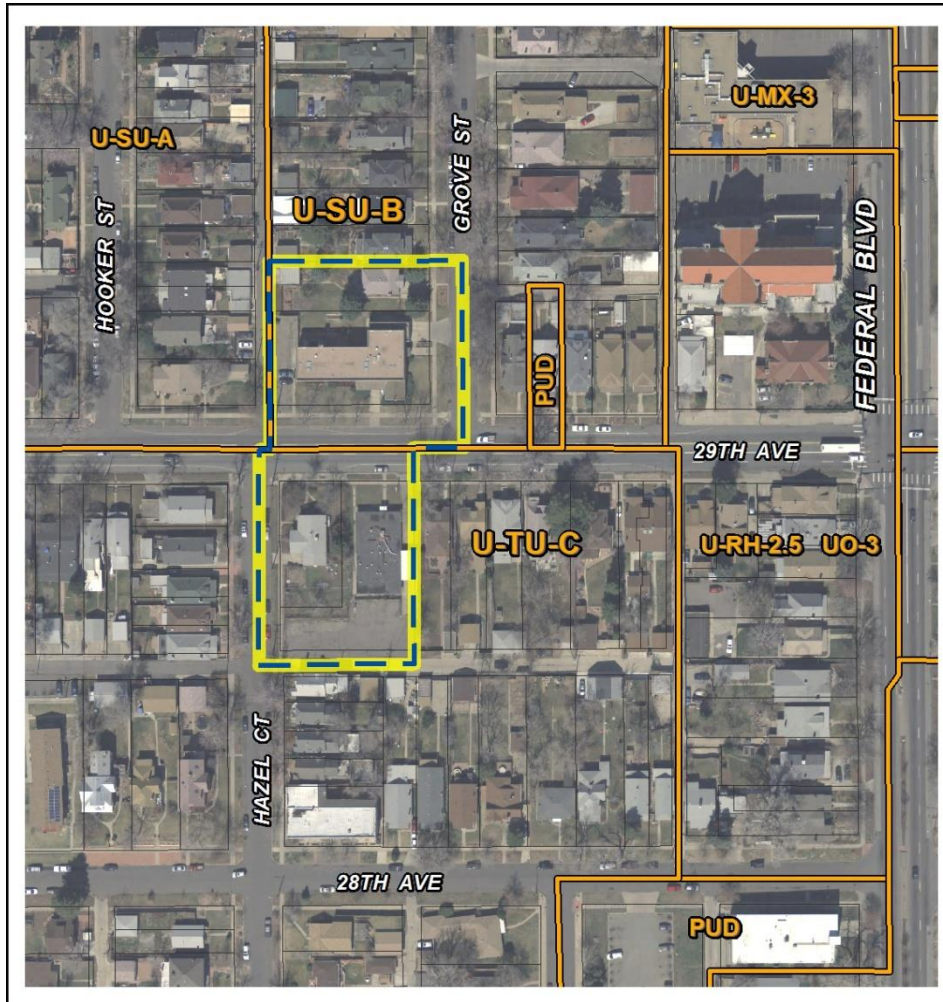
Existing Context

The site is located on a residential collector street that serves as the boundary between the West Highland and Sloan’s Lake Neighborhoods. St. Dominic’s Catholic Parish is located 1 block to the east at the intersection of 29th Avenue and Federal Boulevard. North High School is approximately ¼ mile northeast of the site. Bus route 28 on 29th Avenue serves the site, providing a connection to downtown. Consistent with the Urban Neighborhood Context, the surrounding character is generally one and two story single-unit and two-unit houses with front porches and rear-accessed garages. More intensive uses, such as churches, schools, apartments and retail stores, are located on collector and arterial streets. The block pattern is a rectangular grid with detached sidewalks and tree lawns.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-SU-B; U-TU-C	Office, single unit residential, two unit residential, Parish center.	1-story residential house, 1 story duplex, two story religious institution, 1 story office.	Rectangular street grid; short blocks; alley vehicular access; street parking; detached sidewalks; tree lawns.
North	U-SU-B	Single unit and two unit residential	urban houses with front porches and rear accesses garages.	Lots are generally small to medium-sized single unit properties. Larger lots are prevalent along 29th Avenue to accommodate more intensive uses such as schools, churches, cafes, and community centers.
South	U-TU-C	Single unit and two unit residential	urban houses with front porches and rear accesses garages.	
East	U-SU-B; U-TU-C; PUD; U-RH-2.5	Single unit and two unit residential, church schools	urban houses with front porches and rear accesses garages. Church and school 1 block east on Federal Boulevard	
West	U-SU-A; U-TU-C	Single unit and two unit residential	urban houses with front porches and alley access	

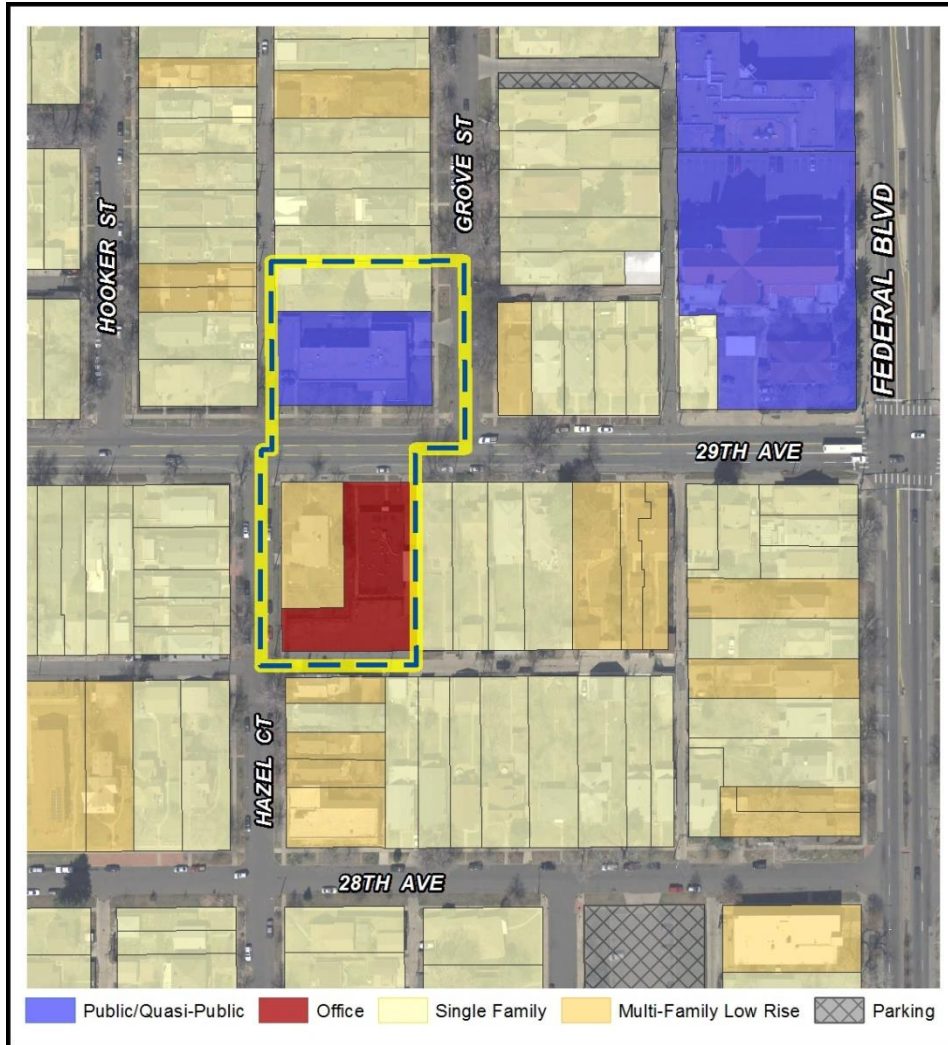
1. Existing Zoning



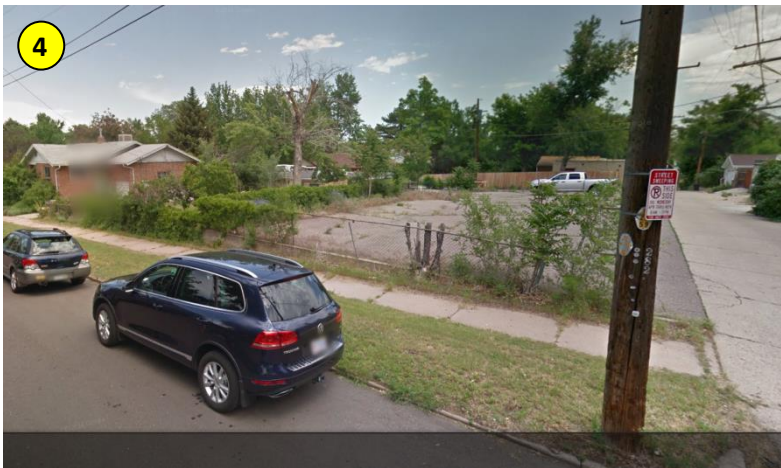
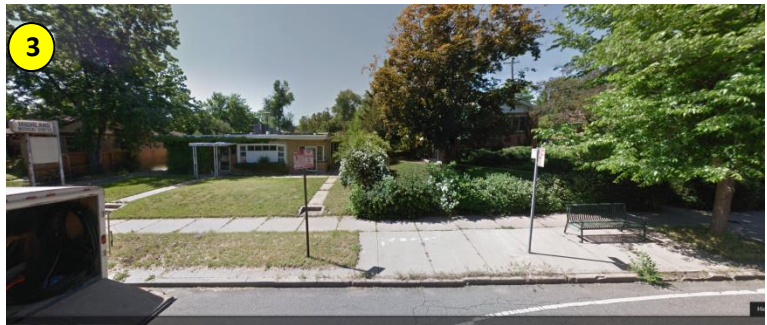
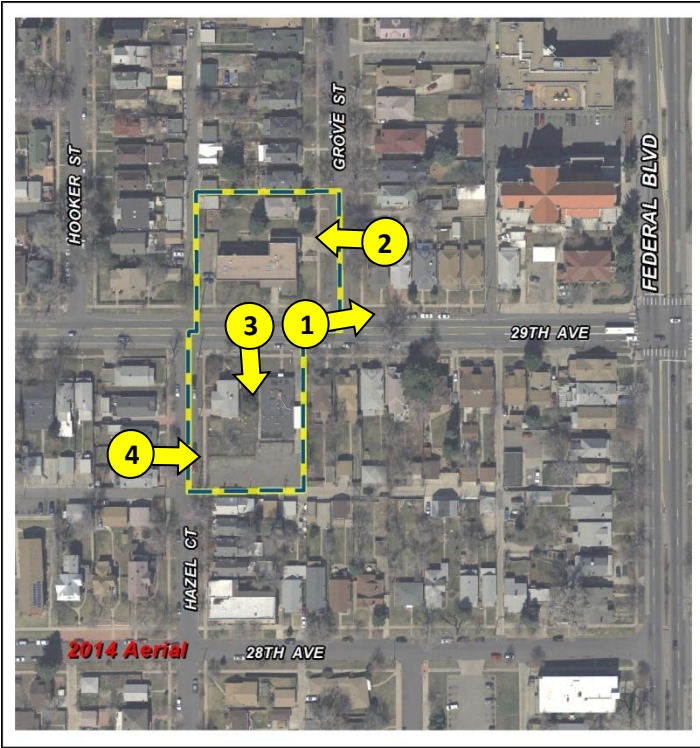
The **U-SU-B** zoning district applies to the properties on the north side of 29th Avenue and stands for **Urban Neighborhood Context - Single Unit - B**. The district allows single unit residential and compatible non-residential uses, such as schools, libraries, daycare centers and places of worship. Small lot single unit houses are generally the most prevalent building form with a maximum height of 2 to 2.5 stories, consistent residential setbacks and a bulk plane height restriction. Pedestrian entry features, such as porches, are required and parking for a minimum of 2 cars must be provided on site and accessed from alleys when available. See Article 5 Division 5.3 for more details.

The **U-TU-C** zoning district applies to the properties on the south side of 29th Avenue and stands for **Urban Neighborhood Context - Two Unit - C**. The district is similar to U-SU-B but permits additional uses, including accessory dwellings, duplexes, and tandem houses. The maximum height is 2 to 2.5 stories with consistent setbacks and a bulk plane height restriction. See Article 5 Division 5.3 for more details.

2. Existing Land Use Map



3. Existing Building Form and Scale



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Asset Management (Steve Wirth): Approved – No Comments

Development Services – Wastewater (Russell Price): Approved – No Comments

Public Works – City Surveyor (Ali Gulaid): Legal description approved with correction

Development Services – Transportation (Eric Osmundsen): Approved – No Comments

Parks and Recreation (Courtney Levingston): Approved – No Comments

Environmental Health (Dave Erickson): Approved – No Comments

Public Review Process

- CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on September 22nd, 2015.
- The property was legally posted for a period of 15 days announcing the October 7th, 2015, Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members.
- Several residents who live adjacent to the proposed map amendment spoke in opposition at the Planning Board hearing and submitted letters of opposition for the record. The neighbors are generally concerned about the ability to replace existing buildings with surface parking lots as a result of the rezoning. A photo of a rendering depicting an expansion of church parking on a portion of the subject site and single family homes to the east - outside of the rezoning area - was submitted for the record.
- Several residents of the West Highland neighborhood spoke in favor of the map amendment at the Planning Board hearing. They stated that the applicant had worked with them over a period of several months on the proposal and have adequately addressed their concerns, primarily regarding allowable height.
- The West Highlands Registered Neighborhood Organization submitted a support letter for the record.
- CPD staff provided notification to affected members of City Council and registered neighborhood organizations that the rezoning application was scheduled for a public meeting of the City Council Neighborhoods and Planning (PLAN) Committee on October 28th.
- CPD staff provided written notice of the December 7th, 2015 City Council public hearing to affected members of City Council and registered neighborhood organizations on November 16th, 2015.

- The property was legally posted for a period of 21 days announcing the December 7th, 2015 City Council hearing.
- Other Public Outreach and Input
 - Following the Planning Board hearing, a mediator was brought on at the request of Councilman Espinoza to help address the concerns of the neighbors immediately surrounding the subject property. After multiple meetings with the neighbors, leadership from the West Highland and Sloan's Lake RNOs, the Dominican Province, St. Dominic's Church, and CPD staff, a Good Neighbor Agreement (GNA) was drafted and signed by representatives of the surrounding neighbors, both RNOs, and the Church and Province. The agreement articulates a communication protocol between the Church, Province, and neighborhood representatives prior to any future development of Church or Province property. The agreement is included as an attachment.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC Section 12.4.10.13

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.14

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

The proposal is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with 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.*

- Land Use 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.*
- Education Chapter, Vision of Success – *The City will continue to support and cooperate with Denver educational institutions so residents can benefit from the highest quality and greatest variety attainable.*
- Neighborhood Strategy 1-E – *Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks. (pg 150)*
- Neighborhood Strategy 1-F – *Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility. (pg 150)*

The proposed map amendment will enable the development of an educational campus at an infill neighborhood location where services and infrastructure are already in place, in a manner compatible with the existing context. The rezoning is consistent with these plan recommendations.

Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family Residential and is located in an Area of Stability.

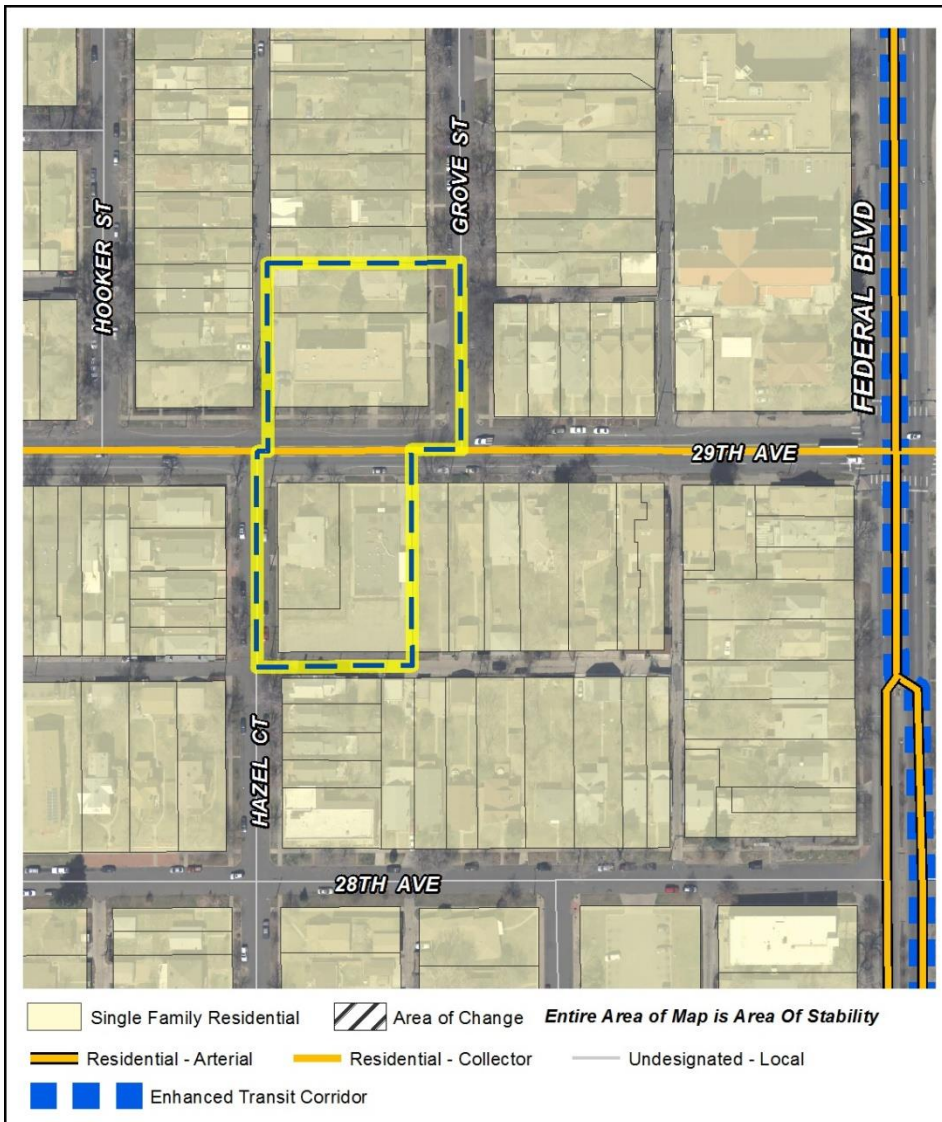
Future Land Use

According to Blueprint Denver, Single Family Residential areas have residential densities fewer than 10 units per acre, and “the employment base is significant smaller than the housing base. Single family homes are the prominent residential type” (p. 42). In residential areas and neighborhoods, Blueprint Denver says, “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents” (p. 41). Consistent with this Blueprint Denver goal, the CMP-EI2 zone district is most appropriate for allowing complementary educational & institutional land uses in a lower-density neighborhood. The proposed zoning will allow for a religious and institutional uses that complements the existing neighborhood and provides services for its residents.

Area of Change / Area of Stability

The site is in an Area of Stability. In general, “The goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment” (p. 120). Blueprint Denver identifies several strategies in Areas of Stability,

including revitalizing neighborhood centers and providing basic services, and compatibility between existing and new development (p. 25). The proposed CMP-EI2 zone district will maintain the character of the existing neighborhood since it is intended for small scale campuses in low-scale neighborhoods. The zone district's form standards – mainly the bulk plane and restricted maximum height where adjacent to protected districts – ensure development that is compatible with the existing neighborhood. In addition, the permitted uses and use limitations in the CMP-EI2 district ensure minimal impacts on the character of the stable residential neighborhood. The proposed zoning will enable the continued vitality of St. Dominic's Parish, which has provided religious services in the neighborhood for approximately 100 years.



2002 Blueprint Denver
Future Land Use Map

Street Classifications

Blueprint Denver classifies 29th Avenue as a Residential Collector. Hazel Court and Grove Street are both classified as Undesignated Local. Residential streets are “designed to emphasize walking, bicycling and land access” and “tend to be more pedestrian-oriented than commercial streets” (p. 55). According to Blueprint Denver, “collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas.” Local streets are described as “design features of local streets are influenced less by traffic volumes and are tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets.”” (p.51) The CMP-EI2 zone district is

appropriate in a residential street context with adequate transitions between the campus and adjacent low intensity residential areas.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to CMP-EI2 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City by implementing the City’s adopted plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.4, “The land or its surrounding environs has changed or is changing 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.” While both the Sloan’s Lake and West Highland neighborhoods are Areas of Stability, they have both received significant reinvestment generally in the form of refurbished housing and a significant number of new residences on vacant and underutilized sites. The resulting population and demographic changes have prompted an increase in demand for services. The CMP-EI2 zoning district will enable the St. Dominic’s Parish to respond to these changes by training additional church staff to meet the increased demand for religious services in the neighborhoods.

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

The requested CMP-EI2 zone district is a Special Context and District. The zone district intent in DZC 9.2.4.1 states that “the Campus Education/Institution Districts are intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming, including student boarding facilities and to allow for a flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible

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29th Avenue and Grove Street

9/30/15

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transitions between the campus and adjacent neighborhoods. Furthermore, the CMP-EI2 district is intended to “be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, townhouse, or row house residential zone districts, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods”. The rezoning of this site to allow a religious educational institution with boarding facilities and sensitive integration with adjacent single unit and two unit residential zones is consistent with the intent of the CMP-EI2 zone district.

Planning Board Recommendation

Following the public hearing, the Planning Board Voted (7:1) to recommend that the Denver City Council approve the rezoning application.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the properties located at 2901 N Grove Street, 2921 N Grove Street, 2890 N Hazel Court and 3120 W 29th Avenue to a CMP-EI2 zone district meets the requisite review criteria. Accordingly, staff recommends that the Denver City Council approve the rezoning.

Attachments

1. Support and Opposition Letters
2. Good Neighbor Agreement

Upton, Curt - CPD Planning Services

From: Christopher Stephens <stephens_956@msn.com>
Sent: Tuesday, October 06, 2015 9:26 PM
To: Upton, Curt - CPD Planning Services
Cc: Espinoza, Rafael G. - City Council; planning.board@denver.org
Subject: St. Dominic's Catholic Church Application No. 20151-00095
Attachments: Scan0011.pdf

Mr. Curt
Upton

10/6/2015

Planning Services
Community Planning and Development
201 W. Colfax Department 205
Denver, CO 80202

Mr. Upton.

I am writing you as a concerned citizen who owns the property at 3059 W. 29th Ave. My property sits on the corner of W 29th St and Grove St. I am writing you to express my concern over the proposed re-zoning of the parcels on Hazel Court and 29th St. Now while I support the presence of St. Dominic's Catholic Church and its continued involvement in our neighborhood, I believe the goals of his project and for any future re zoning efforts along W. 29th are contrary to the City's goal of utilizing site based zoning and are not cohesive to the neighborhood context in which they would be built. In fact, I strongly believe that the true intent of this request is to create a means to build a large amount of surface parking along 29th and Grove. If the Church was really interested in building a campus with buildings that were sensitively designed I am sure the public would embrace the project, but this is really about parking.

On more than one occasion, the Church has been vocal and open about its intentions with its parishioners. The attached drawing was used by the Church as part of their presentation to their parishioners and illustrates their intention to create a large amount of surface parking along 29th Ave. I have been told that the priory is moving to the Hazel site to enable the existing site to function as the Parish Office, space that is currently housed in the homes along 29th. Homes which presently support the character and appeal of the neighborhood. The illustration shows site 3120 and much of W. 29th as a parking lot. I'm pretty sure this is not the intent of the new Denver Zoning Site Based strategy as it would essentially strip the community of a neighborhood and destroy adjacent property values. Their plan is neither sensitive to the existing homeowners nor does it promote stability within its context. If these properties are re-zoned because of a precedent set with this current re-zoning request, the houses owned by the Church along W. 29th will be razed and the aesthetic and property value of my Victorian home will be destroyed. I have been a member of this community for close to 30 years and I fail to see how this in the best interests of our neighborhood. I am not interested in having my property be surrounded by surface parking. Particularly since they already have a lot located in the middle of our block that is rarely used.

Part of my frustration rests with the fact that St. Dominic's Church has never contacted the adjacent neighbors about their rationale for rezoning or for that matter, discussed their development plans. While I realize this rezoning request is for 2890 Hazel and 3120 W. 29th Ave, the impact of this one decision can have detrimental effects on our homes and neighborhood. So to say in your report that there is no objection to their current plans is a massive understatement as I DO object wholeheartedly. Enclosed you will also find a petition showing the neighbors opposition to this request to rezone.

I understand that a deed restriction has been placed on the 3120 W. 29th Ave site limiting the height of any structure to three stories. However a review of the Planning Commissions' report fails to mention this deed restriction. I feel a better deed restriction would be one that limits parking to a couple of handicap spaces and no additional parking. In my review of the CMP-E12 zoning relative to parking is that the P-ZP, allows permitted use without restrictions with a

Zoning Permit Review and both sites essentially can be surface parking lots especially when considered in concert with the existing priority and the other buildings. Again, I do not believe a surface parking lot reinforces nor supports the current neighborhood context and consequently I will testify and ask that the Planning Board to decline this zoning request.

Sincerely,

Chris Stephens
3059 W. 29th Ave
Denver, CO 80211
Stephens_956@msn.com
303.917.3925

Upton, Curt - CPD Planning Services

From: PHaack@amdarchitects.com
Sent: Monday, October 05, 2015 3:02 PM
To: Upton, Curt - CPD Planning Services
Cc: Espinoza, Rafael G. - City Council; planning.board@denver.org
Subject: 2890 Hazel Ct., 3120 W. 29th Ave.
Attachments: ChurchMasterPlan.JPG

Mr. Curt Upton
Planning Services
Community Planning and Development
201 W. Colfax Dept 205
Denver, Colorado 80202

Mr Upton:

I am a resident of Denver who lives at 2935 Grove St. I am writing to express my concern over the proposed re-zoning of the parcels on Hazel Ct. and 29th St. I want to be very clear. We support the presence of St. Dominic's Catholic church and its desire to expand and integrate into the community. I believe they are a great neighbor and support their continued involvement with the neighborhood. I adhere to the City's goal of utilizing site based zoning and developing projects that are sensitive to the specific context in which they are built. However, I believe the goals of this project and future re-zoning efforts along 29th, is to create a means to build a large amount of surface parking. I have attached a drawing from the Church that illustrates their intention. The priory is moving to the Hazel site to enable the existing site to function as the parish office, space that is currently housed in homes along 29th St. – homes which support the character and massing of the existing neighborhood. The illustration shows the 3120 site as a parking lot- this surely is not the intent of the new Denver Zoning site based strategy.

On more than one occasion the church has been vocal and open about its intentions with its parishioners. The attached drawing is part of a presentation that was made to the church parishioners. You can see that their intention is to leave a couple of houses that they do not own as of yet on 29th. When these properties are re-zoned because of the precedent set with this current re-zoning request, the current houses will be razed to build the parking as shown. The two property owners that are left, surrounded by parking, will be forced to sell their properties at a much reduced price to the Church (they will be the only ones interested in property surrounded by surface parking) enabling the Church to finish their development strategy.

Once again – if the Church was really interested in building a campus with buildings that were sensitively designed I am sure the community would support it. But this is really about parking. Part of living in an urban context is to live with the occasional inconveniences of parking directly adjacent to your destination. On Saturday I could not park on Grove St., That is not a problem – it is the nature of urban living. It doesn't seem to be an appropriate response to context if you have a major surface lot that is used 3 to 4 hours on a Sunday and then remains vacant for the remaining 164 hours.

I realize this re-zoning request is for 2890 Hazel and 3120 W. 29th Ave. St. Dominic's Church has never contacted the adjacent neighbors about their development plans or rationale for re-zoning. There was one informal meeting about the plans for re-zoning at a Northwest Highlands Neighborhood Association meeting. I attended that where my question about parking was not answered and we were told that this was an informational meeting and that more detail would be forthcoming. As a result, there was no vote taken on this proposal. I am unaware if another meeting took place concerning these properties. At the time, we were told that a Deed Restriction would be placed on the 3120 W. 29th Ave. site limiting the height of any structure to three stories on that site. The Deed Restriction was not mentioned in your report. A better Deed Restriction would be one that limited parking to a couple of handicap spaces and no additional surface parking. In any case, relative to this re-zoning request, my reading of the CMP-E12 zoning relative to parking is (P-ZP) **Permitted use without restrictions** with a Zoning Permit Review – both sites can be surface parking lots, especially when considered in concert with the existing priory and other buildings. I do not believe a surface parking lot reinforces the current neighborhood context and consequently I will testify and ask the Planning Board to decline this re-zoning request.

Paul S. Haack, AIA
President
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Upton, Curt - CPD Planning Services

From: Bailey, Kellie <kbailey@designtex.com>
Sent: Tuesday, October 06, 2015 12:13 PM
To: Upton, Curt - CPD Planning Services
Cc: kyle.bailey@navistar.com
Subject: Re-Zoning 2890 Hazel Court, 3120 West 29th Ave
Attachments: 20151006103338826.pdf

Mr. Curt Upton
Senior Planner
City and County of Denver
201 West Colfax Ave
Denver, CO 80202

Mr. Upton:

The reason for this letter is to express my concern regarding the Zone Change Request to CMP-E12 at 2890 Hazel Court, 3120 West 29th Ave. My husband Kyle and I, along with our 3 toddlers, live at 2925 Grove Street. We support the church in our neighborhood, and our children were baptized at St. Dominic's. We have developed relationships with the brotherhood and enjoy the sense of community they bring to Grove Street as our next door neighbors.

Unfortunately, I do believe the church's intention is to create an exorbitant amount of surface parking if they are granted the zone change. Please refer to the attached drawing. The site next to my home is currently used for out-of-town guests and has a courtyard off the priory (which will become the parish office) where parishioners gather. The yard is charming and includes an apple tree, vegetable and flower gardens. This plan clearly illustrates the intention for this home and yard: it's going to be a parking lot. I do not understand how this supports the new Denver Zoning site based strategy? It does not support compatibility with the existing neighborhood.

We are often unable to find parking in front of our home on Sunday mornings and occasionally on week nights due to mass or other church goings-on. We have never made one complaint. Street parking is part of urban living, and this is only an inconvenience to us for less than 5 hours per week. How is adding 73 parking spots benefiting the neighborhood for less than 5 hours per week? It's only profiting the church. We were never contacted by the church regarding their redevelopment plans or motive for re-zoning. At the Northwest Highlands Neighborhood Association meeting, there was mention of a Deed Restriction on the 3120 West 29th Ave property. However, this was not mentioned in your report. A better Deed Restriction would be one that included no additional surface parking.

When we purchased our home 10 years ago, we were comforted by the fact that our home was surrounded by the church. Our neighbors were people, an extended family, not a parking lot. Should this plan be implemented, we will be forced to relocate our family, leaving school and friends and family, ironically taking our children away from their religious community who helped welcome them. We will also be forced to sell before any construction begins to maintain our home's value. This will put us in a position to not be forthcoming with potential buyers. I want the Planning Board to decline the rezoning on the basis that it does not improve the community. Parking lots are not a well-suited transition, nor are they compatible with existing structures. The stability of the neighborhood is at stake with their proposed plans. I plan to testify tomorrow and ask the Planning Board to decline this re-zoning request.

Best regards-
Kellie Bailey

Kellie Bailey
Representative

Designtex
938 Bannock Street
Suite 100
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720 323 6377 Mobile
800 221 1540 Main
800 829 3839 Facsimile
kbailey@designtex.com
designtex.com

Sales Support

Rocky Jantzen
720 274 6012 Office
rjantzen@designtex.com

Upton, Curt - CPD Planning Services

From: CINDY HAMMEL <cindyham@msn.com>
Sent: Sunday, October 04, 2015 6:24 PM
To: Upton, Curt - CPD Planning Services
Subject: St. Dominic Parish zone change proposal

> Dear Mr. Upton,

> I have been a resident at 2961 Grove St for 21 years. I have put time, money and love into my 100 year old house. I am a single mom raising an Edison Elementary 5th grader and I don't plan on moving! We have a street that has, thus far, escaped the wrecking ball because of dedicated home owners.

>

> I want to express my concern over the proposed zone change by St. Dominic's. My biggest concern is that the neighbors on Grove St and 29th who will be most impacted have a voice in the proposed changes. I'm concerned that the church representatives might push their agenda at the expense of the residents. I am concerned about losing great neighbors who may be the most affected and I'm worried about our housing values dropping due to this zone change.

> This church is in a neighborhood, after all and it is a big impact when they make changes.

>

> I hope that you will be willing to support having our voices heard through this process and help both parties reach a reasonable compromise.

>

> Thank you for your time.

>

> Sincerely,

> Cindy Hammel

> 303-304-9630

> Cindyham@msn.com

>

> Sent from my iPad



The Street

29th Avenue

N

Street

St. Dominic Catholic Church & Neighbor's

Good Neighbor Agreement

St. Dominic Catholic Church (Parish), Dominicans Province of St. Albert the Great USA (Province), and the Neighbors of St. Dominic (Neighbors), share a common vision of a sustainable neighborhood that is able to grow and change without disrupting the character of the community we all enjoy.

We acknowledge that excessive surface parking and insensitive development can alter that character and equally acknowledge that these concerns must strike a balance between the needs of the neighborhood and the church.

In recognition of this, the Parish, Province, and Neighbors agree:

- I. To form a St. Dominic's Neighborhood Committee to facilitate communication and discussion ensuring our common vision for our shared neighborhood is achieved. The Parish and Province have agreed to bring all plans or changes to their external property (all properties owned by the Parish or Province other than the Church) to this Committee.
 - a. The Committee will be formed with the following representation, Parish, Province, Neighbors, West Highland Neighborhood Association (WHNA) and Sloan's Lake Citizen Group (SLCG). Other members may be added or invited as determined by the Committee.
 - b. It is the responsibility of the Neighbors, WHNA and SLCG to designate representation to this Committee and to inform St. Dominic's.
 - c. Initially, the Committee will meet annually to discuss any Parish or Province plans related to exterior development of buildings or sites. The Committee may meet more often as requested by any member or as necessitated by Province or Parish plans.
 - d. Communications will be accomplished in a timely manner.
- II. For the foreseeable future, the Parish and Province have no plans to change the configuration of the Parish Center or the property adjacent (2921 Grove Street).
- III. A good faith effort will be made by all parties to enter all discussions of the Committee in a constructive and collaborative manner.

The Neighbors will not oppose the rezoning request for the properties at 2901 North Grove Street, 2921 North Grove Street, 2890 North Hazel Court, and 3120 West 29th Avenue (Case #2015I-00095).

Signed: David F. Wright, OP
Father David Wright, Dominicans Province of St. Albert the Great, USA

Signed: J. Edward M. Ruane, O.P.
Father Ed Ruane, Pastor of St. Dominic Parish

Signed: Kellie Bailey
Kellie Bailey, Representative for Neighbors of St. Dominic's

Signed: Monique B. O'Connell
West Highland Neighborhood Association

Signed: Margie B. Gindley
Sloan's Lake Citizen Group