



TO: Denver City Council Land Use, Transportation and Infrastructure Committee
FROM: Michelle Pyle, Senior City Planner
DATE: June 20, 2014
RE: Meeting on June 24, 2014 for Application #2013I-00051

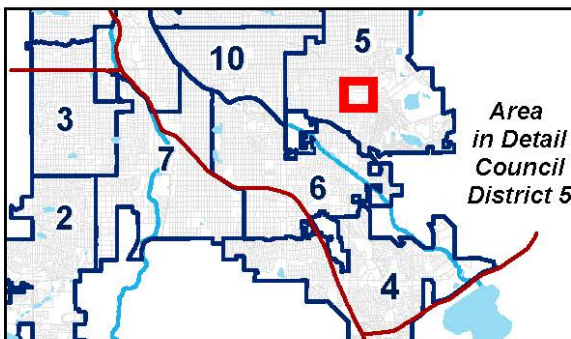
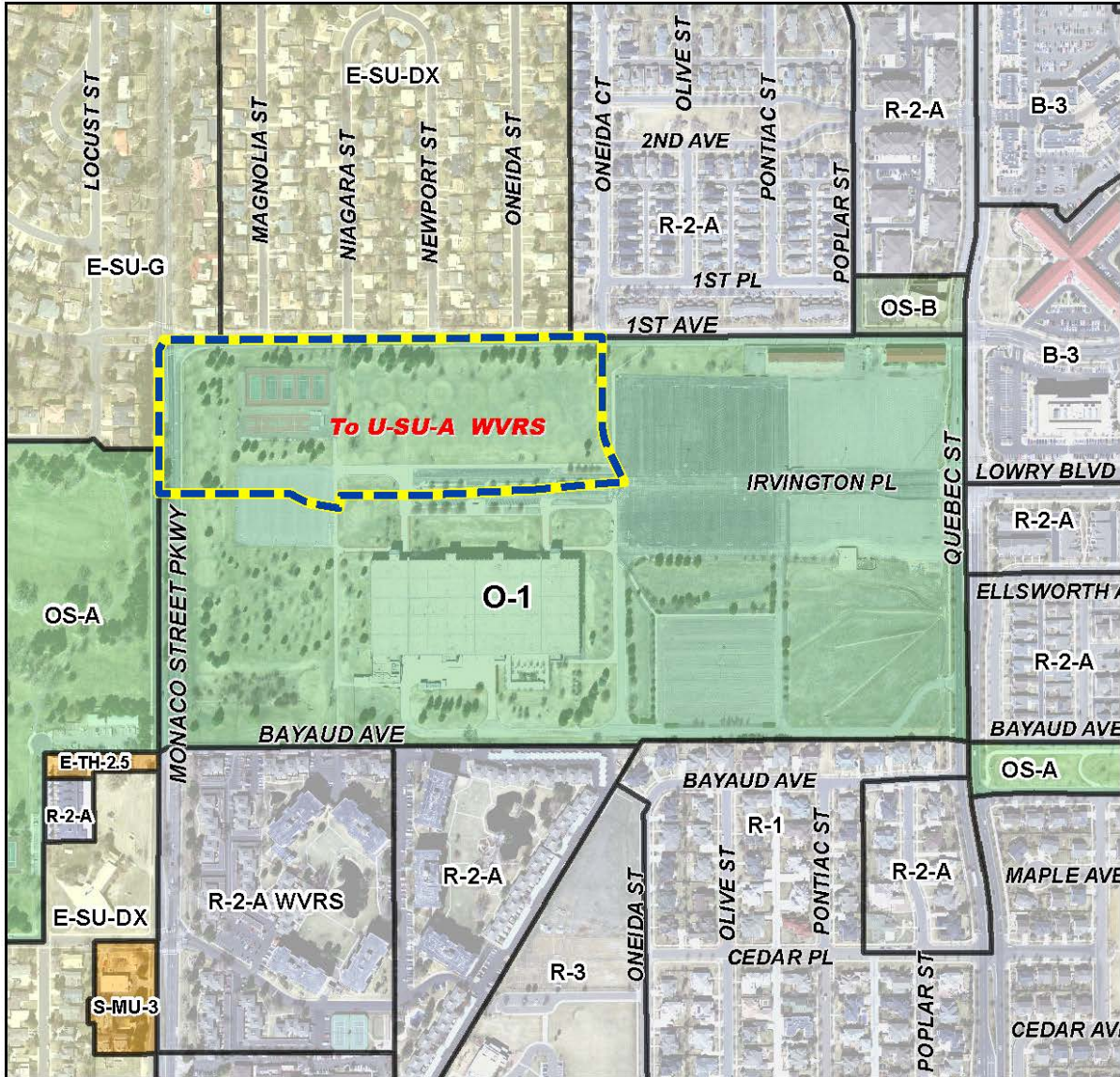
CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval.

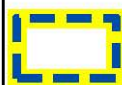
Request for Rezoning

Application:	#2013I-000051
Location:	Portion of Buckley Annex bounded by Monaco Pkwy, 1 st Ave, Quebec St, and Bayaud Ave. See map below for exact boundary
Neighborhood/Council District:	Lowry Field / Council District #5
RNOs:	Crestmoor Park (2 nd Filing) Homes Association; Crestmoor Park Neighborhood Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation; Lowry Community Master Association; Lowry United Neighbors; Mayfair Park Neighborhood Association
Area of Property:	Approximately 14.612 acres
Current Zoning:	Denver Zoning Code O-1: limited use list that include civic and public uses, limited group living, limited commercial and some industrial uses. No maximum height, except when within 175' of a protected district the height is limited to 75'. The only form standards are for setbacks.
Proposed Zoning:	U-SU-A with waivers: <u>U</u> rban Neighborhood Context – <u>S</u> ingle <u>U</u> nit – <u>A</u> = minimum zone lot size of 3,000 square feet - with 3 waivers (see page 3)
Property Owner(s):	Lowry Redevelopment Authority- quasi-governmental, nonprofit entity created by the cities of Denver and Aurora in 1994 to redevelop the former Lowry Air Force Base
Owner Representative:	Robert J. Gollick, Inc.

Zone Map Amendment #13i-51



Application #13i-51
Location: Within Buckley Annex

 Proposed Rezoning
From: O-1
To: U-SU-A WVRs



0 200 400 800
Feet

Map Date: 5/13/2014

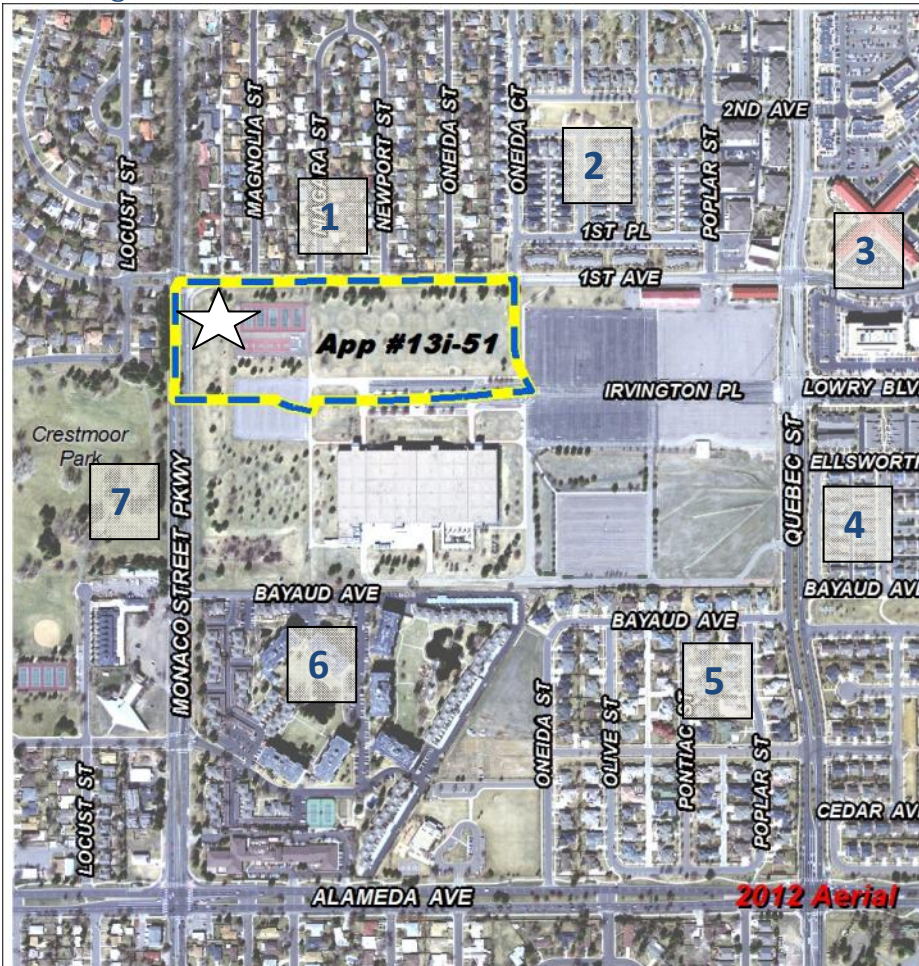
Summary Background

The subject property is part of the larger 70-acre Buckley Annex property, which was the last remaining parcel of land to be transferred by the Department of Defense to the Lowry Redevelopment Authority at the former Lowry Air Force Base. The property owner is requesting a rezoning to entitle the land for future redevelopment of this site consistent with a General Development Plan approved in 2013. The LRA will be the master developer of the site, as it has for the rest of Lowry, and will sell land to residential and commercial developers for vertical construction.

The following is a summary of the site's history.

- 1970s - 2005 - The subject property was home to the Air Reserve Personnel Center and Denver Center of the Defense Finance and Accounting Services, with some 3,000 employees.
- 1993 – Lowry Reuse Plan created and adopted by the city
- 2000 – Denver’s Comprehensive Plan 2000 adopted and Lowry Reuse Plan re-adopted as supplement by the city
- 2002 – Blueprint Denver adopted by the city
- 2005 - Department of Defense-Air Force announced closure of Buckley Annex (the subject site)
- 2008 – Buckley Annex Redevelopment Plan completed by LRA as required by the Department of Defense (not adopted by the city)
 - LRA created a conceptual Redevelopment Plan following a public planning process
 - As described in the Redevelopment Plan “The Department of Defense recognizes a local redevelopment authority as the entity responsible for creating a redevelopment plan for closed facilities before property is transferred for development. The Office of Economic Adjustment (OEA) designated the LRA to manage the public process for the redevelopment plan and ultimately deliver a plan that balances the needs of the community, the Air Force and future developers.”
 - The Redevelopment Plan was submitted to the Secretary of Defense and the Secretary of Housing and Urban Development.
 - The Redevelopment Plan provided a framework for land use and transportation including residential areas, mixed use areas, building height limitations, a new, connected street grid, and parks and open spaces.
- 2011 - Property completely vacated by the Air Force
- 2012 - Air Force completed transfer of the property to the LRA
- 2013 – Buckley Annex General Development Plan approved by the City and recorded. (Reception number 2013077511) (Planning Board recommended approval to DRC; DRC approved GDP. DRC = Community Planning and Development, Parks and Recreation, and Public Works).

Existing Context



1- Mayfair Neighborhood, Single unit detached, 1-1.5 story



2 Lowry West Neighborhood, Single unit attached, 2 story, back of homes facing 1st Avenue



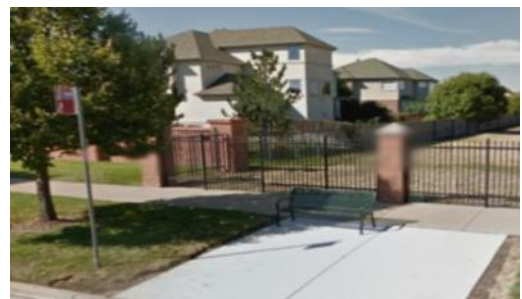
3 Lowry, Mixed use



4 Lowry Southwest, Single Unit Attached and Detached, 2.5-3 story



5- Park Heights Neighborhood, Single unit detached, 2.5-3 story, back of homes facing subject property



6 Multi-Unit, 2-3 story and 7-8 story buildings



7 Crestmoor Park



Summary of Rezoning Request

- The proposed rezoning for the site is for U-SU-A with waivers or Urban Neighborhood Context – Single Unit – minimum zone lot size of 3,000 square feet - with waivers:
 - The first waiver is to waive the right to the Urban House building form in the Denver Zoning Code (Section 5.3.3.4.A) and, instead, obligate the subject property to the “Urban House” building form table contained in this rezoning application which makes the changes as summarized in the table below.
 - The second waiver is to waive the right to Detached Garage and Other Detached Accessory Structures building forms in the Denver Zoning Code (Sections 5.3.4.5.B and C) and, instead, obligate the subject property to a single detached accessory building form titled “Detached Accessory Structures” building form table contained in this rezoning application which makes the changes as summarized in the table below.
 - The third waiver is to waive the right to limit development to one primary structure per zone lot (Section 1.2.3.5) (i.e., allow multiple primary structures per zone lot) and instead allows multiple primary structures per zone lot when a zone lot is oriented toward required publicly accessible open space as depicted on the approved Buckley Annex General Development Plan (“GDP”) (Sheet 9 of 13, Reception Number 2013077511).
- The exact language of each of the 3 waivers is attached to this staff report in the application.
- The following table summarizes the first waiver and second waiver, by comparing to the standard U-SU-A:

	U-SU-A	Proposed U-SU-A Zone District with Waivers
(1) Urban House Building Form		
HEIGHT		
Front 65% of zone lot depth:	2.5/30'	2.5/35'
Stories/Feet		
Rear 35% of zone lot depth:	1/17'	2.5'/35'
Stories/Feet		
Bulk Plane	Yes	No bulk plane
SITING		
Primary Street setback, without block sensitive setback	20'	10'
Rear setback with alley/no alley	12'/20'	5'/20'
Building Coverage per Zone Lot (max)	50%	No building coverage maximum
(2) Detached Accessory Structures		
U-SU-A		
Height: Stories/Feet	1/17'	2/35'
Bulk Plane	Yes	No
Side Street Setback	5'	3'

Other Zone Districts Considered



Lowry Southwest Neighborhood at Quebec St and Bayaud Ave

Most of the current residential Lowry neighborhood was developed under Former Chapter 59, specifically under a multi-family zone district (R-2 or R-2-A) with waivers and an administratively approved Planned Building Group. This allowed the existing single-family development to have shallow setbacks, high lot coverage, and greater height and bulk than single-family development under standard R-1 or R-2 zoning requirements. When seeking to replicate this development pattern under the Denver Zoning Code, U-SU-A with waivers was ultimately the applicant's preference, other options, described below, may have achieved similar results:

- Planned Unit Development Zoning
 - A PUD allows for more flexible zoning than what is achievable through a standard zone district and where multiple waivers or conditions can be avoided. This rezoning application includes waivers that are exclusive to form standards – they do not adjust uses, parking, general design standards, definitions or procedures. Generally, the PUD was thought to be too complex a tool than necessary for the request.
- Master Planned Neighborhood Context Zone District (M- zones):
 - Generally, the Master Planned Context zoning is for very large sites that require significant flexibility as a master developer plans for widely different land uses across the site over a long period of time. Unlike other greenfield sites in Denver, the Buckley Annex 70-acre site is guided by a very detailed land use plan that, block-by-block, specifically assigns detailed land uses, heights, and urban design goals. In contrast, most Master Planned Context areas are planned and then zoned for a wide range of lands uses, such as single-family neighborhoods, commercial nodes, and town centers, in order to respond to changes in market demand over time. In

- addition, current “M” mixed-use zone districts do not ensure an urban form, which is specifically envisioned by the Buckley Annex GDP.
- The only “M” residential zone district is the M-RH-3 or Row House-3 story maximum height. This zone district would have also required waivers to eliminate multi-family uses, higher intensity civic/public uses, and certain building forms such as the row house building form that are not anticipated in the Buckley Annex GDP. Additionally, having a zone district designation that does not represent the actual building form and uses available seemed counterintuitive.
 - Other neighborhood context SU zone districts, such as Suburban or Urban Edge zones, with the same list of waivers:
 - The other two neighborhood contexts that have single unit zone districts are the Suburban and Urban Edge Neighborhood Contexts. Given the framework established within the Buckley Annex GDP for detached sidewalks, alleys, and extensive pedestrian and bicycle networks, these neighborhood context zones were comparably deficient in encouraging this more urban framework.
 - Design or Conservation Overlay Zone District is another tool that can refine a standard zone district. For example, the Curtis Park Conservation Overlay Zone District allows new, infill development of certain structures to exceed the otherwise applicable maximum building coverage. This overlay zone was created purposefully to acknowledge the existing and desirable pattern that adopted plans clearly state is preferred within the established neighborhood context of Curtis Park.

Waivers to a New Code Zone District – Implications:

Waivers are enabled by Section 12.4.10.6 of the Denver Zoning Code and allow for an applicant to waive certain rights or obligations under the proposed zone district. This application requested such waivers.

- This application allows consideration what future additions may be needed for the Denver Zoning Code. Specifically, where there are Areas of Change combined with plan recommendations for lower-intensity residential land uses such as single-unit or duplex, how can a higher urban form be achieved? CPD considers this application a case study within a larger effort to research and understand whether other parts of Denver have this condition and may need this same type of zoning.
- It is important to note that the variations in building height, setback, and bulk requested in the subject waivers are achievable under the Denver Zoning Code but only when there is an existing neighborhood pattern that the new infill development is trying to imitate (typically, development that occurred pre-1956). For example:
 - The “Primary Street Block Sensitive Setback” allows “by-right” a less than 20’ primary street setback when a smaller setback is the existing pattern on the block.
 - “Administrative Adjustments” may be granted to increase building height and bulk to allow new development to be more compatible with the existing built pattern on the block.

Summary of City Review

As part of the DZC review process, the rezoning application is reviewed by CPD and referred to potentially affected city agencies and departments for comment. The first review by CPD suggested a few minor refinements and included the more substantive comment addressing the proposed parking waivers, which would have required parking spaces for single-family uses, a standard which does not exist in the Denver Zoning Code. The applicant submitted a revised application that reflected these comments and which eliminated the proposed parking waivers.

A summary of agency referral responses follows:

Asset Management: Approve – No comments

Denver Fire Department: Approve Rezoning Only

Public Works – City Surveyor: Approve – No comments

Parks & Recreation: Approve – No comments

Public Review Process

Several notices are sent to registered neighborhood organizations throughout the rezoning process. The following summarizes public input received, as well as the specific dates notice has been or will be sent:

- Public Input Received
 - 24 letters/emails in support of this application
 - 2 opposed
 - One requests 2 parking spaces per dwelling unit
 - Another not against rezoning if adequate parking is provided
- First Notice: CPD staff provided Informational notice of the rezoning application to affected members of City Council and registered neighborhood organizations on April 10, 2014, according to Section 12.3.4.5.A.1 of the Denver Zoning Code.
- Second Notice for Planning Board Public Hearing: The property has been legally posted for a period of 15 days announcing the June 4, 2014 Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members. The June 4th public hearing was held, two people testified in support of the rezoning, and the Planning Board unanimously (10-0) recommended to the City Council approval of the proposed rezoning application.
- Third Notice on June 10, 2014 for LUTI meeting: The rezoning application has been referred to the Land Use, Transportation and Infrastructure Committee of the City Council for review. LUTI is a public meeting.
- Fourth and Final Notice for City Council Public Hearing: Following LUTI committee review, the rezoning application is referred to the full City Council for final action after a public hearing on second reading.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are as follows:

(a) DZC Section 12.4.12.15 "The City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP."

(b) 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

(c) DZC Section 12.4.10.14

1. Justifying Circumstances (also referenced in Section 12.4.10.1)
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

(a) **DZC Section 12.4.12.15** "The City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP."

Buckley Annex General Development Plan – 2013

In 2013, the City approved a general development plan for the entire 70-acre site known as Buckley Annex. The subject property for this rezoning application is within the First Avenue Residential subarea. This subarea states:

First Avenue Residential:

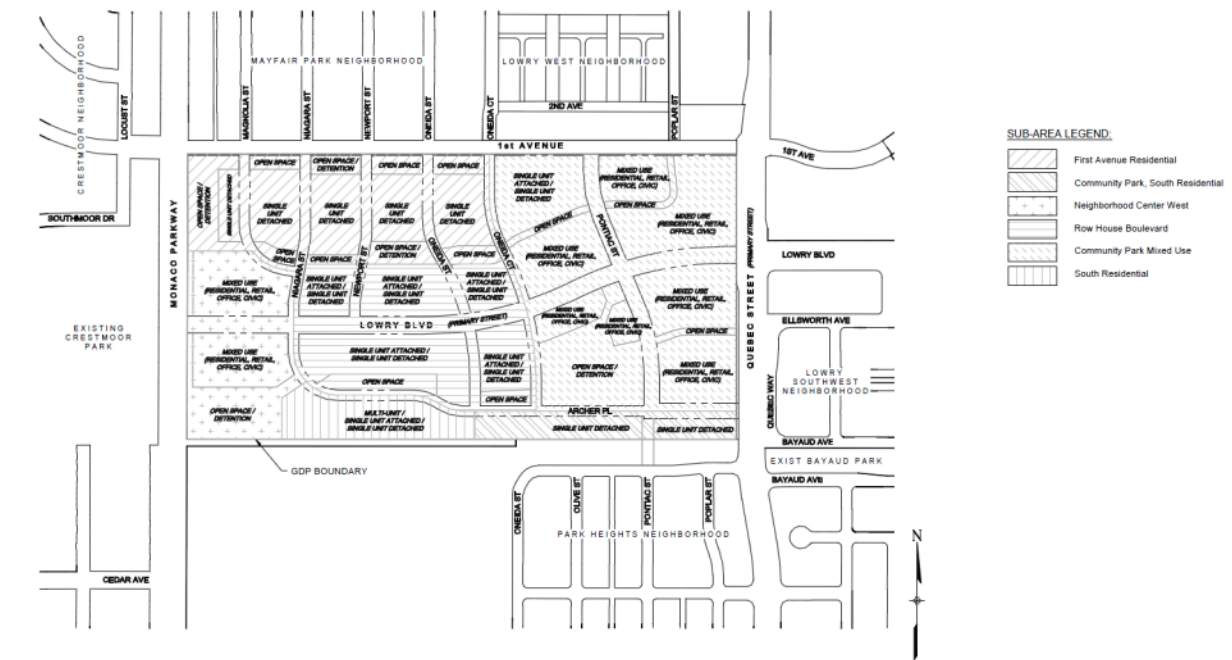
Intent: The First Avenue Residential subarea is a residential area focused on pocket parks and walkable streets that connect to the existing Mayfair Park and Lowry West Neighborhoods. An enhanced 1st Avenue streetscape further integrates the three neighborhoods. It is the intent of the GDP to provide single unit residential along 1st Avenue adjacent to the Mayfair Park Neighborhood to buffer the neighborhood from the higher density areas along Lowry Boulevard while providing pedestrian and bicycle connections to and across the site.

Land Use: Single Unit Detached with Accessory Dwelling Units

Height: Maximum 2.5 Stories

Urban Design:

- Vehicular access from alley
- Lot sizes 3,000 square feet to 7,000 square feet
- Consistent shallow setbacks



The proposed rezoning is consistent with this subarea intent language. The U-SU-A with waivers provides a land use of single unit detached houses, a height maximum of 2.5 stories, zone lot sizes of 3,000 square feet, and shallow setbacks.

(b) DZC Section 12.4.10.13

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Lowry Reuse Plan (1993, re-adopted 2000)
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

This rezoning is consistent with many Denver Comprehensive Plan strategies, including:

- Environmental Sustainability chapter, Strategy 2-F: *Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place.*
- 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.*
- Land Use chapter, 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.*
- Denver's Legacies chapter, Strategy 4-A: *Preserve, enhance and extend the pattern and character of the primary street system, including the prevailing grid, interconnected parkways, detached sidewalks and tree lawns.*
- Neighborhoods chapter, 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.*

The proposed rezoning within the Urban Neighborhood Context reinforces the street pattern goals. The proposed zoning will enable residential housing types to meet needs of Denver's present and future residents. Additionally, the waivers, which allow more gross floor area but do not increase overall densities, accommodate changing demographics and lifestyles, such as families.

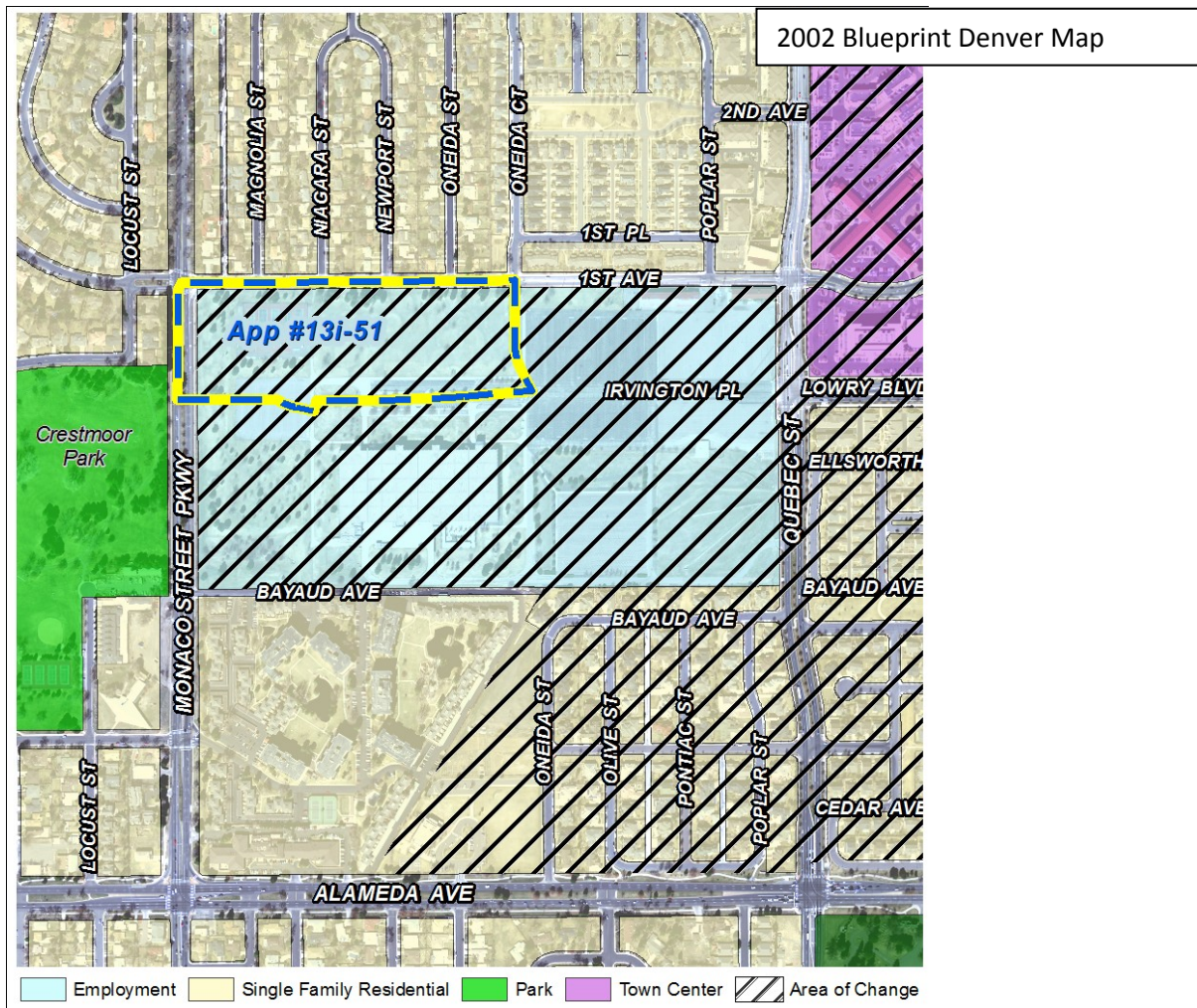
The Lowry Reuse Plan – 1993, 2000

The Lowry Reuse Plan adopted in 1993 did not anticipate any change in use to the subject property from the Air Force uses. It specifically stated in its "Planning Assumptions" that "The Defense Finance Accounting Service and Air Reserve Personnel Center (DFAS/ARPC) and the 21st Space Command Squadron will continue to operate in cantonment facilities at Lowry after closure." (Page 3-1) However, in 2005, the Air Force announced that it would be closing these facilities. Since the Lowry Reuse Plan did not anticipate any uses other than Air Force uses, it is not applicable to the changed circumstances now present at the site.

Blueprint Denver – 2002

The proposed rezoning is consistent with Blueprint Denver.

According to the 2002 Plan Map adopted in Blueprint Denver, this site is designated an Area of Change and has a future concept land use of Employment. As to the Employment land use concept, the Plan was adopted prior to the closure of the Air Force uses and therefore is of limited applicability.



Blueprint Denver Area of Change

The subject site is designated as an Area of Change. In general, the goal for 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. (Page 127).

Additionally, Blueprint Denver plan text identifies specific goals for Lowry as an Area of Change (Page 22). Specifically, it describes that these large vacant development sites offer "... the potential to create new neighborhoods that embody the best characteristics of Denver's traditional residential areas."

Blueprint Denver also proposes strategies for Areas of Change, including 'addressing edges between Areas of Stability and Areas of Change' and addressing 'compatibility between existing and new development' (Page 23).

The proposed rezoning is consistent with these Area of Change planning goals because the U-SU-A with waivers zone district encourages the development of housing that includes characteristics of Denver's traditional neighborhoods and provides a necessary transition to the adjacent planned Areas of Stability. The waivers allow for development patterns similar to what would be allowed for existing established neighborhoods through special provisions described on page 3 of this report in the section "Waivers to New Code District – Implications."

Blueprint Denver Future Land Use - Employment

The subject site has a future land use concept of Employment. This land use concept describes a need for special attention to design, screening and buffering is necessary when near districts that include residential uses. (Page 39). Subsequent rezoning applications for other parts of Buckley Annex will focus on the Employment recommendation and in accordance with the approved Buckley Annex GDP.

The proposed U-SU-A with waivers rezoning provides special attention to design, specifically by providing a land use and building height transition from adjacent established single-family Areas of Stability to the subject property. This provides for a compatible infill plan that responds to adjacent neighborhoods.

Blueprint Denver Street Classifications

Blueprint Denver also provides street classifications. Monaco Parkway is a Residential Arterial street. Arterials typically provide a high degree of mobility and generally serve longer vehicle trips. Residential Arterials balance transportation choices with land access, without sacrificing auto mobility. 1st Avenue is a Residential Collector street. Collectors are designed to provide a greater balance between mobility and land access within residential areas. Residential Collectors are designed to emphasize walking, bicycling and land access over automobile mobility.

Rezoning to a residential zone district like the proposed U-SU-A with waivers is consistent with the residential characteristics of these street classifications.

2. Uniformity of District Regulations and Restrictions

Because the proposed zoning is U-SU-A with waivers it is a unique zone district and is therefore uniform with itself.

3. Public Health, Safety and General Welfare

The proposed rezoning furthers the public health, safety, and general welfare of the City primarily through implementation of the City's adopted land use plan and the Buckley Annex General Development Plan.

(c) DZC Section 12.4.10.14

1. Justifying Circumstance

Denver Zoning Code Section 12.4.10.14.A.4 states a rezoning may be justified when 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.

The change or changing condition in this case is the closure of the Air Force facilities at Buckley Annex in 2011, and the subsequent sale of the property by the Department of Defense-Air Force to the Lowry Redevelopment Authority ("LRA") in 2012. Recommendations in Comprehensive Plan 2000, Blueprint Denver, and the Buckley Annex General Development Plan provide policy support for a substantial public interest in encouraging redevelopment of the area to meet citywide planning goals for Areas of Change, as well as to meet more specific planning goals for the Buckley Annex adopted after its sale to the LRA.

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

Neighborhood Context: The requested U-SU-A with waivers zone district is within the Urban Neighborhood Context. This neighborhood context is characterized by single-unit and two-unit residential uses located along local and residential arterial streets. It consists of a regular pattern of orthogonal block shapes, detached sidewalks, and the presences of alleys. Residential buildings have consistent orientation and setbacks. There is a balance of pedestrian, bicycle and vehicle reliance with a greater access to the multi-modal transportation system.

Zone District General Purpose: Residential zone districts within this neighborhood context recognize common residential characteristics but accommodate variation; reinforce desired development patterns in existing neighborhoods while accommodating reinvestment; and provide standards for two and a half story urban house forms, consistent lot sizes with medium to high lot coverage and consistent front and side yards.

Zone District Specific Intent: Specifically, U-SU-A allows urban houses on zone lots 3,000 square feet and more. This district allows the most shallow setbacks and highest lot coverage within the Urban Neighborhood Context.

The proposed rezoning is consistent with the above intent language. The base U-SU-A zone district provides a land use and building form that recognizes common residential characteristics, such as 2.5 stories and a minimum lot size of 3,000 square feet. The proposed waivers allow for shallow front setbacks, high lot coverage, and no bulk plane, which accommodates variation and reinvestment. These waivers reflect patterns in other established neighborhoods that were built pre-zoning codes or under Former Chapter 59 multi-family zoning with waivers and planned building groups (see page 3).

Additionally, the requested zoning implements the neighborhood context vision for streets, blocks, alleys and sidewalks as set forth in the Buckley Annex GDP.

CPD Recommendation

Based on the analysis set forth above, CPD staff finds that the application meets the requisite review criteria. Accordingly, staff recommends *approval*.

Planning Board Recommendation

The Planning Board unanimously (10-0) recommended to the City Council approval of the proposed rezoning application.

Attachments

1. Application
2. Public comments received

Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Lowry Economic Redevelopment Authority (LRA)	Representative Name	Robert J. Gollick, Inc.
Address	7290 East 1st Avenue	Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80230	City, State, Zip	Denver, Colorado 80209
Telephone	303 343-0276	Telephone	303 722-8771
Email	Monty.Force@lowryredevelopment.org	Email	bgollick@comcast.net
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		6801 East First Avenue (First Avenue Residential)	
Assessor's Parcel Numbers:		Portions of: 0608400023000	
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)		See Exhibit "D":Legal Description	
Area in Acres or Square Feet:		14.612± acres or 636,514± square feet	
Current Zone District(s):		O-1	
PROPOSAL			
Proposed Zone District:		U-SU-A with Waivers (20013I-00051) 3.9.14	

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>

ATTACHMENTS

Please check any attachments provided with this application:

- ☒ Authorization for Representative
- ☒ Proof of Ownership Document(s)
- ☒ Legal Description
- ☒ Review Criteria

Please list any additional attachments:

Please Refer to the Addendum Pages for all Exhibits
 Exhibit "A": Proposed Waivers for Parcel "A" (DRMC 12.4.10.12)
 Exhibit "B": Description of Consistency with Adopted City Plans (DRMC 12.4.10.13(A, B & C))
 Exhibit "C": Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14(A & B))
 Exhibit "D": Legal Description and Graphic Exhibit
 Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative
 Exhibit "F": Summary of Neighborhood Outreach Program
 Note: Proof of Ownership (Deed Submitted Separately)

www.denvergov.org/rezoning

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	John Alan Smith Josie Q. Smith	01/01/12	(A)	NO
Lowry Economic Redevelopment Authority (LRA)	7290 East 1st Avenue Denver, Colorado 80230 303 343-0276 Monty.Force@lowryredevelopment.org	100%	Montgomery C. Force	3/28/14	A	Yes

www.denvergov.org/rezoning

June 4, 2014

Addendum Pages to the proposed Official Zone Map Amendment for Boulevard One at Lowry formerly known, and referenced on the adopted GDP, as The Buckley Annex. The Buckley Annex GDP establishes six distinct sub-areas. This proposed map amendment is for the First Avenue Residential sub-area.

Sub-Area: First Avenue Residential

Approximately 6801 East 1ST Avenue

(Southeast intersection of Monaco Parkway and East First Avenue, see graphic below)

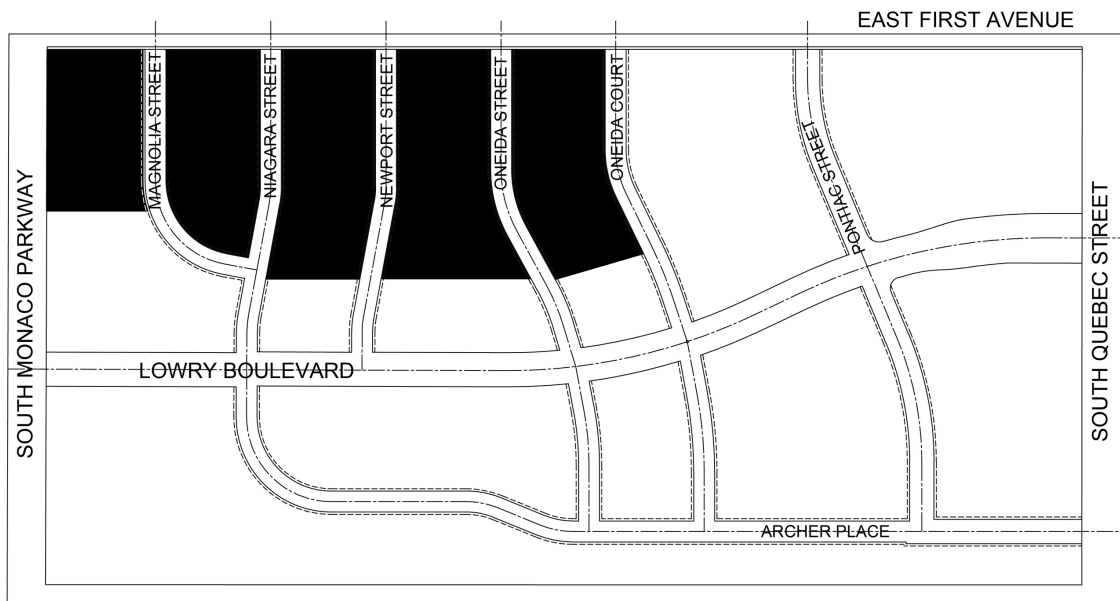
Application No. 2013I-00051

Current Zoning: O-1

Proposed Zoning: U-SU-A with waivers

Site Size: 14.612± acres or 636,514± square feet

ZONING LOCATION EXHIBIT



FIRST AVENUE RESIDENTIAL (U-SU-A)

Property Owner

Lowry Economic Redevelopment Authority

7290 East First Avenue

Denver, Colorado 80230

Authorized Representative:

Robert J. Gollick, Inc.

609 South Gaylord Street

Denver, Colorado 80209

303 722-8771

bgollick@comcast.net

Included as part of this addendum are the following documents:

Exhibit "A": Proposed Waivers

Exhibit "B": Description of Consistency with the following adopted City plans

- Comprehensive Plan 2000
- Blueprint Denver
- Approved Buckley Annex General Development Plan (GDP)

Exhibit "C": Description of Justifying Circumstances

- Neighborhood Context and Effect of Rezoning

Exhibit "D": Legal Description and Graphic Exhibit

Exhibit "E": Letter of Authorization

Exhibit "F": Summary of Neighborhood Outreach Program

Note: Proof of Ownership (Deed Submitted Separately)

Exhibit "A": Proposed Waivers

Per Section 12.3.3.3.B (Application Contents, B. Submittal Waivers) and Section 12.4.10.6 (Waivers of Rights and Obligations and Approval of Reasonable Conditions) of the Denver Zoning Code, we, the undersigned owner of the property under application for the rezoning referenced herein, do hereby waive certain rights or obligations of the Denver Zoning Code and instead shall comply with the waivers contained herein, on pages 3 through 5 of this application.

These waivers are submitted at the request of Karen Aviles of the Denver City Attorney's office for ordinance purposes and reflect only format changes from the original application for a Zone Map Amendment submitted by Applicant on March 28, 2014 and are non-substantive changes

These waivers shall apply to all our successors and assigns.

Agreed to by:.....

Montgomery Force, Executive Director

Lowry Economic Redevelopment Authority

U-SU-A with waivers:

1. Section 5.3.3.4.A Urban House of the Denver Zoning Code is hereby waived and, instead the "Urban House" building form table contained in this rezoning application is applicable.
2. Sections 5.3.4.5.B (Detached Garage) and C (Other Detached Accessory Structures) building forms in the Denver Zoning Code are hereby waived, and instead the single "Detached Accessory Structures" building form table contained in this rezoning application is applicable.
3. Section 1.2.3.5 Number of Uses and Structures Allowed Per Zone Lot, specifically line 1 of the table that limits Primary Structures per Zone Lot to 1 in the U-SU-A zone district is hereby waived, and instead there shall be allowed "no limit" on the number of Primary Structures per Zone Lot when a zone lot is oriented toward required publicly accessible open space as depicted on Sheet 9 of 13 of the approved Buckley Annex General Development Plan ("GDP") (Recorded in Denver County at Reception Number 2013077511).

WAIVER 1.

URBAN HOUSE

HEIGHT		U-SU-A with waivers
Stories (max)		2.5
Feet (max)		35'
Bulk Plane		na
SITING		U-SU-A with waivers
ZONE LOT		
Zone Lot Size (min)		3,000 ft ²
Zone Lot Width (min)		25'
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5' / 20'
Building Coverage (max)		na
PARKING BY ZONE LOT WIDTH		All Zone Lot Widths
Parking and Drive Lot Coverage in Primary Street		2 Spaces
Setback (max)		and 320 ft ²
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 5.3.7.6)	
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		U-SU-A with waivers
BUILDING CONFIGURATION		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)		35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
Pedestrian Access, Primary Street		Entry Feature
USES		U-SU-A with waivers
Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking		

See Denver Zoning Code Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.

WAIVER 2.

DETACHED ACCESSORY STRUCTURES

HEIGHT		U-SU-A with waivers
Stories (max)		2
Feet (max)		35'
Bulk Plane		na
SITING		U-SU-A with waivers
SETBACKS		
Setback from Primary Street Facing Facade of Primary Structure (min)		10'
Side Street (min)		3'
Side Interior (min)		0'
Rear, no alley (min)		5'
Rear, alley, where garage doors face alley (min)		5'
Rear, alley, where garage doors do not face alley* (min)		0'
Vehicle Access	From alley; or Street access allowed when no alley present See Denver Zoning Code Sec. 5.3.7.6 for exceptions	
DESIGN ELEMENTS		U-SU-A with waivers
BUILDING CONFIGURATION		
Additional Standards		See Denver Zoning Code Section 5.3.4.3
Building Footprint (max)		1,000 ft ²
Horizontal Dimension (max)		36'
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		3
Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		28'
USES		U-SU-A with waivers
Accessory Uses Only, excluding accessory dwelling unit where permitted. Division 5.4 for permitted Accessory Uses.		

See Denver Zoning Code Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review

Exhibit "B": Description of Consistency with Adopted City Plans**REVIEW CRITERIA**

The proposed map amendment is consistent with the following three adopted plans.

- 1. Denver Comprehensive Plan 2000,**
- 2. Blueprint Denver, and**
- 3. Buckley Annex General Development Plan (GDP).**

Review Criteria 1. Denver Comprehensive Plan 2000

Note: Italicized text following a strategy or objective is used to detail how the proposed map amendment meets that Plan goal.

Land Use Chapter**Objective 1: Citywide Land Use and Transportation Plan**

Balance and coordinate Denver's mix of land uses to sustain a healthy economy, support the use of alternative transportation, and enhance the quality of life in the city.

Strategy 1-B: Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city's character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Note: Boulevard One connects the proposed streets with the existing local street system preserving the integrity of the grid system. Additionally, Boulevard One has an extensive open space network that will enhance the quality of life for the area residents.

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.

Note: Boulevard One meets the recommendations and guidelines that have been adopted in the Buckley Annex GDP.

Objective 3: Residential Neighborhoods and Business Centers

Preserve and enhance the individuality, diversity and livability of Denver's neighborhoods and expand the vitality of Denver's business centers.

Strategy 3-A Complete neighborhood and **area plans** for parts of Denver where development or redevelopment is likely or desirable.

A GDP was developed by the Lowry Redevelopment Authority and adopted by the City in 2013.

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.

The Boulevard One Design Guidelines assure that future development will be compatible with the quality and character of the surrounding neighborhoods. Bike paths, walking paths and parks are incorporated into Boulevard One to provide the amenities the surrounding neighborhoods already enjoy.

Objective 4: Land Use and Transportation

Ensure that Denver's Citywide Land Use and Transportation Plan and regulatory system support the development of a clean, efficient and innovative transportation system that meets Denver's future economic and mobility needs.

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.

The theme of Lowry has always been "Live, Work and Play". This concept is incorporated into the Boulevard One neighborhood by providing a true mixed-use environment where residents will be able to live near work opportunities as well as recreation amenities. This will reduce the need for travel. Boulevard One residents will benefit from the six existing RTD bus stops around the site. The inclusion of additional residential units will support RTD rider patronage.

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.

Bike paths, walking paths along with nearby RTD transit is available through out the Boulevard One area.

Mobility Chapter

Explore and then use a wide variety of mechanisms to reduce the number of vehicle miles traveled, especially at peak times.

Objective 4: Changing Travel Behavior

Strategy 4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services.

Boulevard One will develop into a true mixed-use neighborhood where residents will be able to live near work opportunities as well as recreation amenities. This will reduce the need for travel.

Legacies Chapter

Opportunity: New development: Development plans for **Lowry**, Stapleton, the Central Platte Valley and the DIA/Gateway area can extend the quality and character of Denver's historic urban design features.

Objective 2 New Development, Traditional Character

In new development, adapt Denver's traditional urban design character to new needs expectations and technologies.

Strategy 2-A: Establish development standards to encourage positive change and diversity while protecting Denver's traditional character

Boulevard One has incorporated design guidelines that will assure quality design and planning principles are established.

Strategy 2-E: Ensure that the Zoning Code reinforces quality urban design.

The Lowry Redevelopment Authority has a 15-year history of providing quality urban design.

Boulevard One will carry on that legacy. Additionally, the 2010 Denver Zoning Code is a form-based Code with development regulations built-in. This assures quality urban design. Boulevard One is utilizing that Code.

Objective 3 Compact Urban Development

Incorporate visionary urban design principles into new development patterns to achieve a higher concentration and more diverse **mix of housing**, employment and transportation options in identified areas of the city.

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

The City's adoption of the Buckley Annex GDP has already identified the areas that are appropriate for increased density and new uses. Boulevard One development will adhere to the land use(s) in the GDP.

Strategy 3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives.

Boulevard One has incorporated several housing types into the overall plan. The proposed U-SU-A will permit one of those housing product types, single-unit dwellings.

Housing Chapter

Opportunity: Mixed-use communities: New developments at Green Valley Ranch, **Lowry**, Gateway, Stapleton, Highlands Garden Village and the Central Platte Valley provide opportunities to include full range of housing types, sizes, and prices and include residential units in mixed-use developments.

Opportunity: New development: **Redevelopment of Lowry**, Stapleton and the Central Platte Valley, and the annexation of the DIA/Gateway area provide Denver with extraordinary opportunities for

exciting new neighborhoods, vital business areas and distinctive urban centers, making Denver a stronger attraction for residents and businesses.

Opportunity: Mixed-use development: Integration of housing, retail, services, recreation and employment uses is increasing. New development in and around Downtown and at **Lowry**, Stapleton, Gateway and the Platte Valley will create the potential to live near work and use alternative transportation to reach destinations conveniently.

Objective 4 Middle-Income Households: Attract and retain middle-income households.

Strategy 4-C Ensure that plans for new development areas include traditional urban neighborhoods with well-designed, well-built homes affordable to middle-income households and close to work, shopping and services.

Denver is a City of unique neighborhoods. Boulevard One will add another distinctive urban neighborhood in Lowry. The adopted GDP reflects a vibrant mixed- use community that Boulevard One will create. All proposed housing at Boulevard One will be close to work, shopping and services and with a range of housing prices.

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.

Development of Boulevard One will reduce urban sprawl by providing housing, employment and services all in proximity with one another.

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.**

Review Criteria 2. Blueprint Denver: An Integrated Land Use and Transportation Plan

Note: The following portion of this application contains excerpts and paraphrasing from Blueprint Denver.

Blueprint Denver has designated the subject property as an Area of Change with a conceptual land use designation of **Employment Area** and further categorized (page 135) as a **mixed-use district**. Blueprint Denver expects 17,000 additional jobs and 16,000 new housing units at Stapleton, Gateway and **Lowry** by 2020. One of Denver's unique characteristics is the presence of these large vacant development sites. Blueprint Denver addresses how to accommodate this growth through an analysis of Areas of Change.

This site offers the potential to create new neighborhoods that embody the best characteristics of Denver's traditional residential areas. The Blueprint Denver scenario calls for a level of local retail, services and jobs to support the needs of residents who will occupy future housing on these sites. 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 Areas of Change are organized into districts, residential areas, centers and corridors. In most cases, changes in these areas will occur through following adopted plans such as for downtown Denver, Stapleton, and **Lowry**, or through developing new small area plans.

Note: *The Lowry Redevelopment Authority coordinated an extensive outreach program (See Exhibit "F") that led to the adoption of the Buckley Annex General Development Plan. The proposed map amendment is in complete conformance with that GDP.*

Numerous policies and recommendations contained in Blueprint Denver are in support of the development of the Boulevard One property. A few of these follow:

Blueprint Denver Strategies (for implementation)

- Coordinated master planning
- Urban character
- Pedestrian and transit supportive design and development standards
- Mixed land uses—retail and employment near residential neighborhoods
- Diversity of housing type, size, and cost
- Multi-modal streets
- Street grid/connectivity
- Reduce land used for parking with shared parking and structured parking
- Adequate parks and open space

As stated in Blueprint Denver, much of Denver's growth will be accommodated by infill **development on vacant land** or through redevelopment of existing sites. The proposed map amendment will meet that statement by providing the appropriate entitlement to develop a mixed-use project on a significant vacant parcel.

Review Criteria 3. Adopted Buckley Annex General Development Plan (GDP)

A General Development Plan establishes a framework for future land use and development and resulting public infrastructure. The GDP provides an opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. An **approved GDP** provides a master plan for coordinating development, infrastructure improvements, and regulatory decisions as development proceeds within the subject area.

This General Development Plan for Boulevard One was created within the guiding principles and framework of the 2008 Buckley Annex Redevelopment Plan. The GDP establishes 6 sub-areas that each have unique development opportunities.

The subject parcel sub area is First Avenue Residential (U-SU-A with waivers) and is described as follows:

First Avenue Residential

Intent: The First Avenue Residential subarea is a residential area focused on pocket parks and walkable streets that connect to the existing Mayfair Park and Lowry West Neighborhoods. An enhanced 1st Avenue streetscape further integrates these three neighborhoods. It is the intent of the proposed U-SU-A zone district to provide single unit residential along 1st Avenue adjacent to the Mayfair Park Neighborhood to buffer the neighborhood from the higher density areas along Lowry Boulevard and Quebec Street while providing pedestrian and bicycle connections to and across the site.

Land Use: Single Unit Detached

Height: Maximum 2.5 Stories

Urban Design:

- Vehicular access from alley
- Small lot sizes (3,000 square feet to 7,000 square feet)
- Consistent shallow setbacks

Exhibit "C":**Section "A" Description of Justifying Circumstances**

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.

The Boulevard One property was the last parcel of land to be transferred by the Department of Defense to the Lowry Redevelopment Authority at the former Lowry Air Force Base. This property contained the Denver Center of the Defense Finance and Accounting Services and the Air Reserve Personnel Center. (DFAS)

The United States Air Force announced closure of the DFAS facility in 2005. The Lowry Redevelopment Authority initiated a collaborative community process to begin planning for the transition of the property from DFAS facility to an integrated neighborhood in Lowry. The LRA conducted a public redevelopment planning process in 2007 and 2008 involving several community task forces and stakeholder groups. The redevelopment plan strives to balance the needs of the community, the LRA and the City and County of Denver. The LRA will be the master developer of the site, as it has for the rest of Lowry, and will sell land to residential and commercial developers for vertical construction.

Development of the Boulevard One property will encourage the creation of livable, vibrant neighborhoods that are defined by choices, quality amenities and a range of housing types. The Boulevard One neighborhood will provide this for people at many life stages. This sustainable neighborhood will integrate with surrounding neighborhoods, provide opportunities to replace lost jobs, and create new tax revenues for the city.

The closure of the DFAS Center and property transfer to the LRA is one of the changed conditions that justify this map amendment.

Additionally, numerous other changes have occurred that justify the proposed map amendment. A few are listed as follows:

1. Of most importance is the City's adoption of the **Buckley Annex GDP** that is supportive of this zoning request and described in the section above,
2. Approval of the site as an **"Area of Change"** with a land use designation of Employment Area within "Blueprint Denver",
3. The numerous coordinated developments that have occurred at the former Air Force Base that makes this one of the most successful base closures in the nation,

4. The adoption of the 2010 Zoning Code, which provides “form-based”, zoning tools to address the development goals of the City and the neighbors for infill sites,
5. The desire for individuals to live near where they work and play,
6. The site connects to five RTD urban transit lines, which conveniently connect to downtown.

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 support for the services, amenities, employment opportunities and provide residential development necessary for positive planned growth to occur.

Section “B” Neighborhood Context and Effect of Rezoning

The proposed amendment is to provide a framework for the development of a property located at one of the City’s most important sites that reflects the goals and expectations of the approved Buckley Annex GDP (adopted May 13 of 2013). This proposed map amendment request approval of the U-SU-A zone district. All of the SU zone districts are intended for Single-Unit development. The U-SU-A zone districts was adopted by City Council to respond to development parcels such as this and categorized as Urban Neighborhood Context. The Zoning Code describes the neighborhood context of the U-SU-A district as consisting of Single-unit residential structures are typically using the Urban House building form, usually located on arterial or residential streets. The general intent is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The Urban Neighborhood Context, (paraphrased from the Zoning Code) is characterized by single-unit residential uses. The proposed map amendment limits development in these area to single-unit development using the Urban House building form. This is precisely the nature of the proposed zoning.

The effect of the proposed amendment will be immediate and positive. Zoning proposals such as this one can be the catalyst for smart growth with density where it should be and people living and shopping where they work. Development of the subject property under the guidelines of the Urban Neighborhood Context zoning will meet the expectations of the approved GDP. The addition of residential units will bring shoppers and diners to the area who for the most part will walk to their destinations.

As paraphrased from the Zoning Code, the **General Purpose** of the Urban Context Residential zone districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of these single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area

and lot coverage is typically medium to high accommodating a consistent front and side yard.

In addition to being in conformance with the approved GDP, the regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

As the Code states, the specific intent of the U-SU-A district is a single unit district with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25-foot wide lots. This district, along with the proposed waivers, requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context.

Exhibit "D": First Avenue Residential

Parcel 1
Proposed Zoning (U-SU-A)
Description

A part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

COMMENCING at the East Quarter Corner of said Section 8;
 thence North 89°59'52" West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;
 thence South 00°02'35" West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1st Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver;
 thence North 89°59'52" West, along said southerly line of E. 1st Ave., a distance of 1093.52 feet to the centerline of proposed Oneida Ct. and the **POINT OF BEGINNING**;

thence along said centerline of proposed Oneida Ct. the following three (3) courses:

- 1.) South 00°00'08" West a distance of 240.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 230.00 feet, a central angle of 25°55'15", an arc length of 104.05 feet and whose chord bears South 12°57'30" East a distance of 103.17 feet;
- 3.) South 25°55'07" East a distance of 107.45 feet;

thence South 85°01'11" West a distance of 284.53 feet;
 thence South 86°58'42" West a distance of 350.14 feet;
 thence North 89°54'16" West a distance of 270.02 feet to the centerline of proposed Niagara St.;

thence South 10°29'45" West, along said centerline of proposed Niagara St., a distance of 43.23 feet to the centerline of proposed Magnolia St.;

thence along said centerline of proposed Magnolia St. the following two (2) courses:

- 1.) North 79°30'15" West a distance of 76.97 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 28°52'12", an arc length of 99.77 feet and whose chord bears North 65°04'09" West a distance of 98.72 feet;

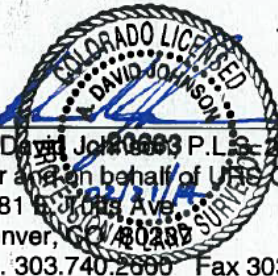
thence North 90°00'00" West a distance of 327.59 feet to the easterly line of Monaco St. Pkwy;

thence North 00°11'21" East, parallel with and 90.00 feet east of the westerly line of said Southeast Quarter and along said easterly line of Monaco St. Pkwy, a distance of 467.20 feet to said southerly line of First Ave.;

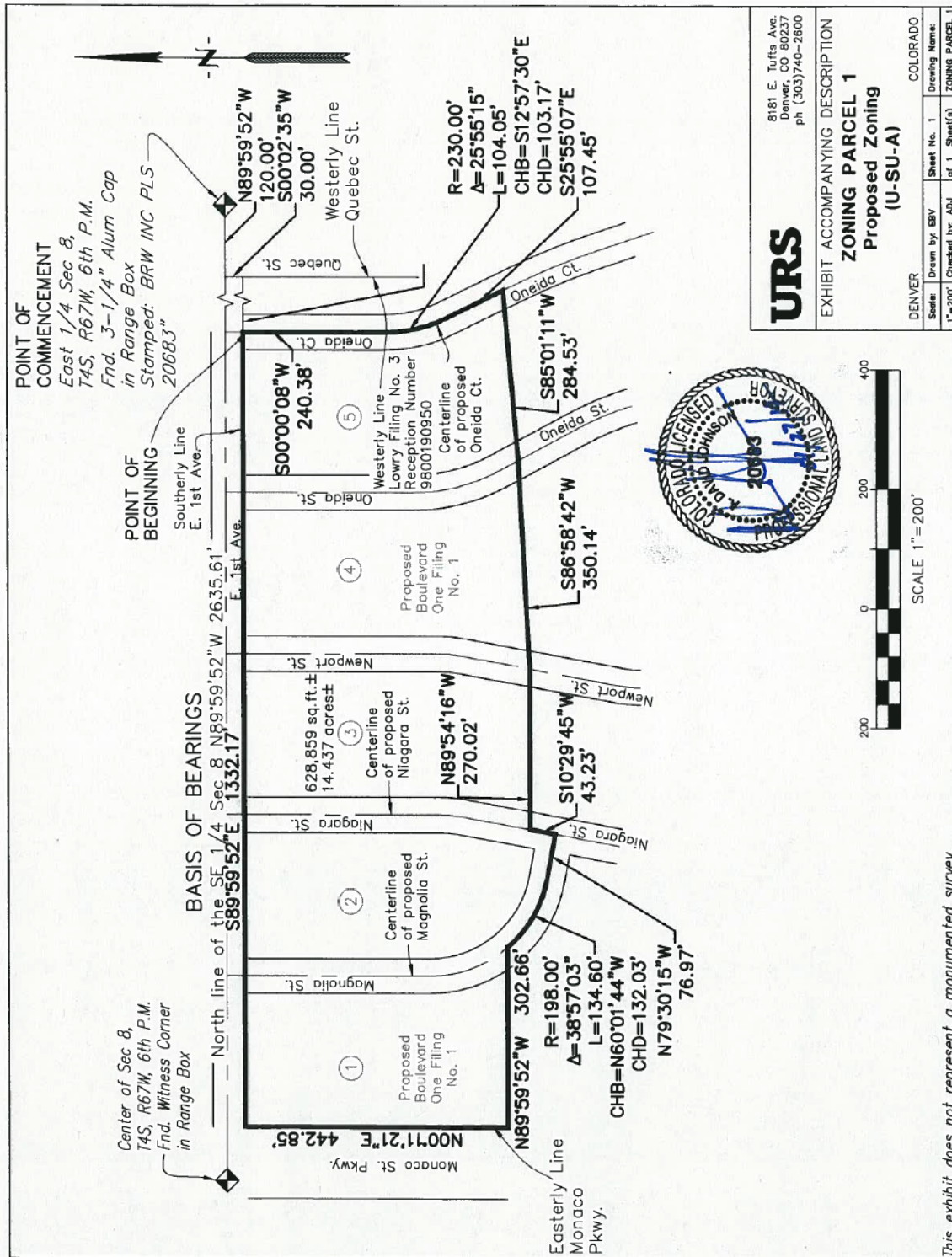
thence South 89°59'52" East, parallel with and 30.00 feet south of said northerly line of the Southeast Quarter of Section 8 and along said southerly line of E. 1st Ave., a distance of 1332.17 feet to the **POINT OF BEGINNING**.

Containing 636,514 square feet or 14.612 acres, more or less.

Basis of bearings: Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52" West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.



A. David Johnson P.L.S. 20683
For and on behalf of URS Corporation
8181 E. Johnson Ave.
Denver, CO 80231
Ph. 303.740.2600 Fax 303.694.2770



This exhibit does not represent a monumented survey.

Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative



November 6, 2013

Robert Gollick, Inc.
Robert Gollick
President
609 S. Gaylord Street
Denver, Colorado 80209

RE: Boulevard One Zoning Submittals

Dear Bob,

Robert Gollick, Inc., is hereby authorized to act on behalf of the Lowry Redevelopment Authority for the purpose of rezoning the +/- 70 acres of Boulevard One. The site is located between Monaco Parkway on the west and S. Quebec Street to the east just south of 1st Avenue.

Respectfully,
LOWRY REDEVELOPMENT AUTHORITY

A handwritten signature in blue ink that reads "Montgomery C. Force".

Montgomery C. Force
Executive Director

EXHIBIT "F"

Buckley Annex Redevelopment Planning
General Development Plan
Zoning (now Boulevard One)
Public Meeting Outreach
2006-2013

Date	Committee or Neighborhood Org	Place Time	# in attendance approx - does not include committee	Discussion Items
7/18/06	Homeless Assistance Providers/Public Benefit Conveyance screening workshop	DFAS Center a.m.	50	Buckley Annex closure, federally mandated screening procedures and timelines
2/12/07	BA Planning task force # 1	LRA evening	50	Informational and kick off meeting to establish goals and vision for plan
3/12/07	Combined task force # 2	LRA evening		
4/5/07	Housing task force # 1	LRA evening	15	Discussed application from Homeless Assistance Provider
4/11/07	Planning task force # 1	LRA evening	30	Discussed goals of plan
4/19/07	Combined task force # 3	LRA evening	50	Review of conceptual plan alternatives and shared perspectives on options
6/4/07	Housing task force # 2	LRA evening	25	Discussion of full housing spectrum
6/13/07	Combined task force # 4	LRA evening	75	Review updated market & transportation research; presented refined plan alternatives; alternatives reviewed and perspectives shared
6/26/07	Housing task force # 3	LRA evening	30	Continued discussions of housing spectrum and homeless assistance
7/11/07	Homeless Housing public hearing & open house	Eisenhower Chapel evening	150	Recommendations presented for 1.5-acre site for mixed income rental complex of up to 80 for-rent units.
8/1/07	Combined task force # 5 & open house	Lowry Elementary School evening	200	Introduction of redevelopment plan; information of BRAC process and planned disposition of property
8/22/07	Transportation task force # 1	LRA evening	60	Discussion of traffic studies and related impact issues
9/4/07	Transportation task force # 2	LRA evening	60	Continued research and discussion of transportation issues
9/6/07	Combined task force # 6	Machebeuf High School evening	250	Redevelopment plan reviewed; discussion of remaining challenges and plan enforcement with an undetermined developer
9/27/07	Planning/Disposition Subcommittee	evening		Redevelopment plan reviewed and impacts discussed
10/9/07	Lowry Community Advisory Committee	evening		Redevelopment plan reviewed and various elements discussed
10/10/07	Planning task force # 2	evening		Working session with task force members to reach a consensus on outstanding issues and balance opposing views
10/25/07	Planning/Disposition Subcommittee	evening		Report from 10/10 task force working session and further discussion
11/14/07	Final BA Redevelopment Plan Public Comment Meeting	Montclair Academy evening	300	Final plan presented and reviewed; public comments gathered

12/18/07	Combined Planning/Disposition & Community Advisory Committees	Eisenhower Chapel evening		Reviewed plan again with action taken to recommend submittal to AF and HUD
1/29/08	LRA Board of Directors	Eisenhower Chapel evening		Reviewed aspects of plan with action taken to submit the plan to AF and HUD
6/5/12	Lowry Community Advisory Committee	Eisenhower Chapel 5:30-7 pm	40	BA planning history, community planning process, development timeline, GDP plan process, site plan refinements Requested recommendation to submit GDP with refinements
6/13/12	Lowry United Neighborhoods	Village at Lowry 6:30-8 pm	60	BA redevelopment planning process, proposed, site plan refinements, proposed improvements to 1 st Ave, proposed berm on 1 st Ave, GDP process, DPS and projected BA student count, demo plans, development phasing
6/21/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	25	Site plan refinements Requested concurrence of CAC recommendation to submit GDP with refinements
6/26/12	LRA Board of Directors	Eisenhower Chapel 8-9:30 am	25	Proposed site plan refinements Resolution approved to submit the GDP with refinements
7/10/12	Lowry Community Advisory Committee	CO Free U. 5:30-7 pm	75	Overview of site plan, sustainability framework (LEED ND), Proposed refinements to 1 st Ave and berm, preliminary results of traffic study
7/19/12	Mayfair Park/Lowry West Neighborhoods	Village at Lowry 5:30-7 pm	32	BA redevelopment planning process, proposed site plan refinements, proposed improvements on 1 st Ave, proposed berm on 1 st Ave, GDP process, DPS and projected BA students
7/26/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	20	DPS discussion of appropriate location of school for Mayfair Park and BA students, 1 st Ave berm, Updated Traffic Study
8/16/12	Planning/Disposition Subcommittee	Eisenhower Chapel 5-6:30 pm	30	Transportation Update, Demolition, Project Schedule Update
8/28/12	LRA Board of Directors	LRA 8:30-9:30 am	20	Sustainability Program
9/4/12	Lowry Community Advisory Committee	LRA 5:30-7 pm	25	Transportation Update, Demolition Project Schedule Update
9/20/12	Planning/Disposition Subcommittee	LRA 5-6:30 pm	15	GDP Overview and Process, Buckley Annex Transportation Plan
10/2/12	Lowry Community Advisory Committee	LRA 5:30-7:15	30	GDP Overview & Process, Buckley Annex Transportation Planning
10/18/12	Planning/Disposition Subcommittee	LRA 5-6:15 pm	15	GDP Update and CCD Comments, First Avenue Berm
10/23/12	LRA Board of Directors	LRA 8-9:30 am	25	GDP Update
11/13/12	Lowry Community Advisory Committee	LRA 5:30-7:30 pm	40	GDP update and CCD comments; First Ave berm, DPS Update; Overview of CCD zoning code
12/4/12	LRA Board of Directors	LRA 8-9:30 am	35	GDP update that CCD requested additional traffic counts; design guidelines addendum for Buckley Annex still to come; zoning suggestions to come from CCD then for public comment; DPS plan to be in place when needed
12/11/12	CCD required public	Eisenhower	150	GDP review; public comment and Q/A

	meeting	Chapel 6-8:30 pm		session; open house period to look at the plan and ask questions
12/18/12	Open house sponsored by Councilwoman Susman	Temple Emanuel 6:30-8 pm	100	Open house format with discussion of the various elements of the GDP at stations around the room
2/5/13	Lowry Community Advisory Committee	Eisenhower Chapel 6-7:30 pm	100	Open House format with questions/discussion at stations around the room, a public comment period, discussion among the CAC with action to recommend that the LRA Board approve the updated GDP
2/26/13	LRA Board of Directors	LRA 8:30-10 am	15	Discussion and action taken to move forward with submittal of the GDP (public comment made by 5 attendees)
3/19/13	LRA Board of Directors	LRA 8:30-10 am	4	GDP status update was given that the presentation to the Denver Planning Board was moved from 3/20/13 to 4/3/13
4/24/13	Planning/Disposition Subcommittee	LRA 5-6:15 pm	1	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex
5/7/13	Community Advisory Committee	LRA 5:30-7 pm	3	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex (public comment made from 1 attendee)
5/21/14	LRA Board of Directors	LRA 8-10:00 am	0	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex
6/20/13	Planning/Disposition Subcommittee	LRA 5-6:30 pm	1	Action taken to recommend the approval of the proposed zone districts (public comment was answered in the discussion prior to action taken)
7/9/13	Community Advisory Committee	LRA 5:30-7 pm	0	Action taken to recommend that the LRA Board approve the proposed zone districts
7/23/13	LRA Board of Directors	8-10:00 am	9	Resolution passed to submit a zoning application for the proposed 5 districts with conditions for Buckley Annex (5 public comments given)
8/27/13	LRA Board of Directors	8-9:00 am	6	Zoning update that additional meetings will be done with Registered Neighborhood Organizations (RNOs) (5 public comments given)
8/27/13	Mayfair Park RNO	LRA 6-7:30 pm	10	Overview of zoning; discussed 1- Ave.; price points & lot sizes; alleys opening to 1- Ave.; choice of Urban rather than Urban Edge
9/3/13	Community Advisory Committee	LRA 5:30-7:00 pm	0	Zoning update for proposed LRA parking standards added as a condition to the zoning submittal pursuant to direction from the LRA Board; Park Heights neighbors have voiced concerns about the location of the DHA site and 10' setbacks
9/10/13	Crestmoor Park/CRL	LRA 4-6:00 pm		
9/13/13	Crestmoor/CCD Traffic		8	1- Ave. & traffic patterns through Crestmoor
9/18/13	Lowry United Neighbors RNO	Village at Lowry 6:30-8 pm	30	Overview of zoning; pedestrian connection with Park Heights; DHA site location; rear setbacks adjacent to Park Heights; accessory dwelling units
9/19/13	Planning/Disposition Subcommittee	LRA 5-6:00 pm	5	Action taken to recommend modifications to the proposed zoning with 1) relocate DHA site to the west; 2) remove the option for accessory dwelling unit from U-SU-B1 district; 3) change rear setback to 20' because there is no alley nor rear-loaded garages in the U-SU-B district (public comments were taken during the discussion with the subcommittee)

				members regarding action taken)
10/1/13	Community Advisory Committee	LRA 5:30-7pm	5	Action taken to accept the modifications to proposed zoning with 1) relocation of DHA site; 2) eliminate alleys in U-SU-B1 district; 3) eliminate accessory dwelling units in U-SU-B1; and 4) eliminate accessory dwelling units in U-SU-A1 (3 public comments were given)
10/2/13	Crestmoor I and II RNOs	Crestmoor II private residence 6-7:30 pm	7	Building heights; density; transportation
10/14/13	CCD Traffic/Mayfair Park/Crestmoor	LRA 4-5:30 pm	6	Discussed 1 st Ave.
10/22/13	LRA Board of Directors	LRA	1	Discussed modifications to previously presented zoning recommendations 1) DHA relocation to the west with townhomes east of them and extending single family on the southern edge by an addition 2-3 lots; 2) eliminate accessory dwelling units for districts U-SU-A and U-SU-; 3) no alleys on the southern edge so rear setback set at 20 feet; adding a condition for parking standards that reflect what has been used at Lowry from the old zone code and also having the LDRC examine and ask for more parking on a case by case basis for each project. The Board approved a resolution to move forward with the zoning submittal as presented with these modifications