



REZONING GUIDE

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	CC Gateway Owners LLC	Representative Name	Doug McKinnon
Address	730 17th Street 220	Address	730 17th Street 220
City, State, Zip	Denver, CO 80202	City, State, Zip	Denver, CO 80202
Telephone	303-629-6700	Telephone	303-629-6700
Email	dm@mckinnonre.com	Email	dm@mckinnonre.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	55 S Colorado Blvd, 65 S Colorado Blvd, 101 S Colorado Blvd, 51 N Colorado Blvd, 97 N Colorado Blvd. 98 Harrison St., 101 S Colorado Blvd		
Assessor's Parcel Numbers:	Due to size see attached sheet with additional info		
Area in Acres or Square Feet:	57,504		
Current Zone District(s):	Due to size see attached sheet with additional info		
PROPOSAL			
Proposed Zone District:	Due to size see attached sheet with additional info		
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

REZONING GUIDE

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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 Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 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>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)

Please list any additional attachments:

Narrative - AMENDED



REZONING GUIDE

101 Colorado

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	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	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
CC Gateway Owners LLC Doug McKinnon	730 17th Street 220 Denver, CO 80202	100%	<i>[Signature]</i>	10/25/19	A	Yes

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 705
Denver, CO 80202

720-665-2974 • rezoning@denvergov.org



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Betty Vincent	Representative Name	Doug McKinnon
Address	2925 Jay Street	Address	730 17th Street 220
City, State, Zip	Wheat Ridge CO 80214	City, State, Zip	Denver CO 80202
Telephone	303-233-6061	Telephone	303-629-6700
Email	N/A	Email	dm@mckinnonre.com
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	51 Colorado Blvd		
Assessor's Parcel Numbers:	061250101300		
Area in Acres or Square Feet:	11,300 Sq. Ft.		
Current Zone District(s):	G-HR-3		
PROPOSAL			
Proposed Zone District:	G-MU-5		

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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. 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 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 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 Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p>a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p>b. A City adopted plan; or</p> <p>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</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. 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. Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

narrative



REZONING GUIDE

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

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EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Betty Vincent	2925 Jay Street Wheat Ridge, CO 80214	100%	<i>Betty Vincent</i>	<i>11.23.19</i>	A	Yes

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

CC Gateways Re Zoning Application

Applicable Addresses

55 S Colorado Blvd, 65 S Colorado Blvd, 101 S Colorado Blvd, 51 N Colorado Blvd, 97 N Colorado Blvd, 98 Harrison St., 101 N Colorado Blvd.

Applicable Assessor

- 55 S Colorado Blvd Schedule # 0512516005000
- 65 S Colorado Blvd Schedule # 0512516007000
- 101 S Colorado Blvd Schedule # 0512517001000
- 51 N Colorado Blvd Schedule # 0512501013000
- 97 N Colorado Blvd Schedule # 0512501002000
- 98 Harrison St. Schedule # 0512501012000
- 101 N Colorado Blvd. Schedule # 0512132013000

Requested Zone Districts

- 55 S Colorado Blvd current PUD 56 1981 (19810683) proposed G-RO-5
- 65 S Colorado Blvd current PUD 56 1981 (19810683) proposed G-RO-5
- 101 S Colorado Blvd current G-MU-3 proposed G-MU-5
- 51 N Colorado Blvd current G-RH-3 proposed G-RO-5
- 97 N Colorado Blvd current G-RH-3 proposed G-RO-5
- 98 Harrison St. current G-RH-3 proposed G-RO-5
- 101 N Colorado Blvd, current G-RH-3 proposed G-MU-5

Property Square Footage (as per ALTA Survey attached)

55 S Colorado Blvd	SF 4,692
65 S Colorado Blvd	SF 11,812
101 S Colorado Blvd	SF 9,527
51 N Colorado Blvd	SF 11,306
97 N Colorado Blvd	SF 2,170
98 Harrison St.	SF 6,769
101 N Colorado Blvd	SF 11,228

Total Square footage SF 57,504

Legal
Description

PARCEL I

(97 Colorado Boulevard):

Those parts of Lots 1 and 2, Block 10,
BURLINGTON CAPITOL HILL ADDITION,
Located within boundaries described as follow:
Beginning at the Southwest corner of said Lot 2;
Thence Northerly on the West line of said Lots 2 and 1, 38 feet;
Thence Southeasterly to a point which is 27.45 feet South of the North line of said Lot 1 and
60.62 feet East of the West
line of said Lots 1 and 2;
Thence Southeasterly to the Southeast corner of said Lot 2;
Thence Westerly on the South line of said Lot 2 to the Point of Beginning,
City and County of Denver,
State of Colorado.

PARCEL II

(98 Harrison Street):

Lots 3, 4 and 5, Block 10,
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver
State of Colorado.

PARCEL III

(101 Colorado Boulevard):

Lots 1 to 6, inclusive,
EXCEPT that part of said Lots described as follows:
Beginning at the Northeast corner of said Lot 1;
Thence Westerly on the North line of said Lot 1, a distance of 6.16 feet;
Thence Southerly on a line parallel with the East line of Block 9, a distance of 69.38 feet to
a point of curve;
Thence Southwesterly on a curve, convex to the Southeast and having a radius of 85 feet to a
point on the South line of
said Lot 6 and 71.12 feet West of the Southeast corner thereof;
Thence Easterly on the South line of Lot 6 to the East line of Block 9;
Thence Northerly on the East line to the Point of Beginning,

Block 9,
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver,
State of Colorado.

PARCEL IV
(55 South Colorado Boulevard):

Lots 14 and 15, Block 27,
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver,
State of Colorado.

PARCEL V
(65 South Colorado Boulevard):

Lots 16, 17, 18, 19, and 20, Block 27,
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver,
State of Colorado.

PARCEL VI
(101 South Colorado Boulevard):

Lots 1, 2, 3 and 4, Block 28
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver,
State of Colorado.

PARCEL VII
(45-51 South Colorado Boulevard):

Lots 6 through 10, inclusive, Block 10,
BURLINGTON CAPITOL HILL ADDITION,
City and County of Denver,
State of Colorado



Real Property Records

Date last updated: Thursday, October 24, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to property tax information for this property](#)

[Link to comparable sales information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to chain of title information for this property](#)

[Link to map/historic district listing for this Property](#)

[Link to property sales information for this neighborhood](#)

[Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.

PROPERTY INFORMATION

Property Type: COMMERCIAL - RETAIL	Parcel: 0512516007000
Name and Address Information	Legal Description
CC GATEWAY OWNERS LLC	L 16 TO 20 INC BLK 27
730 17TH ST 220	BURLINGTON CAPITOL HILL ADD
DENVER, CO 80202-3506	
Property Address: 65 S COLORADO BLVD	Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	762700	221180		
Improvements	67900	19690		
Total	830600	240870	0	240870
Prior Year				
Land	568700	164920		
Improvements	144600	41930		
Total	713300	206850	0	206850

Style: Other
 Year Built: 1970
 Building Sqr. Foot: 2,740
 Bedrooms:
 Baths Full/Half: 0/0

Reception No.: 2019067425
 Recording Date: 06/03/19
 Document Type: Affidavit
 Sale Price: 5550000
 Mill Levy: 77.365

Basement/Finished: 0/0

Lot Size: 11,827

[Click here for current zoning](#)

Zoning Used for Valuation: PUD

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

 [Print](#)



Real Property Records
 Date last updated: Wednesday, November 13, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

- [Link to real property information for this property](#)
- [Link to comparable sales information for this property](#)
- [Link to chain of title information for this property](#)
- [Link to property sales information for this neighborhood](#)
- [Link to property tax information for this property](#)
- [Link to property sales information for all Denver neighborhoods](#)
- [Link to map/historic district listing for this Property](#)

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PROPERTY INFORMATION

Property Type: RX ZONED VACANT LAND - (RES) Parcel: 0512501002000

<p>Name and Address Information</p> <p>CC GATEWAY OWNERS LLC</p> <p>730 17TH ST 220</p> <p>DENVER, CO 80202-3506</p> <p>Property Address: 97 N COLORADO BLVD</p>	<p>Legal Description</p> <p>BURLINGTON CAPITOL HILL ADD B10 L3 TO 5</p> <p>Tax District DENV</p>
--	--

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	84100	24390		
Improvements	0	0		
Total	84100	24390	0	24390
Prior Year				
Land	76900	22300		
Improvements	0	0		
Total	76900	22300	0	22300

<p>Style: Other</p> <p>Year Built:</p> <p>Building Sqr. Foot: 0</p> <p>Bedrooms:</p> <p>Baths Full/Half: 0/0</p>	<p>Reception No.: 2019067425</p> <p>Recording Date: 06/03/19</p> <p>Document Type: Affidavit</p> <p>Sale Price: 5550000</p> <p>Mill Levy: 77.365</p>
--	--

Basement/Finished: 0/0

Lot Size: 1,460

[Click here for current zoning](#)

Zoning Used for Valuation: G-RH-3

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

 [Print](#)



Real Property Records

Date last updated: Thursday, October 24, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

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[Link to map/historic district listing for this](#)

[Link to property sales information for this neighborhood](#)

[Property](#)

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PROPERTY INFORMATION

Property Type: RX ZONED VACANT LAND - (RES) Parcel: 0512501012000

Name and Address Information

Legal Description

CC GATEWAY OWNERS LLC

BURLINGTON CAPITOL HILL ADD

730 17TH ST 220

B10 L1 & 2 BEG SW COR OF L2

DENVER, CO 80202-3506

N 38FT SELY TO PT 27.45FT S

& 60.62FT W OF NE COR OF L1

SELY TO COR OF L2 W TO POB

Property Address: 98 N HARRISON ST

Tax District

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	84100	24390		
Improvements	0	0		
Total	84100	24390	0	24390
Prior Year				
Land	76900	22300		
Improvements	0	0		
Total	76900	22300	0	22300

Style: Other

Reception No.: 2019067425

Year Built:

Recording Date: 06/03/19

Building Sqr. Foot: 0

Document Type: Affidavit

Bedrooms:

Sale Price: 5550000

Baths Full/Half: 0/0
Basement/Finished: 0/0

Mill Levy: 77.365

Lot Size: 1,460

[Click here for current zoning](#)

Zoning Used for Valuation: G-RH-3

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

 [Print](#)



Real Property Records

Date last updated: Friday, October 25, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this](#)

[property](#)

[Link to comparable sales information for this](#)

[property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this](#)

[neighborhood](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this](#)

[Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.

PROPERTY INFORMATION

Property Type: RESIDENTIAL TRIPLEX

Parcel: 0512516005000

Name and Address Information

Legal Description

CC GATEWAY OWNERS LLC

730 17TH ST 220

DENVER, CO 80202-3506

L 14 & 15 BLK27 BURLINGTON
CAPITOL HILL ADD

Property Address: 55 S COLORADO BLVD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	343900	24590		
Improvements	369400	26410		
Total	713300	51000	0	51000
Prior Year				
Land	269300	19390		
Improvements	379600	27330		
Total	648900	46720	0	46720

Style: Other

Year Built: 1939

Building Sqr. Foot: 2,172

Bedrooms:

Baths Full/Half: 0/0

Reception No.: 2019067425

Recording Date: 06/03/19

Document Type: Affidavit

Sale Price: 5550000

Mill Levy: 77.365

Basement/Finished: 0/0

Lot Size: 4,700

[Click here for current zoning](#)

Zoning Used for Valuation: PUD

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

 [Print](#)



Real Property Records

Date last updated: Friday, December 13, 2019

Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

[Back to Property List](#)

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PROPERTY INFORMATION

Property Type: RESIDENTIAL 4 THRU 8 UNITS

Parcel: 0512501013000

Name and Address Information

Legal Description

VINCENT,BETTY F

2925 JAY ST

WHEAT RIDGE, CO 80214-8150

Property Address: 51 N COLORADO BLVD

BURLINGTON CAPITOL HILL ADD
B10 L6 TO 10

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	735000	52550		
Improvements	618600	44230		
Total	1353600	96780	0	96780
Prior Year				
Land	546600	39360		
Improvements	637900	45930		
Total	1184500	85290	0	85290

Style: Other

Year Built: 1953

Building Sqr. Foot: 3,844

Bedrooms:

Baths Full/Half: 0/0

Reception No.: 2005075213

Recording Date: 05/07/05

Document Type: Personal Rep

Sale Price:

Mill Levy: 77.365

Basement/Finished: 0/0

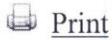
Lot Size: 11,300

[Click here for current zoning](#)

Zoning Used for Valuation: G-RH-3

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

 [Print](#)



Real Property Records

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Real Property Records Search

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[Link to property sales information for this neighborhood](#)

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PROPERTY INFORMATION

Property Type: RX ZONED VACANT LAND - (RES) Parcel: 0512132013000

Name and Address Information

Legal Description

CC GATEWAY OWNERS LLC
730 17TH ST 220
DENVER, CO 80202-3506

BURLINGTON CAPITOL HILL ADD
B9
L1 TO 6 DIF RCP #00065723 RCD
12-19-86

Property Address: 101 N COLORADO BLVD

Tax District DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	672000	194880		
Improvements	0	0		
Total	672000	194880	0	194880
Prior Year				
Land	516900	149900		
Improvements	0	0		
Total	516900	149900	0	149900

Style: Other

Reception No.: 2019067425

Year Built:

Recording Date: 06/03/19

Building Sqr. Foot: 0

Document Type: Affidavit

Bedrooms:

Sale Price: 5550000

101 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CC GATEWAY OWNERS LLC 730 17TH ST 220 DENVER, CO 80202-3506	05125-17-001-000	BURLINGTON CAPITOL HILL ADD B28 L1 TO 4	RESIDENTIAL 4 THRU 8 UNITS	DENV

Real Property Records

Date last updated: Friday, December 13, 2019

[Real Property Records Search](#)

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property](#)

[Link to comparable sales information for this property](#)

[Link to chain of title information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property tax information for this property](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property](#)

[Back to Property List](#)

The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.

PROPERTY INFORMATION

Property Type: RESIDENTIAL 4 THRU 8 UNITS

Parcel: 0512517001000

Name and Address Information	Legal Description
------------------------------	-------------------

CC GATEWAY OWNERS LLC

730 17TH ST 220

DENVER, CO 80202-3506

BURLINGTON CAPITOL HILL ADD
B28 L1 TO 4

Property Address: 101 S COLORADO BLVD

Tax District DENV

Assessment Information

Owner	Schedule Number	Legal Description	Property Type		Tax District
	Actual		Assessed	Exempt	Taxable
Current Year					
Land	640500	45800			
Improvements	126300	9030			
Total	766800	54830	0		54830
Prior Year					
Land	471000	33910			
Improvements	864800	62270			
Total	1335800	96180	0		96180

Style: Other

Reception No.: 2019067425

Year Built: 1952

Recording Date: 06/03/19

Building Sqr. Foot: 4,777

Document Type: Affidavit

Bedrooms:

Sale Price: 5550000

Baths Full/Half: 0/0

Mill Levy: 77.365

Basement/Finished: 0/0

Lot Size: 9,500

[Click here for current zoning](#)

Zoning Used for Valuation:

G-MU-3

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

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

CC Gateway Owners, LLC

is a

Limited Liability Company

formed or registered on 02/07/2019 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20191118004 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/12/2019 that have been posted, and by documents delivered to this office electronically through 11/13/2019 @ 21:02:48 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 11/13/2019 @ 21:02:48 in accordance with applicable law. This certificate is assigned Confirmation Number 11910982 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



Colorado Secretary of State
 Date and Time: 02/07/2019 10:23 AM
 ID Number: 20191118004
 Document number: 20191118004
 Amount Paid: \$50.00

Document must be filed electronically.
 Paper documents are not accepted.
 Fees & forms are subject to change.
 For more information or to print copies
 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

1. The domestic entity name of the limited liability company is

CC Gateway Owners, LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "l.l.c.", "llc", or "ltd.". See §7-90-601, C.R.S.)

(Caution: The use of certain terms or abbreviations are restricted by law. Read instructions for more information.)

2. The principal office address of the limited liability company's initial principal office is

Street address

730 17th Street

(Street number and name)

Suite 220

Denver

(City)

CO

(State)

80202

(ZIP/Postal Code)

United States

(Province - if applicable)

(Country)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City)

(State)

(ZIP/Postal Code)

(Province - if applicable)

(Country)

3. The registered agent name and registered agent address of the limited liability company's initial registered agent are

Name

(if an individual)

McKinnon

(Last)

Douglas

(First)

(Middle)

(Suffix)

or

(if an entity)

(Caution: Do not provide both an individual and an entity name.)

Street address

730 17th Street

(Street number and name)

Suite 220

Denver

(City)

CO

(State)

80202

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

(City) CO _____
(State) (ZIP Code)

(The following statement is adopted by marking the box.)

The person appointed as registered agent has consented to being so appointed.

4. The true name and mailing address of the person forming the limited liability company are

Name
(if an individual) _____
(Last) (First) (Middle) (Suffix)

or

(if an entity)

McKinnon & Associates, LLC

(Caution: Do not provide both an individual and an entity name.)

Mailing address

730 17th Street

(Street number and name or Post Office Box information)

Suite 220

Denver

(City)

CO

(State)

80202

(ZIP/Postal Code)

United States

(Country)

(Province – if applicable)

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

The limited liability company has one or more additional persons forming the limited liability company and the name and mailing address of each such person are stated in an attachment.

5. The management of the limited liability company is vested in

(Mark the applicable box.)

one or more managers.

or

the members.

6. (The following statement is adopted by marking the box.)

There is at least one member of the limited liability company.

7. (If the following statement applies, adopt the statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

8. (Caution: Leave blank if the document does not have a delayed effective date. Stating a delayed effective date has significant legal consequences. Read instructions before entering a date.)

(If the following statement applies, adopt the statement by entering a date and, if applicable, time using the required format.)

The delayed effective date and, if applicable, time of this document is/are _____

(mm/dd/yyyy hour:minute am/pm)

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is named in the document as one who has caused it to be delivered.

9. The true name and mailing address of the individual causing the document to be delivered for filing are

Oster	Kathy		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
410 17th Street			
<small>(Street number and name or Post Office Box information)</small>			
Suite 2200			
Denver	CO	80202	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
	United States		
<small>(Province – if applicable)</small>	<small>(Country)</small>		

(If the following statement applies, adopt the statement by marking the box and include an attachment.)

- This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).



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 of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

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(ZIP/Postal Code)

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Douglas

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Denver

(City)

CO

(State)

80202

(ZIP Code)

Mailing address

(leave blank if same as street address)

(Street number and name or Post Office Box information)

November 21, 2019

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

Re: Rezoning Application for 51 N Colorado Blvd.

Please let this letter serve as written property owner authorization for applicant representation for CC Gateway Owners, LLC, for my property located at 51 N Colorado, rezoning submittal.

Doug McKinnon has the authority to represent the property owner in the rezoning application process for the above referenced submittal.

Thank you.



Betty F. Vincent
2925 Jay Street
Wheat Ridge CO 80214



2019044321

Page: 1 of 2

04/12/2019 03:42 PM
City & County of Denver
Electronically Recorded

R \$18.00

MIS

D \$0.00

After recording, return to:
Gregory Vallin, Esq.
Brownstein Hyatt Farber Schreck, LLP
410 17th Street, Suite 2200
Denver, CO 80202



17000311092
\$18.00

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named **CC Gateway Owners, LLC**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is: limited liability company.
3. The entity is formed under the laws of: State of Colorado.
4. The mailing address for the entity is: 730 17th Street, Suite 220, Denver, CO 80202.
5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Name	Title
Douglas C. McKinnon	Manager of McKinnon & Associates, LLC, as Manager of CC Gateway Owners, LLC
- 6.² The authority of the foregoing persons (acting separately) to bind the entity is not limited limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: N/A.

[signature on following page]

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

After recording, return to:
Gregory Vallin, Esq.
Brownstein Hyatt Farber Schreck, LLP
410 17th Street, Suite 2200
Denver, CO 80202

 17000311092
\$18.00

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Name	Title
Douglas C. McKinnon	Manager of McKinnon & Associates, LLC, as Manager of CC Gateway Owners, LLC
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7. Other matters concerning the manner in which the entity deals with interests in real property: N/A.

[signature on following page]

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.

Gateways East Updated Narrative

17 July 2020

Executive Summary – Why we are requesting rezoning from G-RH-3/PUD to G-RO-5/G- MU-5:

The several parcels of land (see next section for addresses of the various parcels) requesting to be rezoned are located at critical “Gateway” locations as identified in the Cherry Creek Area Plan and are also located on blocks that are immediately adjacent to a high traffic arterial street (Colorado Blvd.). The nature of the historical initial development of this area also shortened the size of block/developable area of the parcels from Colorado Blvd. to Harrison Streets and this, when coupled with the large ROW along Harrison Street, creates extraordinary challenges in developing these parcels in a way that the now established neighborhood grid requires. Challenges for these sites include:

- Required 20’ setback along Colorado Blvd. to meet Parkway requirements
- Shortened east/west block dimension from Colorado Blvd. to Harrison Street
- Large ROW dedication along Harrison Street
- Dedicated right turn lanes from Colorado Blvd. to 1st Avenue

In addition, during the significant public outreach to RNOs and other interested parties, it has been made very clear to the applicant that the “Gateway” nature of these projects will require significant investment in the public ROW (especially along 1st and Bayaud Streets) to create safe pedestrian circulation pathways that currently do not exist. The unusual nature and characteristics of these sites requires additional developable area through increased zoning density in order to offset the challenging development hardships these sites represent. The increased zoning density is in alignment with many goals outlined in current Denver Planning guidelines as noted below and will also allow the applicant to voluntarily participate in the City’s *Housing and Inclusive Denver* and work to construct affordable units on site.

Justifying Circumstances -- Adherence to Review Criteria

The nature of the proposed map amendment is to permit redevelopment of several parcels of land (57,504 sq. ft.) addressed as 55 S Colorado Blvd., 65 S. Colorado Blvd., 101 S. Colorado Blvd., 51 N. Colorado Blvd., 97 N Colorado Blvd., 98 Harrison St. and 101 N. Colorado Blvd. The properties are all located on the west side of Colorado Blvd. (the eastern border of the Cherry Creek East neighborhood and the south eastern border of the Cherry Creek North neighborhood.)

The two parcels on the north and south side of 1st Avenue and Colorado have never been developed and the parcel on the north side of Bayaud and Colorado has remained vacant for over 15 years. This long-standing lack of development is a clear indicator that there is a need to revise the current single-family G-RH-3 zoning and rezone the properties in order to better meet area plan guidelines as well as community and market requirements. Given the heavy transportation usage of Colorado Blvd. as well as increased demand for affordable housing in the Denver market as a whole, single family housing in this location is an inappropriate use of land moving forward.

This map amendment request is for two zone districts, including G-MU-5 and G-RO-5, which would allow for creation of mixed use and residential development, and provide the incentive to implement the vision for the “Gateway” into the Cherry Creek neighborhood as depicted in the Cherry Creek Area Plan, the Colorado Blvd. Plan and the Comprehensive Plan 2040.

Additionally, the rezoning and development of these parcels is an opportunity to provide equity in development in this neighborhood and pursue a voluntary affordable housing agreement with the City of Denver.

The effect of the proposed amendment will allow the redevelopment of underutilized property and allow for a dynamic high-quality project on the edge of Cherry Creek providing opportunities for enhanced pedestrian connectivity, safety, and a welcoming gateway into the Cherry Creek neighborhood. The current zoning code classifications do not support implementation of the tremendous gateway opportunity at these locations. Additionally, there are a number of inherent site constraints that make viable development under the current zoning classification on these sites effectively impossible, as evidenced by the parcels left undeveloped for over 50 years.

Select Legal Basis for Rezoning Request

Key Development Documents

- Comprehensive Plan 2040
- Blueprint Denver
- Cherry Creek Area Plan
- Colorado Boulevard Plan
- Denver Zoning Code

Comprehensive Plan 2040

This application meets the goals stated in Denver’s Comprehensive Plan 2040. Specifically:

Vision Element 1: The proposed rezoning supports the goal of Denver being an equitable, inclusive community with a high quality of life for all residents regardless of income level, race, ethnicity, gender, ability or age. The applicant, as part of this rezoning request is voluntarily entering into an agreement with *Denver Department of Housing Stability (HOST)* to provide dedicated workforce housing as part of the development project.

Vision Element 2: The proposed rezoning supports the goal of Denver’s neighborhoods being complete, unique, and reflective of our city’s diverse history. The sites have been vacant or completely undeveloped for a significant period of time. Investment into these sites will strengthen the neighborhoods and offer unique “Gateway” opportunities through high quality and creative placemaking and urban design and architecture, as well as improved rights of way, landscape, and art features. The Applicant has also spent over 14 months of significant public outreach, encouraging citizens to be involved and collaborate in city government. The improved Rights of Way will increase neighborhood safety.

Vision Element 3: The rezoning and proposed development will support Denver being connected by safe, high-quality, and utilizing multi-modal transportation options. The development will highly encourage use of multimodal transportation by providing a safer, more pedestrian friendly environment. An existing bus stop will be redesigned to be more accessible and safer. The development project will include bicycle parking and amenities. The development will also embrace innovative curb and parking policies.

Vision Element 4: The rezoning will support Denver as a global city with a robust economy that reflects the diversity of our community. The resulting development will contribute to the growing economy by providing design and construction jobs, as well as help grow Denver’s local business community. The development will embrace the arts through physical commissioned pieces on site.

Vision Element 5: The rezoning will support Denver as a thriving, sustainable city connected to nature and resilient to climate change. The development will be designed to be sustainable – achieving LEED and/or Well Building status as economically feasible. The location of the project adjacent to a high traveled arterial street will encourage alternative modes of transportation. The development will embrace utilizing the City’s green infrastructure – especially water quality management.

Vision Element 6: The rezoning will contribute to Denver being a city of safe, accessible, and healthy communities. The development will help create a safe, enhanced environment that supports physical activity by significant improvement to the pedestrian environment and landscape.

Equitable, Affordable, and Inclusive – Goal 3 – Strategy B:

The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units on the high capacity transit street of Colorado Blvd.

Environmentally Resilient – Goal 8 – Strategies A, B, and C

The rezoning supports strategies A,B, and C by promoting infill development where infrastructure and services are already in place; by encouraging mixed-use communities where residents can live, work, and play in their own neighborhoods; and focus growth along transit stations along high capacity transit corridors. These factors would also bring the added benefit of promoting multi modal transportation, possibly reducing greenhouse gas emissions.

Blueprint Denver

The following analysis is organized through the categories listed under the ‘*Applying Blueprint Denver to Rezoning*’ section on page 66-67.

Neighborhood Context

All four sites are characterized as *low-medium* residential place types within the *General Urban context*. Residential Areas within the General Urban context are described as ‘*areas where the predominate use is residential. Although they are primarily residential, they are supported by a*

variety of embedded uses needed for a complete neighborhood...Limited neighborhood serving commercial can be found, particularly at intersections. Given the Gateway designation of the 4 sites, and their location at prime intersections, we feel these are appropriate areas to provide limited flexibility for ‘a variety of embedded uses’ outside of residential only as described by Blueprint Denver.

The proposed zoning designations (**G-Residential Office-5 & G-Multi-Unit-5**) are appropriate as they represent two of the eight possible *Residential Districts* within the General Urban neighborhood context of the Denver Zoning Code. The general purpose of these districts is to ‘*promote safe, active, pedestrian-scaled residential areas...These regulations reinforce desired patterns in existing neighborhoods.*’ While limited commercial office uses would be allowed on the two G-RO-5 parcels, retail and other higher intensity use is prohibited and the predominate use will be multi-unit residential.

Place

The Future Places map identifies these sites as low-medium residential. Specific height guidance is not given in this future place designation, although a 4 story apartment building is depicted in the place description. Blueprint Denver does not provide specific height guidance, but rather provides a general sense of scale for the various place types. While 5 stories would likely be seen as the upper limit of a low-medium residential zone district, factors to be considered relative to these sites include:

- Guidance from the Cherry Creek Area Plan (see next section)
- Surrounding context
- Furthering plan goals for community benefit
- Furthering urban design goals.

Surrounding context: the 1st Ave Gateway is the only stretch along 1st Ave between Colorado Blvd and University Blvd that is not considered either a Community Corridor or Regional Center place type. Given the specific designation calling for a ‘Gateway’ intersection at 1st/Colorado the intensity of use should be higher, not lower, than its immediate surroundings, so in our opinion these sites are mis-characterized on the future places map.

Furthering plan goals for community benefit: the specified #1 goal of Blueprint Denver is to ‘*Serve all Denver residents with a diverse range of affordable housing options*’. This project supports this goal through the applicant entering into a voluntary affordable housing agreement to enable construction of income restricted housing on site. The impact of this commitment is enhanced as the housing will be located in one of the most expensive and affluent districts in all of Denver.

Furthering urban design goals: the proposed site design strategy (to be enforceable through a development agreement) will contribute to Blueprint Denver’s goals #2 and #3. It will help ‘*ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities*’ by providing the opportunity for limited neighborhood serving commercial uses at key intersections to create a complete neighborhood. It will also help ‘*develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit*’ through the implementation of traffic calming measures and detached sidewalks.

Street Type

The three primary streets to be considered are Colorado Blvd, E 1st Ave, and E Bayaud Ave:

Colorado Blvd is classified as a Residential Arterial street, while also designated as a parkway street and a high-capacity transit priority corridor. Residential streets are characterized by *‘primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.’* As previously stated the gateway designation of these parcels are a justifying circumstance to create flexibility for limited neighborhood-serving commercial nodes at these intersections. Furthermore, the urban design commitments on these parcels contribute to the Parkway designation in a meaningful way not present on adjacent parcels.

E 1st Ave is classified as a Mixed-Use Collector street. The intersection at 1st/Colorado is considered a *‘pedestrian enhanced Future Modal Priority’* intersection. Mixed-Use streets are characterized by a *‘varied mix of uses including retail, office, residential and restaurants.’* This description is consistent with our proposed zoning designations.

E Bayaud Ave is classified as a Residential Collector street, while also designated as a bicycle priority street. Although this designation exists, the current use of the parcel at Bayaud/Colorado (65 S Colorado Blvd) is currently occupied by an abandoned commercial office building formerly occupied by Peepers Optical, and the PUD in place is limited to commercial uses only.

Plan Policies and Strategies

Several policy recommendations are met as a part of this rezoning:

Land use and Built Form Policy 2: *‘Incentivize or require efficient development of land, especially in transit rich areas’*. While these are not transit rich sites (although there is a bus stop at 1st/Colorado) one strategy identified for incentivizing redevelopment is to allow increased density in exchange for desired outcomes, such as affordable housing. The applicant has agreed to enter into a voluntary affordable housing agreement to build income related housing on site, which will enable implementation of this strategy.

Land use and Built Form Policy 4: *‘Ensure equitable planning processes and include underrepresented residents in plans and plan implementation’*. The community outreach portion of this rezoning started in late 2018 and since that time the applicant and project team have had over 20 meeting with neighborhood groups and residents – many of these meetings and presentations have been fully open to the public. The Cherry Creek East neighborhood association distributed an online survey link to all of its residents and allowed public voting to either support or oppose the project, and the results showed a *‘plurality’* of residents supported the rezoning as currently presented.

Housing Policy 6: *‘Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.’* The proposed affordable housing agreement, which commits to building new affordable units on-site will have a particularly significant impact in this affluent neighborhood, where other affordable housing options are limited.

Mobility Policy 1: *‘Encourages mode shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.’* This rezoning enables redevelopment that will provide infrastructure improvements, specifically detached sidewalks, improved access to the 1st/Colorado bus stop, and traffic calming measures with a focus on pedestrian safety.

Mobility Policy 3: *‘On all streets, prioritize people walking and rolling over other modes of transportation.’* Vision Zero identifies the 1st/Colorado intersection as part of the High Injury Network, and the public realm improvements planned for this intersection will prioritize pedestrian crossings while minimizing vehicular conflicts.

Quality-of-Life Infrastructure Policy 1: *‘Protect and expand Denver’s tree canopy on both public and private property.’* The incorporation of detached sidewalks, removal of the free-turn ‘porkchops’ at 1st/Colorado, and embracing the 20’ Colorado Blvd parkway setback will incorporate much needed vegetation and beautification at these important gateway moments.

Quality-of-Life Infrastructure Policy 6: *‘Preserve and rehabilitate Denver’s designated parkways and boulevards.’* The Colorado Boulevard parkway setback which affects each of the four subject properties will be incorporated as it was originally intended to be – as a landscaped parkway edge to the street. Adjacent property owner for several blocks both north and south along Colorado Boulevard have built fences to the edge of their property lines, effectively removing the impact of the parkway setback from the street. By re-introducing a true parkway at these important corners we’re acknowledging Denver’s legacy of grand tree-lined streets.

Cherry Creek Area Plan

In addition to Blueprint Denver, these properties are also subject to the recommendations identified in the Cherry Creek Area Plan, adopted in 2012. This document was the outcome of a two year public process involving community members, key stakeholders, and city staff. It establishes a long range vision and guiding principles for the development and future growth of Cherry Creek. Importantly, *‘The Plan provides city-adopted policy direction to guide decision-making related to development opportunities, transportation, partnerships and many others....The plan is intended to give the latitude needed to pursue unforeseen opportunities that will arise and to respond to new challenges in the coming years.’* Area Plan pp.5.

When analyzed holistically, the Area Plan offers plan support for the proposed rezoning at the four gateway sites. While there is a Future Land Use map and a Maximum Building Heights map (Area Plan pp. 69) that on the surface seem to weaken the justification, they only do so when viewed in isolation. These maps take a far too generalized approach by generically assigning height and land use guidance to large portions of Cherry Creek without accounting for the many nuances and special circumstances identified repeatedly in other parts of the document. One example of this inherent contradiction is the frequent identification of the 1st/Colorado and Bayaud/Colorado intersections as key gateways and development opportunities in Cherry Creek, while the land use maps and height guidance fail to recognize this and instead suggest they

should be identical to neighboring parcels. Shouldn't a 'gateway' be unique in some way to surrounding context?

The recommendations presented in the Area Plan which support the proposed rezoning can be categorized into 3 broad concepts as outlined below:

1. Acknowledgement of subject parcels as Gateway locations

One of the primary challenges to targeted growth identified by the Chery Creek Area Plan is *'The east side of Harrison St and the north side of Alameda have seen little reinvestment.'* Area Plan pp.8.

'1st Avenue and Alameda Avenue at Colorado Boulevard are key gateways into Cherry Creek. These locations show particular opportunity for improvements to the pedestrian realm.' Area Plan pp. 13.

Recommendation D.2.B Development Opportunites

Perhaps the strongest plan guidance offered by the Cherry Creek Area Plan in support of this rezoning is the specific recognition of these sites as 'key development opportunities' and the recommendation to use zoning and other regulatory tools to 'achieve high quality private development.'

'A wide array of development opportunities exist including small residential infill, outdated buildings and underdeveloped parcels. Highly visible opportunities include: ... Colorado Boulevard gateways on 1st Avenue and Bayaud.... zoning, general development plans, and design standards and guidelines are available tools to establish the regulatory framework to achieve high quality private development.' Area Plan pp. 48-49.

2. Recommended urban design & streetscape design strategies

Recommendation A.4.D Colorado Boulevard

'As a major arterial and priority transit corridor, a comprehensive study of this important roadway is recommended to improve its function for all modes and enhance the user experience... The study should also address the parkway designation and recommend how to make Colorado look, feel and function better as a parkway. Streetscape improvements desired by Cherry Creek include a planted median, separated sidewalks, and tree lawn to make the street look, feel and function as a parkway and create a better gateway to the Cherry Creek Area.' Area Plan pp. 25.

3. Building Height and Land Use Guidance

Recommendation B.1.B Areas of Change

The area plan acknowledges both areas of change and stability within Cherry Creek. *'Although not every property will see significant redevelopment, overall these areas (of change) benefit from new development, reinvestment, and more intense use. Areas of change include the Shopping District, Cherry Creek Triangle, 1st Avenue, the commercial node at Madison and Bayaud and Harrison Street south of 1st Avenue... Modify land use policy, zoning regulations and design guidelines to encourage*

appropriate reinvestment to assure that Areas of Change continue to mature in positive ways.’ Area Plan pp. 29.

Recommendation B.2.C Land Use

The residential office zoning designation (G-RO-5) we are seeking is appropriate on two of the four sites given their highly visible gateway locations. *‘Embedded small-scale commercial uses may be appropriate within Primarily residential areas to provide neighborhood serving amenities.’* Area Plan pp. 31.

Recommendation B.3.B Encourage Moderate Scale Development in Mixed-Use Areas of Change

The Area Plan clearly acknowledges the need for moderately more intense development buffering adjacent lower scale neighborhoods from their surroundings. The proposed 5 story zoning (limited to 4 stories through a Good Neighbor Agreement) fully meets this criterion as explicitly stated in the following. *‘Areas of Change which are not adjacent to the higher intensity locational criteria are appropriate for mid-rise buildings to accommodate continued growth. General locations include the Shopping District, 1st Avenue east of Steele, and some existing mixed-use areas within Cherry Creek North Residential and Cherry Creek East.*

- *Encourage mid-rise buildings to promote reinvestment and to help transition development intensity and buffer stable residential areas from higher intensity locations.’*

Area Plan pp. 31. Although ‘mid-rise’ is not clearly defined in this context, its confidently suggested that development in these specific areas should be of a moderately higher scale than immediate surroundings. This recommendation (along with B.1.B) creates a contradiction with some of the subsequent height and use maps which create a blanket approach by designating consistent guidance across all parcels east of the BID while ignoring important nuances created by the gateways language and areas of change.

Recommendation B.3.C Utilize Urban Design Strategies to Create Appropriate Transitions in Building Heights and Uses

In conjunction with recommendations for mid-rise buildings in certain buffer locations, the Area Plan recommends transitioning the scale of these buildings down to the adjacent residential neighborhoods. The zoning designations we are seeking require generous building stepdowns adjacent to protected residential districts, both at interior lot lines and also stepdowns along Harrison St through a good neighbor agreement. These stepdowns require the building to be no taller that 27’ adjacent to residential districts, so the 4 story buildings constructed on the site will appear more like 2 or 3 story buildings at sensitive edges.

Housing an Inclusive Denver

As in other areas of the City, Cherry Creek has a very limited supply of affordable housing units. In an effort to better meet the goals of Housing an Inclusive Denver, the applicant has agreed to a

voluntary agreement with the City (HOST) to build affordable units under the following parameters:

- A. An individual agreement/restrictive covenant will be provided for each of the rezoned sites (101 Colorado Blvd. , 97 Colorado Blvd., 98 Harrison Street, 51 Colorado Blvd., 55 and 65 S Colorado Blvd. and 101 S Colorado Blvd.) for a term of 60 years such that, in the event of Residential Development on each site, 10% of the Residential units developed will be income restricted units (IRU's).
- B. The affordability levels restrictions will range from 60% to 100% of AMI for the IRU's as follows:

For-Rent IRU's – range of 60% to 80% of the AMI with 50% of the IRU's at 60% and 50% of the IRU's at 80% of the AMI.

For-Sale IRU's – range of 80% to 100% of the AMI with 50% of the IRU's at 80% and 50% of the IRU's at 100% of the AMI.

- C. 100% of the IRU's will contain a minimum of two (2) bedrooms.
- D. No City subsidy will be required to build to IRU's.
- E. Other general/normal terms in the City Affordable Covenant will apply.

All terms of the Affordable housing Agreement have been agreed between the parties and final execution of the Affordable Housing Agreement is expected in the next week (7/24/2020). By voluntarily committing to build affordable units as part of the rezoning request, the goals of Housing an Inclusive Denver in terms of equitable housing opportunities for an important area of the City will be met by the applicant.

Health, Safety and Welfare

The proposed rezoning and map amendment will improve the Public Health, Safety and Welfare in the City by providing the framework for re-investment in currently under-utilized properties in alignment with the pertinent adopted plans for the area.

The specific improvements for Health, Safety and Welfare include:

1. Increased and improved connectivity to sidewalk and bike lane network.
2. Improved access and safety for RTD Bus Line connection on Colorado Blvd.
3. Vehicle traffic calming at 1st. Ave. and Colorado Blvd. and improved traffic safety at Bayaud and Colorado due to extended Bike Lanes and improved Pedestrian crossing opportunities.

4. Enhanced Pedestrian connectivity to healthy activities including use of Burns Park/Pulaski Park/Gates Tennis Center as well as improved walkability to various Supermarket, Dining and Retail locations.

Denver Zoning Code

The Denver zoning code provides direction with regard to higher density residential neighborhoods within the character of the General Urban Neighborhood Context. This property is within the General Urban Context. These regulations allow for multi-unit districts with a variety of residential building forms.

Residential Office - 5 (G-RO-5) is a multi-unit residential and office district allowing urban house, duplex, row house, town house, and apartment building forms. The tallest building form has a maximum height of five stories.

Multi-Unit 5 (G-MU-5) is a multi-unit residential district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories.

Project-Specific Outreach

The applicant (CC Gateway Owners, LLC) has engaged in extensive community outreach over the past 15 months by way of informing neighbors, City Council representatives, and city staff of its intent to rezone the property, and providing information comparing the existing and proposed zoning classifications. Specific project meetings are listed below in chronological order:

December 4, 2018	Introduction Meeting with Councilman Wayne New
December 18, 2018	Follow-Up with Councilman Wayne New
January 15, 2019	Review of Initial Concepts with CCE Community Stakeholders
January 28, 2019	Meeting with Caryn Champine, Community Planning & Development
February 19, 2019	Presentation to CCE Development Committee
February 27, 2019	Presentation to CC Steering Committee, Leadership Team
March 5, 2019	Pre-Application Meeting with Chandler Van Schaack, Community Planning & Development
March 18, 2019	Presentation to CCE Board
March 20, 2019	Presentation to CCN Zoning Committee
April 24, 2019	Project introduction to Stephanie McCray, CCE
May 2, 2019	Meeting with Courtney Levingston, Community Planning & Development

May 31, 2019	Meeting with CCE Residents
July 8, 2019	Meeting with CDOT
July 10, 2019	CCE Community Informational Meeting
August 2, 2019	Meeting with Courtney Levingston, Community Planning & Development
August 2, 2019	Meeting with Councilman Chris Hinds
September 11, 2019	Presentation to CCN Neighborhood Group
October/November 2019	Multiple meetings with Development Committee leadership of both CCEOA and CCNNA.
January 28 th , 2020	Full neighborhood presentation to CCNNA.
February 11 th , 2020	Detailed negotiations with Development Committee and Board Members of both CCEOA and CCNNA.
July 16 th , 2020	Final execution of full Development Agreements with both CCEOA and CCNNA for the development of the sites.

CC Gateway Owners, LLC has continued to meet with and reach out to and meet with neighbors and their respective RNO's for the duration of the rezoning process.

Conclusion

We hope this analysis proves helpful in the City's review of the proposed rezoning. As presented in detail above, this proposal satisfies all of the criteria of the Denver city code, Blueprint Denver, and the Cherry Creek Area Plan for a non-legislative rezoning. Therefore, we respectfully request that the City approve the proposed rezoning request.

Sincerely,
 CC Gateway Owners, LLC

Douglas C. McKinnon