



DENVER
THE MILE HIGH CITY

201 W Colfax Ave, Dept 205
Denver, CO 80202
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f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council
Mary Beth Susman, President

FROM: Tim Watkins, AICP, Senior City Planner

DATE: May 01, 2014

RE: Official Zoning Map Amendment Application #2013I-00055
1205 – 1275 Osage
From R-MU-20 with Waivers to C-MX-5

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2013I-00055 for a rezoning from R-MU-20 with Waivers to C-MX-5.

Request for Rezoning

Application: #2013I-00055
Address: 1205 – 1275 Osage
Neighborhood/Council District: Lincoln Park / Council District 9

RNOs & other Interested Groups: Northwest Quadrant Association (NWQA)
Sumner Neighborhood Association
Denver Neighborhood Association, Inc.
La Alma / Lincoln Park Neighborhood Association
Santa Fe Drive Redevelopment Corporation
La Alma Neighborhood Association
Inter-Neighborhood Cooperation

Area of Property: 101,764 SF or 2.34 acres
Current Zoning: R-MU-20 with Waivers
Proposed Zoning: C-MX-5
Property Owner(s): A&J Investments
Owner Representative: Bruce Larson, Larson Incitti Architects

Summary of Rezoning Request

This property is located in the north central Lincoln Park neighborhood between Osage street (east) and the Central Corridor Light Rail Line (west). The site spans the block between 12th Avenue (south) and 13th Avenue (north). The northern half of the site is vacant, and the southern half contains a warehouse that is currently unoccupied.

The property owner requests rezoning to C-MX-5 to increase land use options for adaptive reuse of the existing warehouse, and to adopt a zone district for building mixed use transit oriented development on the vacant property.

C-MX-5 would apply an appropriate scale and mix of uses for the property which lies within short walking distance to the 10th and Osage light rail station. C-MX-5 allows for Vocational or Professional School as a specific use type under the primary use category of Education. This use is anticipated for the vacant warehouse, and Multi-Unit Dwelling (up to five stories) with possible ground level non-residential services are anticipated for the vacant land area on the north end of the site. C-MX-5 zoning provides a variety of uses and form standards to implement the mixed use / transit oriented development vision described in the La Alma / Lincoln Park Neighborhood Plan and Blueprint Denver.

The requested zone district title 'C-MX-5' is defined as the Urban Center Neighborhood Context – Mixed Uses (up to five stories). Mixed uses in the Denver Zoning Code are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of development forms with uses that clearly define and activate the public street edge. Further details of the zone districts can be found in Article 7.2.2 of the Denver Zoning Code (DZC).

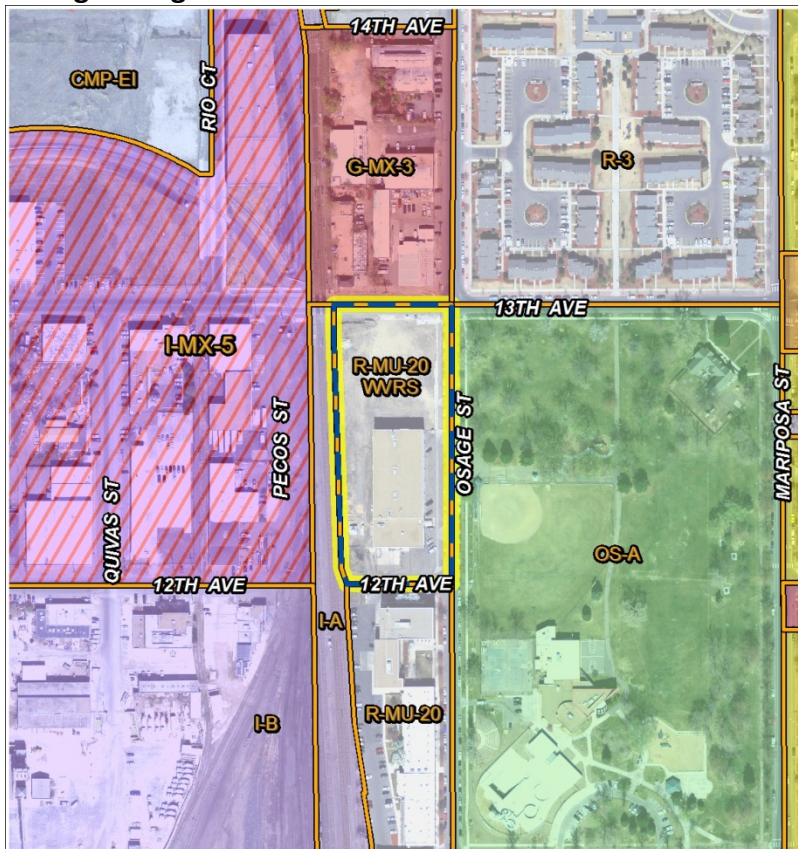
Existing Context

- The 10th and Osage light rail station serves the evolving transit oriented development area that is being built on the east side (platform side) of the rail line. Land uses to date include multi-family mid rise, multi-family low rise, industrial, public / quasi public, and park / open space.
- Properties west of the rail line are primarily industrial with some commercial uses.
- The La Alma – Lincoln neighborhood Park provides open space recreation to the neighborhood, and directly fronts the site.
- Land uses east of the park (fronting Mariposa Street) are predominantly single unit and low-rise multiple family residential development.
- This single unit / low-rise multiple family residential area transitions towards the station from 5 to 8 stories between Mariposa and Osage street (south of the park). The park provides a buffer and amenity zone between the lower density to the east and the planned more intensive development (existing and planned) near the station to the West.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	R-MU-20 with Waivers	Industrial	2 story warehouse building on the southern half of the site.	The site is located along Osage Street between 12 th Avenue and 13 th Avenue. Streets and blocks transition from an orthogonal grid east of Mariposa, to larger blocks along Osage S. 13 th Ave fronts the north property boundary, connecting to the east and to the west over an at-grade railway crossing). 12 th Ave provides south frontage to the property, but provides only 1/2 block segment between the park (east) and the railway (west).
North	G-MX-3	Industrial	1 story	
South	R-MU-20	Public/Quasi-Public	3 story	
East	OS-A	Park / Open Space	N/A	
West	I-A	Railway	N/A	

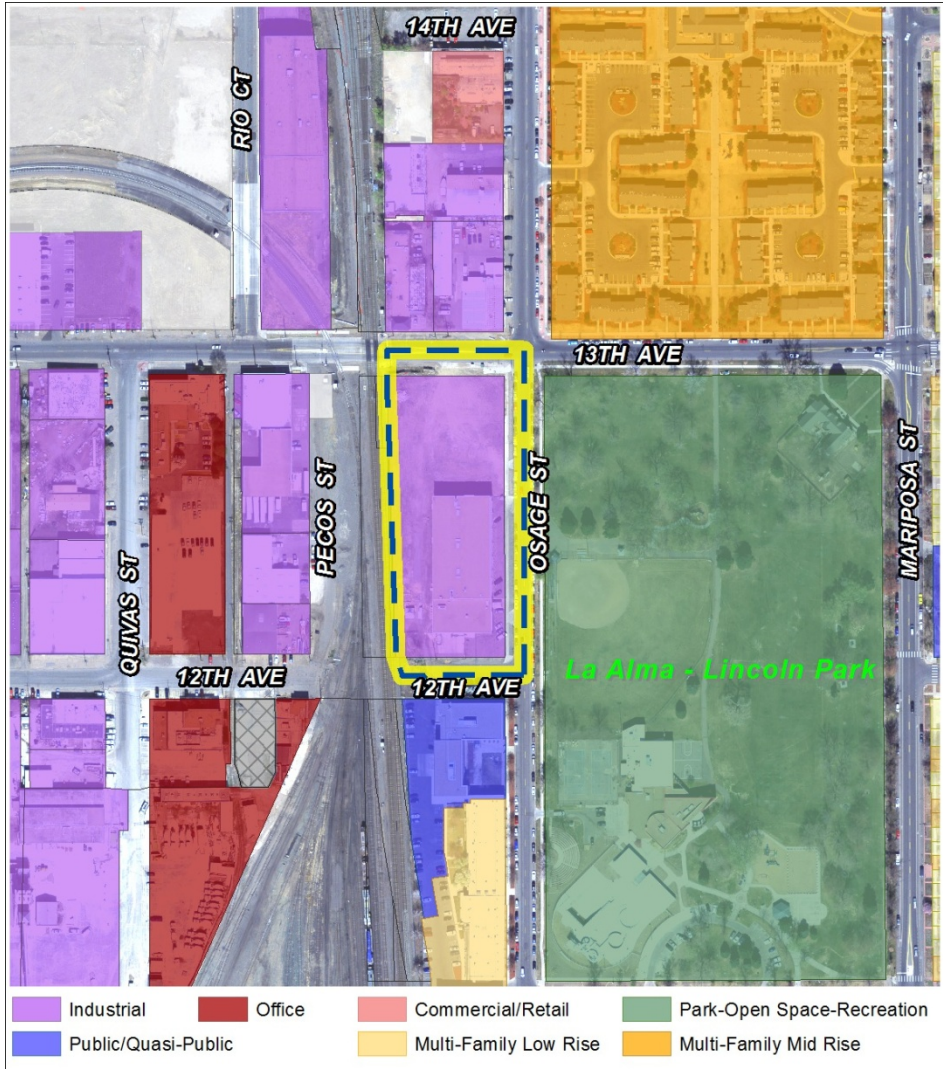
Existing Zoning



The R-MU-20 district allows either residential and mixed-uses, combining residential with neighborhood-serving retail, office or service uses. The scale of building(s) is determined by bulk plane, maximum height, setbacks, open space requirements, and parking ratios.

The site's R-MU-20 zoning includes waiver 2008-106 that eliminated the right to minimum front, side, and rear setbacks, and required a minimum of zero (0) feet. Waiver 2008-10 is recommended to be eliminated through this rezoning to C-MX-5 given the build-to requirements contained in new zone district.

Existing Land Use Map



1. Existing Building Form and Scale



View looking south along Osage Street



View looking north along Osage Street



Summary of City Agency Referral Comments

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

Assessor: No comments

Asset Management: Approved – No Comments.

Denver Parks and Recreation: No comments

Denver Public Schools: No comments

Development Services – Project Coordinator: Approved rezoning only

Development Services – Transportation: Approved rezoning only

Development Services – Wastewater: There are no objections to the proposed zoning change. Once the development process is initiated DS-wastewater will require grading and utility plans for preliminary review. At that time additional requirements maybe required (i.e. studies and construction plans).

Denver Fire Prevention Bureau: Approve Rezoning Only - Will require additional information at Site Plan Review

Public Works – DES – Surveyor: Approved - No Comments

Public Review Process

Registered Neighborhood Organizations (RNOs)

The applicant has attended La Alma / Lincoln Park Neighborhood Association meetings to describe development goals and to discuss the rezoning intent and how it relates to specific development and intended uses. RNOs as listed at the top of this staff report have been advised of this application.

Planning Board Notification Process

The property was legally posted for a period of 15 days announcing the February 19th, 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. Denver Planning Board heard this application on February 19th 2013, after which the Board unanimously recommended approval of the application.

LUTI Notification Process

Written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.

City Council Notification Process

The property was legally posted for a period of 21 days announcing the May 5th, 2014 Denver Planning Board public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.13

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

DZC Section 12.4.10.14

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

1. Consistency with Adopted Plans

The applicable adopted plans for this site are Comprehensive Plan 2000, Blueprint Denver and the La Alma / Lincoln Park Neighborhood Plan.

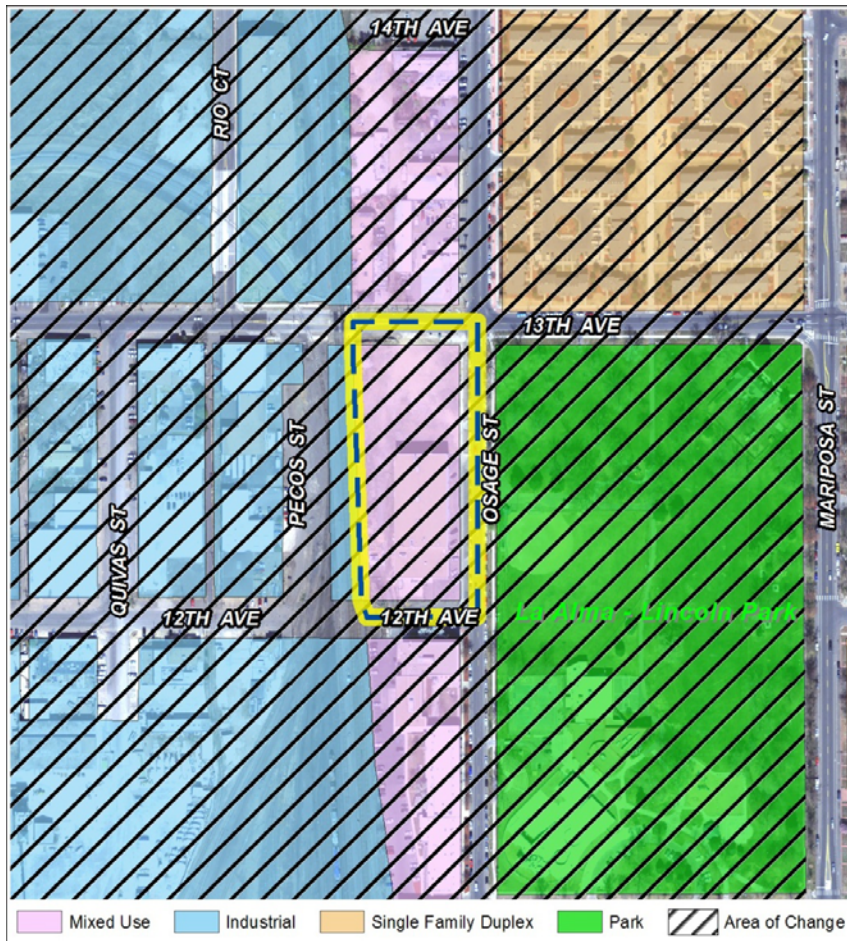
Comprehensive Plan 2000

- **Environmental Sustainability:** Pg 41 – Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation . . .
- **Land Use:** Pg 60 – Objective 4. Land Use and Transportation: 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.
- **Land Use:** Pg 60 Residential Neighborhoods and Business Centers: Work with the Denver Public Schools to preserve and incorporate educational facilities as key elements of healthy neighborhoods
- **Changing Travel Behavior, Objective 4, Strategy 4-E:** Promotes mixed-use development which enables people to live near work, retail and services.
- Promotes opportunities that bring people together to build connections between each other, family members, their peers, their neighbors and the greater community. Such endeavors could range from coffeehouses to community centers to cultural celebrations.

Blueprint Denver

- The Blueprint Denver map shows the subject site a mixed use concept land use area within an area of change. Blueprint Denver defines mixed use areas as having higher intensity with uses that are mixed either in each building and/or within each block. These uses are within walking distance of each other.

Future Land Use



Street Classifications

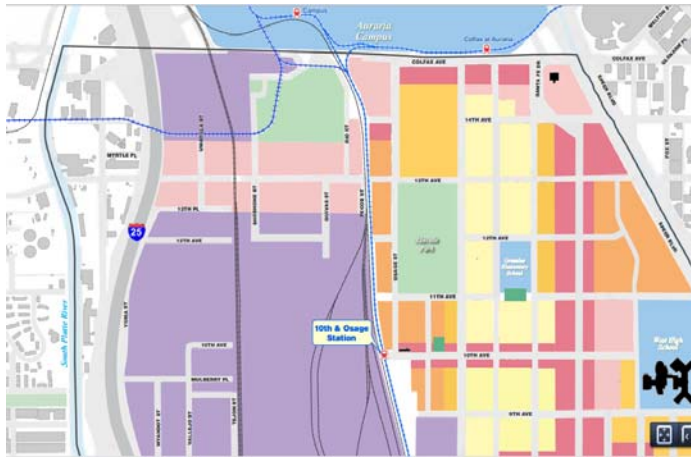
Blueprint Denver classifies Osage Street and 12th Avenue as undesignated local street, and 13th Avenue as residential collector street. Collector streets are intended to carry greater traffic volumes than local streets and provide a greater balance between mobility and land access within residential, commercial and industrial areas.

La Alma / Lincoln Park Neighborhood Plan (2010)

Supports mixed use development including housing and amenities near the transit station

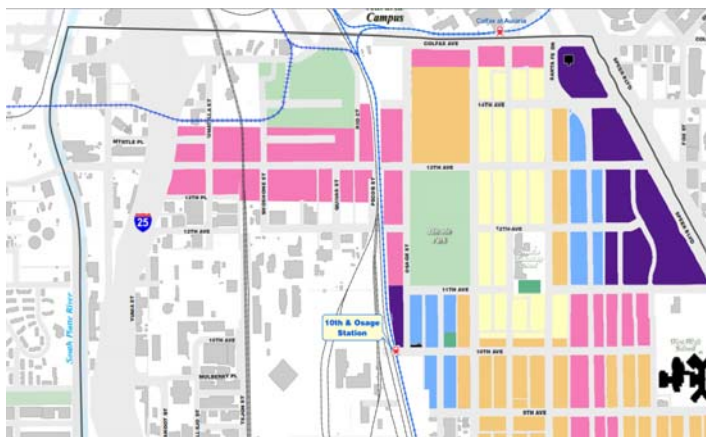
Section	Page	Sub-Section	
Framework Plan	22	Zoning & Land Use	Apply mixed use zoning to Areas of Change
Framework Plan	23	Land Use Map	Multi-Family shown as the predominant use; but does not preclude a variety of other uses
Height Map	25		Shows up to 5 stories
Economic Development	33	Priority Issues and Opportunities	The proximity of the station to Auraria Campus and Downtown . . . make it an attractive location for businesses, residents and regional services.
Economic Development	33	Recommendations	Increase community policing and youth services to reduce crime and improve perceptions of safety in order to attract new businesses and residents.
Economic Development	33	Recommendations	Promote adaptive reuse of vacant structures
Character Areas	38		Provide policy guidance regarding the appropriate character of sub-areas when evaluating potential land use changes . . .
TOD Area	51		Is a mix of uses at various densities within walking distance of a transit stop. . . Rich mix of choices: housing, employment, transportation and shopping . . . Place homes, jobs, shopping, entertainment, parks and other amenities close to the station to promote walking, biking and transit use . . .
TOD Area	51		Encourage all stakeholders – residents, business owners, RTD and the City – to take full economic advantage of the amenity of enhanced transit services:
TOD Area	52		The TOD is primarily composed of high-density housing with retail and commercial ground-floor uses near the station platform
Goals	53		Encourage sustainable development
Goals	54		Provide opportunities for local job training and education <i>(school serves both neighborhood and regional population, especially the local given the close proximity)</i>
Goals	55		Maximize short-and long-term land-use opportunities in the station area, including a broad mix of residential, employment and retail uses.
Signature Streets	62		(Osage & 10 th Ave): improve station area access to and from adjacent and nearby districts and regional corridors . . Primary access to and from the station area for multiple transportation modes and establish neighborhood identity. . . should also ensure economic viability for commercial and live/work ground floor uses.
Signature Street (Osage)	2		The enhancement and extension of Osage Street improves regional and nearby district access to and from the station and creates and economically viable environment that will support transit-supportive commercial uses by providing necessary drive-by traffic

Page 23: Framework Plan Land Use Map



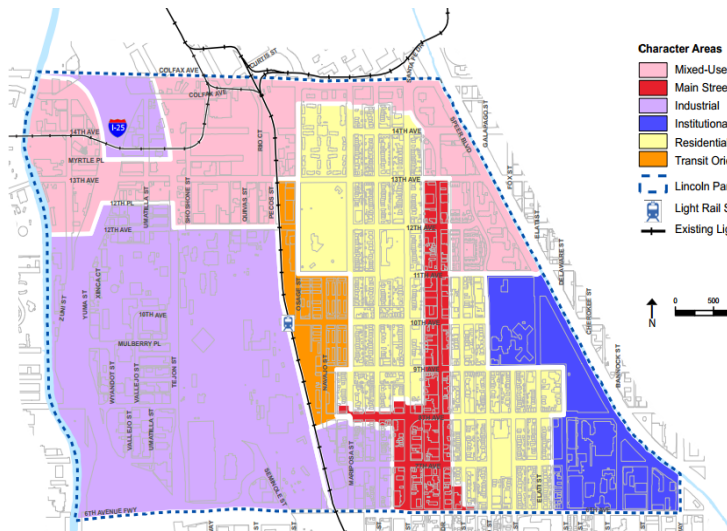
- Single Family/Duplex
- Townhouse
- Multi-Family
- Industrial
- Mixed Use Retail
- Mixed Use Commercial
- Institutional
- Parks, Open Space, Recreation
- Historic Landmark Structure
- Community Gardens

Page 25: Height Map



- Up to 2 Stories
- Up to 3 Stories
- Up to 5 Stories
- Up to 8 Stories
- Up to 12 Stories
- Parks, Open Space, Recreation
- Historic Landmark Structure
- Community Gardens

Page 38: Character Areas



- Character Areas**
- Mixed-Use
 - Main Street Corridor
 - Industrial
 - Institutional Area
 - Residential Area
 - Transit Oriented Development
 - Lincoln Park Neighborhood Boundary
 - Light Rail Station
 - Existing Light Rail
- 0 500 1,000 Feet

2. Uniformity of District Regulations and Restrictions

The proposed text amendment to C-MX-5 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the City's adopted land use plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.2, "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."

This site is located near existing high capacity rail transit, and transit oriented development is being developed on nearby sites. The site land and building are currently vacant without any active uses. C-MX-5 zoning provides for implementation of pedestrian friendly, walkable development in an important transit oriented development area.

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

The Lincoln Park Neighborhood character near the 10th and Osage station is Urban Center, and mixed use, higher density walkable development has recently been completed or is under construction near the rail station. Fronted by Osage Street (a local, signature street), and by 13th Avenue (a residential collector), the site is well positioned to improve regional and local area access to and from the station and create an economically viable environment with mixed use development and services. The proximity of this Urban Center at the rail station provide convenient access to Auraria Campus and Downtown, making it an attractive location for businesses, residents and regional services.

According to the zone district intent stated in the Denver Zoning Code, the C-MX-5 district "applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired" (DZC Section 7.2.2.2). The site is fronted by 13th Avenue, a residential collector that serves existing residential, commercial, park and industrial uses. Additionally, Osage is intended to serve as a signature street for regional and local area access to high capacity transit at the 10th and Osage Station. The street classifications, high capacity transit and desired building heights in this area are consistent with the zone district purpose and intent statements.

Planning Board Recommendation

Denver Planning Board heard this application on February 19th 2013. No public comments were offered during the public hearing, after which the Board unanimously recommended approval of the application.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 1205 -1275 Osage to a C-MX-5 district meets the requisite review criteria. Accordingly, staff recommends *approval of this application*.

Attachments

1. La Alma Lincoln Park Neighborhood Association Letter of Support
2. Newsed Letter of Support
3. Application

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	20131-00055
Location	1205 Osage St.
Registered Neighborhood Organization Name	La Alma/Lincoln Park Neighborhood Association (LPNA)
Registered Contact Name	David Griggs
Contact Address	715 Galapago St., Denver, CO 80204
Contact E-Mail Address	griggs@artsoup.com
Date Submitted	2/12/14

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on 1/22/14 , with 24 members in attendance.

With a total of 24 members voting,

23 voted to support (or to not oppose) the application;

1 voted to oppose the application; and

0 voted to abstain on the issue.

It is therefore resolved, with a total of 24 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

approve Application # 20131-00055 .

Comments:



www.lincolnparkneighborhood.org

**Letter of Support
for the rezoning of 1205 Osage St.**

Feb. 14, 2014

Tim Watkins, Case Manager
Webb Municipal Office Building
201 W. Colfax Avenue
Denver, CO 80202

RE: Rezoning of 1205 Osage St. for lease by Emily Griffith Technical College

Dear Mr. Watkins,

The La Alma Lincoln Park Neighborhood Association (LPNA) is a registered neighborhood organization (RNO) representing the residents of La Alma - Lincoln Park. We appreciate the opportunity to offer this Letter of Support for Emily Griffith Technical College (EGTC).

Emily Griffith is a legacy institution in Colorado and a vital part of the programming offered by Denver Public Schools. La Alma Lincoln Park neighbors are looking forward to the positive presence of EGTC in the neighborhood. EGTC's programming is viewed as appropriate to the mixed-income, working class character of our neighborhood, and its offerings are considered desirable by our many entrepreneurs in the arts and technology fields. Their short-term, hands-on degree programs will offer preparation for the jobs that we anticipate will be available in our community's future.

We look forward to having Emily Griffith as a valued partner in the future of our dynamic growing neighborhood. EGTC has been engaged with the community in the planning of their new facility, and they have reached out to understand the potential concerns and impacts. LPNA is optimistic about EGTC's continued participation in the neighborhood, and therefore we support this rezoning request.

Sincerely,

A handwritten signature in blue ink that reads "David R. Griggs".

David Griggs,
President, LPNA

cc: judy.montero@denvergov.org
licolnparkneighbors@gmail.com
Joshcomfort@jcdevelop.net
Jeff_barratt@dpski12.org
devita_bruce@dpski12.org

mail c/o: 715 Galapago St.
Denver, Colorado 80204-4441



NEWS ED
Community Development Corporation



February 18, 2014

Tim Watkins, Case Manager
Webb Municipal Office Building
201 W. Colfax Avenue
Denver, CO 80202

Re: Letter of Support for Emily Griffith Technical College

Dear Mr. Watkins:

Newsed Community Development Corporation (“Newsed”) has been active in the La Alma Lincoln Park Community for four decades, initiating numerous housing and commercial real estate developments and engaging with and supporting the neighborhood on many community and cultural issues. Newsed is offering this letter of support for the proposed Emily Griffith Technical College (“EGTC”) to be located at 1205 Osage St.

Newsed is in support of the project because we believe EGTC offers programs that are beneficial to the residents of the community. This has long been a mixed income community with many residents who seek career paths that are supported by the educational offerings of EGTC, including almost a dozen credit and non-credit instruction programs from which the community can benefit. EGTC programs are short-term and providing intensive hands-on training. Most of the certificate programs can be completed in less than one year. Furthermore, the programs that EGTC plans to offer will prepare students for jobs that are available now in and around the community. As a way of embracing their new environment, Emily Griffith Foundation has committed to establish a scholarship fund specifically for residents of the community.

The physical use that EGTC intends for the property seems appropriate. EGTC has been open and informative in explaining their plans and design for the property and has given the neighborhood opportunity to comment on their plans, including parking, aesthetics, and safety. Renovations to the existing warehouse structure will include enhancements to the both inside and outside of the building, creating a more state of the art and energy efficient property for students and benefiting the surrounding community.

Please feel free to contact me if you have questions about this letter of support. Thanks.

Sincerely,

Veronica Barela,
President and CEO



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	Mike Natter, A&J Investments	Representative Name	Bruce Larson, Larson Incitti Architects
Address	2615 PCH, Suite 328	Address	1900 Wazee St., Suite 1539
City, State, Zip	Hermosa Beach, CA 90254	City, State, Zip	Denver, CO 80202
Telephone	310-376-5790, ext. 12	Telephone	303-292-4304
Email	mjn@rettan.com	Email	bruce@li-architects.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>	
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.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	1205 Osage Street		
Assessor's Parcel Numbers:	Lots 1-20 and a portion of Lot 21, Block A, Resubdivision of Blocks A and B, Hunts Addition		
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	See Attachment		
Area in Acres or Square Feet:	2.266 Acres		
Current Zone District(s):	R-MU-20		
PROPOSAL			
Proposed Zone District:	C-MX-5		



REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</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.
	<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.
	<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>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> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <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. <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 <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>Please provide an attachment describing the justifying circumstance.</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.

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:


Concept Site Plan - College Trades Program (warehouse conversion)

Concept Site Plan (Future) - Multi-Family Residential (north portion)



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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Mike Natter, A&J Investments	2615 PCH, Suite 328 Hermosa Beach, CA 90254 310-376-5790, ext. 12 mjn@rettan.com	100%		12/2/13	(A)	YES

www.denvergov.org/rezoning

LEGAL DESCRIPTION – 1205 OSAGE STREET

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING LOTS 1-20, INCLUSIVE, A PORTION OF LOT 21, AND THE VACATED ALLEY IN BLOCK A, RESUBDIVISION OF BLOCKS A AND B, HUNT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK A; THENCE $S00^{\circ}10'34''E$, ALONG THE EAST LINE OF SAID BLOCK A, A DISTANCE OF 500.15 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK A; THENCE $S89^{\circ}51'33''W$, ALONG THE SOUTH LINE OF SAID BLOCK A, DISTANCE OF 189.52 FEET TO A POINT ON THE EASTERLY LINE OF A PARCEL OF LAND AS RECORDED AT RECEPTION NO. R-93-0007908; THENCE $N01^{\circ}57'58''W$, ALONG SAID EASTERLY LINE, A DISTANCE OF 500.36 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK A; THENCE $N89^{\circ}50'41''E$, ALONG SAID NORTH LINE, A DISTANCE OF 205.15 FEET TO THE POINT OF BEGINNING, CONTAINING 98,693 SQUARE FEET OR 2.266 ACRES MORE OF LESS.

RECEIVED

JAN 14 2013

PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

City and County of Denver
TREASURY DIVISON
PO BOX 17420
DENVER CO 80217-0420
TEL 720-913-9300

THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

SITE ADDRESS 1205 OSAGE ST UNIT -1275		PARCEL ID 05041-16-018-000	
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION HUNTS ADD B "A" L1 TO 21 BEG NE COR L1 TH W 205.15FT S 1DEG 37MIN49SEC E 500.19FT E 192.46 FT N 500FT TO POB		CODE 2013008	TYPE SEQUENCE NUMBER DC 38,437
		MORT CODE	LOAN NUMBER
05041-16-018-000 OSAGE LLC 2615 PACIFIC COAST HWY STE 328 HERMOSA BEACH CA 90254-2227		NOTE 2012 REAL ESTATE TAX DUE IN 2013. FIGURES GOOD UNTIL: 02/28/2013	

TAXING ENTITY	MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT
SCHOOL GENERAL FUND	39.575000	18,431.59
SCHOOL BOND FUND	10.913000	5,082.60
GENERAL FUND, DENVER *	13.362000	6,223.19
CAPITAL MAINTENANCE	2.581000	1,202.07
SOCIAL SERVICES *	4.520000	2,105.13
CITY BOND FUND *	7.950000	3,702.61
POLICE PENSION *	1.893000	881.64
FIRE PENSION *	1.587000	739.12
URBAN DRAINAGE/FLOOD CONTROL *	0.657000	305.99
DEVELOPMENTALLY DISABLED	1.033000	481.29
TOTAL LEVY	84.071000	

NOTE: 60% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS.

Osage LLC

2615 Pacific Coast Highway Suite 328
Hermosa Beach, CA 90254

December 12, 2013

Re: Rezoning of 1205 Osage Street, Denver, CO 80204

To whom it may concern:

I hereby authorize Bruce Larson of Larson Incitti Architects to represent me and to act on my behalf throughout the rezoning process.

Thank you,



Michael Natter
General Partner
Osage LLC

1205 OSAGE STREET
Zone Map Amendment (Rezoning) Application
REVIEW CRITERIA ATTACHMENT

Date: December 6, 2013

Revised: January 20, 2014

INTRODUCTION

The primary purpose of this request and application for rezoning is to allow additional mixed-use flexibility to accommodate the adaptive re-use of an existing vacant warehouse building. The immediate proposed development is to renovate the existing building and surrounding site to contain a college-level trades program for the DPS Emily Griffith Technical College (DPS is leasing the facility for 20-years).

The current R-MU-20 With Waivers zoning does not allow a college trades program whereas the proposed C-MX-5 does allow this type of use.

The northern portion of the site is proposed to include a 5-story multi-family residential facility in the future. Once the lease expires for the technical college portion of the property, the current plan is to remove the existing (technical college) building and replace with this remaining area of the site with another 5-story multi-family residential building.

CONSISTENCY WITH ADOPTED PLANS

The following excerpts are based on a review of applicable portions of Blueprint Denver and the La Alma/Lincoln Park Neighborhood Plan (LALNP). Note that the LALNP (page 14) references and incorporates applicable information and goals from multiple other planning documents.

Blueprint Denver

- Page 17 - Areas of Change represent those parts of the city where change is either underway or desirable.
- Page 121 - Areas of Stability and Areas of Change - Future Land Use: identifies this area as an Area of Change (for several reasons related to latent land development potential, access to and demand for enhanced transit, proximity to downtown and Auraria Higher Education Center, opportunity to supply more housing and ability to stimulate economic development...)

La Alma / Lincoln Park Neighborhood Plan

As a general note, the LALNP strongly supports multi-family residential consistent with the current R-MU-20 zoning and is also consistent with the proposed C-MX-5 (rezoning request). The following excerpts are primarily intended to support the adoptive re-use of the existing vacated warehouse building to accommodate the trades program for the DPS Emily Griffith Technical College.

Introduction

- Page 10 – Purpose of the Plan: The Plan is intended to promote patterns of land use, urban design, circulation and services that contribute to the economic, social, and physical health, safety, and welfare of the people who live and work in the neighborhood.

Framework Plan

- Page 22 – Recommendations – Economic Development: Create opportunities for economically rewarding development.
- Page 22 – Recommendations – Zoning and Land Use: Apply mixed use zoning to Areas of Change.
- Page 23 – Land Use Map –indicated Multi-Family as the predominant use, but not precluding a variety of other uses, including education.

- Page 24 – Land use categories should include: Multi-Family, Industrial, Mixed Use Retail, Mixed Use Commercial, Institutional (educational).....
- Page 33, 34 – Economic Development:
 - The La Alma/Lincoln Park neighborhood provides and employment base for the city with high-end service sector jobs and commercial and industrial services.
 - Institutional users that are significant regional employers include.....Denver Public Schools...
 - The proximity to the of the 10th and Osage Station to the Auraria campus and Downtown.....make it an attractive locations for businesses, residents, and regional services.
 - Future economic development will be most effective if carried out under a broad framework that establishes strategies to promote economic development in neighborhoods surrounding transit stations.
 - Recommendations:
 - Increase community policing and youth services to reduce crime and improve perceptions of safety in order to attract new businesses and residents.
 - Promote adaptive reuse of vacant structures.
 - Continue workforce development in the neighborhood....By helping people build their careers....

Character Area Plans

- Page 38 - The character areas provide policy guidance regarding the appropriate character of sub-areas and should be used when evaluating potential land use changes and infrastructure investments.
- Page 51-53 – Transit Oriented Development (TOD) Area:
 - TOD is a mix of uses at various densities within a half-mile radius, or walking distance, of a transit stop.
 - Rich Mix of Choices: Providing housing, employment, transportation and shopping....
 - Local Efficiencies: Place homes, jobs.....close to the station to promote walking, biking and transit use.
 - Value Capture: Encourage all stakeholders – residents, business owners, RTD and the City – to take full economic advantage of the amenity of enhanced transit services.
 - The TOD is primarily composed of high-density housing with retail and commercial ground-floor uses near the station platform.
 - Retail and commercial ground floor uses near the station platform complement the residential land uses to activate the station area.
 - Live/work opportunities are introduced along the.....station access roads.
 - To encourage ground floor activity in the station area, allow some non-residential uses to occur on the ground floor of the residential buildings, such as library, daycare, and other neighborhood serving commercial or office uses.
- Page 54 – Land Use (Goals)
 - Provide opportunities for local job training and education.
 - Maximize short and long-term land-use opportunities in the station area, including a broad mix of residential, employment and retail uses.
- Page 55 – Land Use (Recommendations) – Office/Employment
 - Jobs, especially family-wage jobs, nontraditional employment, and live/work opportunities should be encouraged throughout the station area.
- Page 62 – Signature Street – Osage Street, 10th Avenue
 - Signature streets are intended to improve station area access to and from adjacent and nearby districts and regional corridors.

- Signature streets should also ensure economic viability for commercial and live/work ground floor uses.
- Page 62 – Signature Street – Osage Street
 - The enhancement and extension of Osage Street improves regional and nearby district access to and from the station and creates an economically viable environment that will support transit-supportive commercial uses by providing necessary drive-by traffic.

JUSTIFYING CIRCUMSTANCES

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.

- Since the last rezoning (to R-MU-20) there have been various changes in the surrounding area including: opening of the 10th and Osage rail station; new multi-family and commercial buildings surrounding the station; and increased activity in general. The most significant and relevant circumstance that has occurred, and the primary purpose for this rezoning request, is summarized as follows:

Due to various economic conditions and limitations, the vacant 2-story warehouse building located at the south end of the 1205 Osage property is vacant, and will most likely remain vacant for the foreseeable future unless the zoning is changed to allow other uses.

Specifically, Denver Public Schools has entered into an agreement to lease the vacant warehouse building and convert it to accommodate a college-level trades program for Emily Griffith Technical College (contingent on successful rezoning). The current R-MU-20 zoning does not allow a college trades program whereas the proposed C-MX-5 does allow this type of use.

- With close proximity to an RTD station, the Auraria Campus, and Downtown, the C-MX-5 rezoning (and adoptive re-use of the warehouse) will encourage continued economic development in this area and help provide a more attractive location for businesses, residents, and regional services, while providing opportunities for local job training and education.
- This rezoning, along with improvements associated with a college trades program, would also enhance related activities associated with housing, jobs, shopping, entertainment, parks, and other amenities close to the station and will further encourage walking, biking and transit use in this area.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT AND STATED PURPOSE/INTENT OF ZONE DISTRICT

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose of and intent of the proposed Zone District

The following *italicized* information is from Section 7.2.2 of the Zoning Code; the Consistency statement is in response to the general purpose item:

7.2.2.1 General Purpose - Mixed Use Districts (C-MX-5)

- A. *The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge.*

Consistency: The proposed development is intended to contain primarily multi-family residential within the next 5-years (northern portion of the site), and all multi-family residential in the long-term. The conversion of the vacant warehouse for college trades (20-year lease) will in the meantime promote to a safer, more active, pedestrian-scaled, condition and will provide diversity to the area and will help activate the public street edge.

- B. *The Mixed Use Zone Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.*

Consistency: This rezoning, along with improvements associated with a college trades program, would enhance related activities associated with housing, jobs, shopping, entertainment, parks, and other amenities close to the station and will further encourage walking, biking and transit use in this area.

- C. *The Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.*

Consistency: Along with the long-term proposed multi-family residential development, the conversion of the warehouse to college trades will provide a positive atmosphere and will provide an appropriate transition between commercial development an adjacent residential neighborhoods.

- D. *Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.*

Consistency: The combination of a college trades program along with multi-family residential will provide for a mixed, diverse condition within the area.

- E. *In the Urban Center Neighborhood Context, the Mixed Use Zone Districts require the same level of pedestrian enhancements as the Main Street Zone Districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use Zone Districts and the Main Street Zone Districts is Main Street districts mandate storefront buildings at the street edge.*

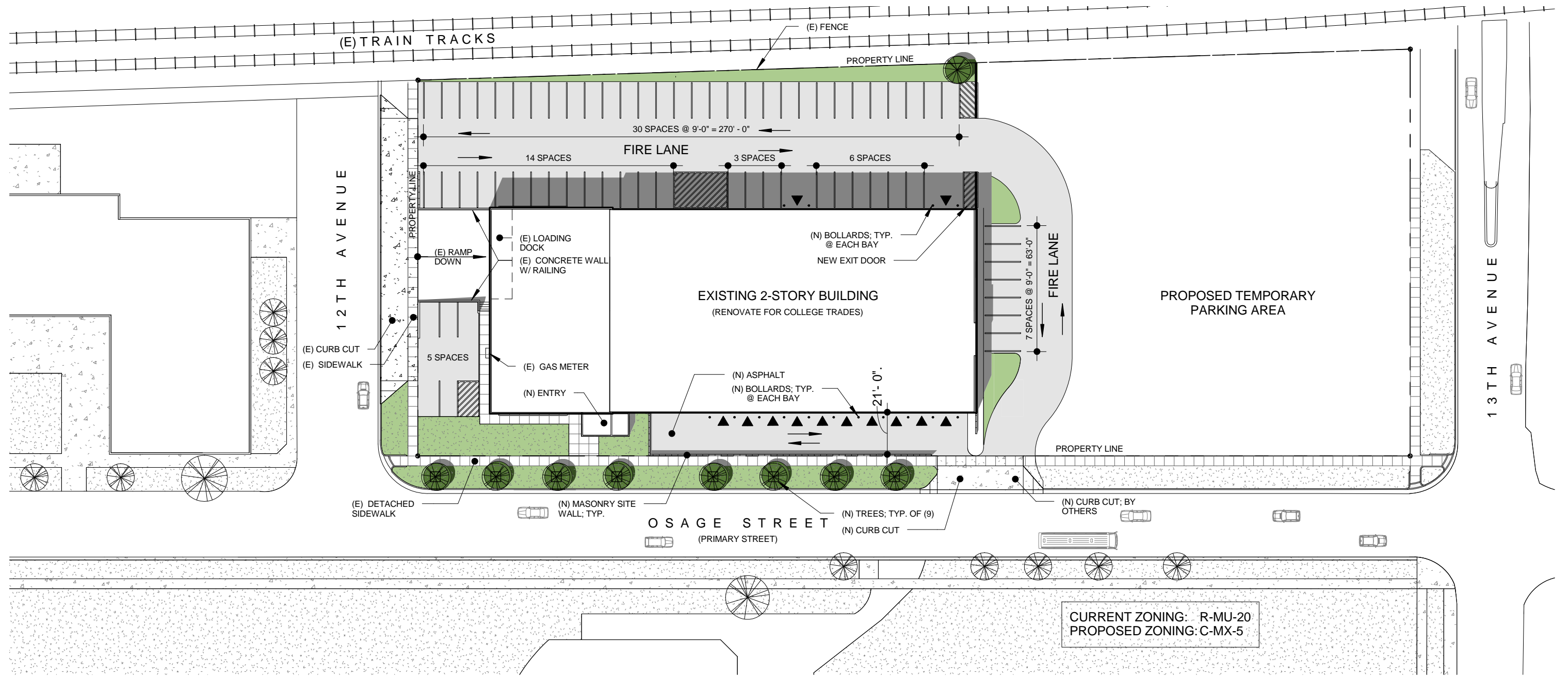
Consistency: As part of the proposed development the detailed requirements for pedestrian enhancements will be reviewed with the intention of incorporating the applicable improvements as part of the design.

- F. *Mixed use buildings have a shallow front setback range. The build-to requirements are high.*

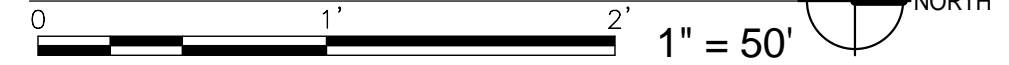
Consistency: The existing warehouse is located approximately 20-feet from the property line. The proposed future residential is currently planned to achieve the high build-to requirements. These issues are proposed to be further reviewed as part of the (simultaneous) site plan review process.

Consistency – General

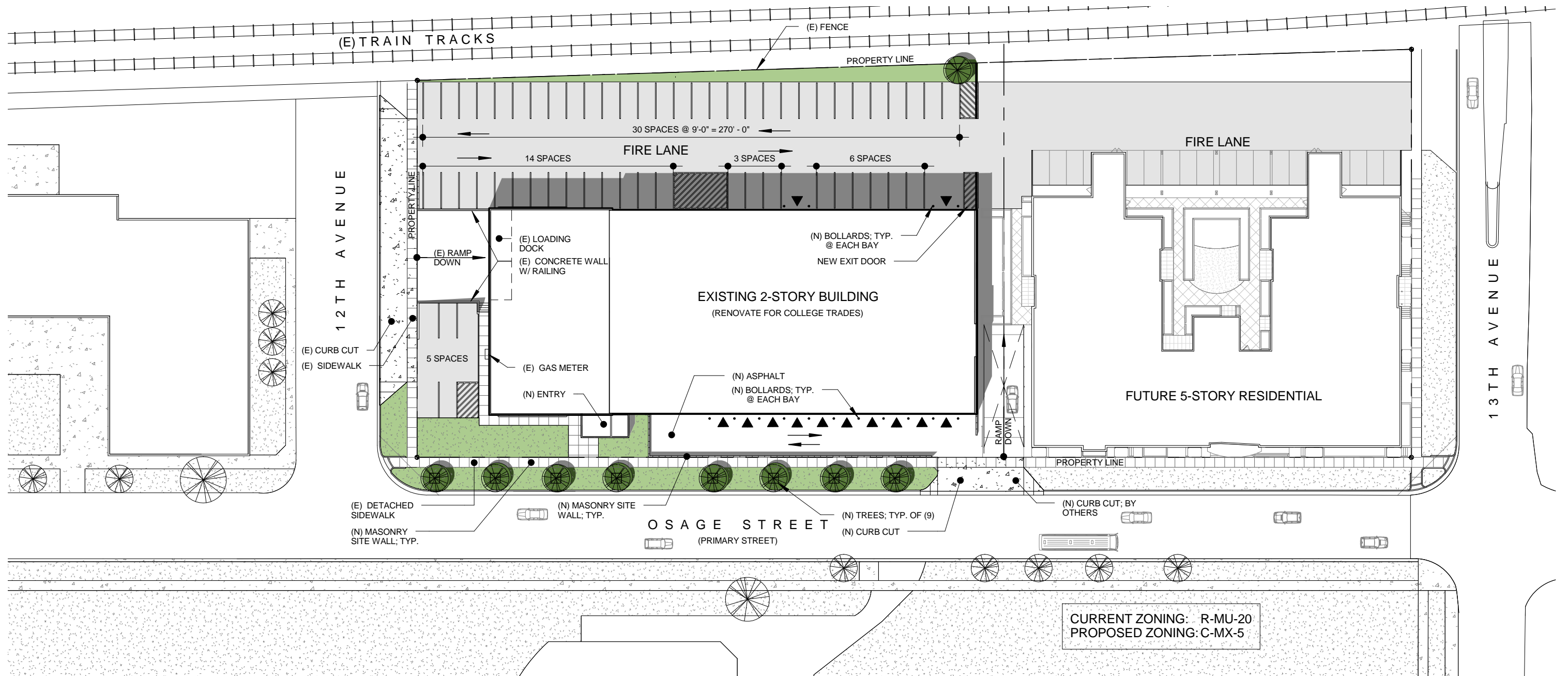
The zoning code for C-MX-5 allows the two primary uses currently proposed for the site: College Trades and Multi-Family Residential (up to 5-stories). It is anticipated that the detailed requirements of the code will be further reviewed as part of the site plan review process which is scheduled to be completed during the rezoning process.



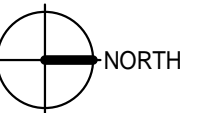
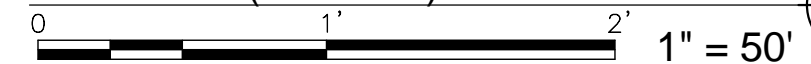
SITE PLAN



Emily Griffith Technical College - Trades Program
1205 OSAGE STREET - CONCEPT DESIGN
NOVEMBER 27, 2013



SITE PLAN (FUTURE)



Emily Griffith Technical College - Trades Program
1205 OSAGE STREET - CONCEPT DESIGN
NOVEMBER 27, 2013