



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	
Address	
City, State, Zip	
Telephone	
Email	
<p>*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.</p>	
<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	
Address	
City, State, Zip	
Telephone	
Email	
<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.</p>	
<b>SUBJECT PROPERTY INFORMATION</b>	
Location (address):	
Assessor's Parcel Numbers:	
Area in Acres or Square Feet:	
Current Zone District(s):	
<b>PROPOSAL</b>	
Proposed Zone District:	
<b>PRE-APPLICATION INFORMATION</b>	
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)



## REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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 a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040</i>'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezonings: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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 of 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 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> <ul style="list-style-type: none"><li>a. Changed or changing conditions in a particular area, or in the city generally; or</li><li>b. A City adopted plan; or</li><li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li></ul> <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>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>



## REZONING GUIDE

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## REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. 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.
- Review Criteria Narratives. See page 2 for details.

## ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)

**Other Attachments.** Please describe below.



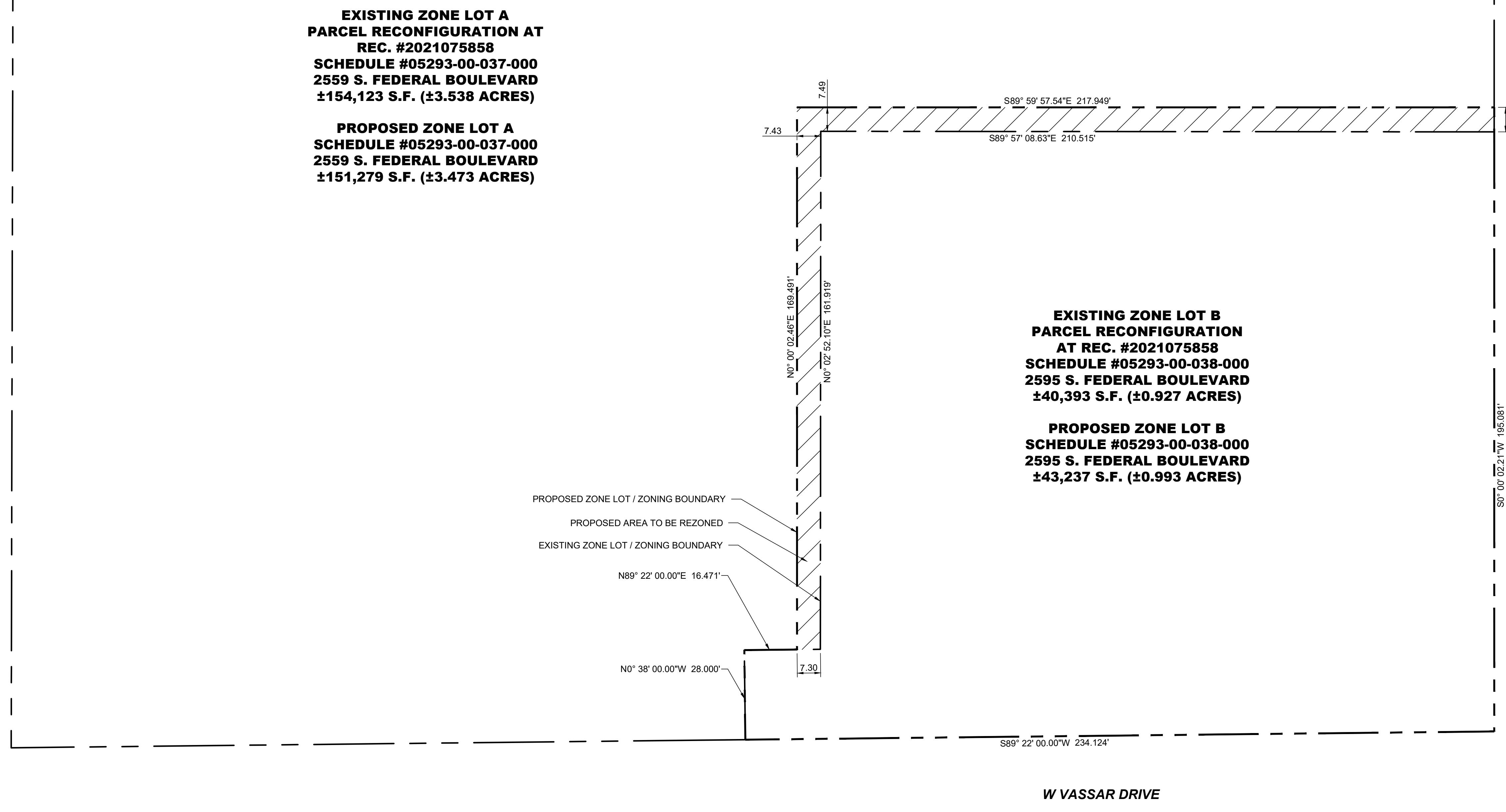
## REZONING GUIDE

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## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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 In- terest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification state- ment	Date	Indicate the type of owner- ship docu- mentation provided: (A) Assessor's record, (B) war- ranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner autho- rized a repres- sentative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith Josie Q. Smith</i>	01/12/20	(A)	YES
Keith Parsons, COO of the Archdiocese of Denver	2559 S. Federal Blvd Denver, CO 80219 303 715 3254 Jarrett.Laraway@archden.org	100%	<i>Keith Parsons</i>	1-26-2021		YES
						YES
						YES
						YES



© 2023 | ALL RIGHTS RESERVED  
REZONE APPLICATION  
02.15.2023  
DRAWN BY | WALKER  
CHECKED BY | WALKER  
REVISIONS

SEP 15 1967  
WARRANTY DEED

006970 RECORDER'S STAMP

STATE OF COLORADO  
CITY & COUNTY  
OF DENVER  
FILED IN MY OFFICE ON

THE S. REED

THIS DEED, Made this 13th day of September in  
the year of our Lord One Thousand Nine Hundred and Sixty-Seven  
between Urban J. Vehr, formerly Archbishop of Denver, formerly  
Bishop of Denver, City and County of Denver, State of Colorado, of  
the first part, and

THE ARCHDIOCESE OF DENVER

a corporation sole, organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described realty:

## the City and

All real estate in County of Denver, State of Colorado standing in the name of Urban J. Vehr, or Urban J. Vehr, Bishop of Denver, or Urban J. Vehr, Archbishop of Denver, or Urban J. Vehr, trustee for the Roman Catholics of the State of Colorado, or Urban J. Vehr under any fiduciary designation or any other designation whatsoever,

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except easements, restrictions, reservations, and encumbrances of record and except for the lien of general property taxes for 1967, and the lien of any special assessments, and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

(Consideration less than One Hundred Dollars. No revenue required.)

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal  
the day and year first above written. 11

Urban Sch (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF COLORADO )  
 ) ss.  
County of Denver )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 1967, by Urban J. Vehr, formerly Archbishop of Denver, formerly Bishop of Denver.

WITNESS by hand and official seal.

My commission expires

on, expires 11/22/70 Commission expires Sept. 22, 1970

Eric Womack Notary Public

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Page: 1 of 3

09/10/2019 04:15 PM

R \$23.00

D \$0.00

City & County of Denver  
Electronically Recorded

POA

**Recording Data:**

## POWER OF ATTORNEY

**THE ARCHDIOCESE OF DENVER**, a **Corporation Sole**, organized and existing under the laws of the State of Colorado, and having its principal office at 1300 South Steele Street, in the City and County of Denver and the State of Colorado, hereinafter referred to as the "Corporation":

**DOES HEREBY CONSTITUTE AND APPOINT KEITH A. PARSONS**, individually, of the City and County of Denver and State of Colorado, its true and lawful Attorney-In-Fact with the power and authority to act for it, in its name, and as its act, to execute and deliver any and all contracts and execute and guarantee bonds and undertakings required or permitted in all actions or proceedings.

It further authorizes such person as its Attorney-In-Fact, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to the Corporation; and have, use and take all lawful ways or means in the Corporate name, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or other sufficient discharges for the same for the Corporation and in the Corporate name, to make, seal, deliver, to bargain contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deed and other assurances in the law thereof; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and conditions and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, chose in action and other property in possession or in action; and to make, do and transactions all and every kind of business of what nature and kind whatsoever; and also, for the Corporation and in the corporate name, and as the Corporate name, and as the Corporate act and deed, to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, securities, mortgages, hypothecations, bills of lading, bill, bonds, notes, receipts, evidence of debt, releases and satisfactions of mortgages, judgments and other debts, and such other instruments in writing or whatever kind and nature, as may be necessary and proper in the premises.

**GIVING AND GRANTING** unto said Attorney-In-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as full to all intents and purposes as I might or could do, hereby ratifying and confirming all that said Attorney, **Keith A. Parsons**, individually, of the City and County of Denver, shall lawfully do and cause to be done by virtue of these presents.

**IN WITNESS WHEREOF, THE ARCHDIOCESE OF DENVER**, a Colorado corporation sole, has caused this Power of Attorney to be executed this 29<sup>th</sup> day of August, 2019, to become effective as of the **30<sup>th</sup> day of August, A.D., 2019**.

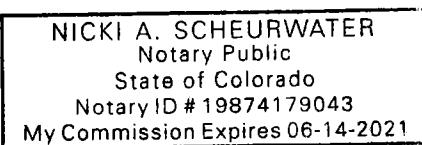
**The Archdiocese of Denver,  
a Colorado corporation sole**

By: Most Rev. Samuel J. Aquila  
Most Rev. Samuel J. Aquila, S.T.L.,  
Archbishop of Denver

**STATE OF COLORADO**      }  
                                    } SS.  
**CITY & COUNTY OF DENVER**    }

The foregoing Power of Attorney was acknowledged before me, a Notary Public, this 29<sup>th</sup> day of August, 2019, by Most Reverend Samuel J. Aquila, S.T.L., Archbishop of Denver.

*Witness my hand and official seal.*



Nicki A. Scheurwater  
Notary Public

## **ACCEPTANCE OF POWER OF ATTORNEY**

I, KEITH A. PARSONS, having read and approved of the foregoing Power of Attorney effective as of **August 30, 2019**, hereby accept the appointment made therein.

By:

Chass

Keith A. Parsons

**STATE OF COLORADO }  
CITY AND COUNTY OF DENVER }  
} ss**

The foregoing instrument was acknowledged before me, a Notary Public, on the 29<sup>th</sup> day of

August, 2019, by Keith A. Parsons.

*Witness my hand and official seal.*

NICKI A. SCHEURWATER  
Notary Public  
State of Colorado  
Notary ID # 19874179043  
My Commission Expires 06-14-2021

Richie L. Schermerhorn  
Notary Public



# ARCHDIOCESE OF DENVER

MANAGEMENT CORPORATION

To whom it may concern,

I, Keith Parsons, COO of the Archdiocese of Denver, hereby authorize the representative Robert Walker of Cushing Terrell, to act on my behalf regarding the rezoning of parcel numbers 05293-00-038-000 and 05293-00-037-000 at 2559 South Federal Boulevard, Denver Colorado 80219.

Thank you,

A blue ink signature of Keith A. Parsons.

Keith A. Parsons, COO

January 26, 2023



Date: January 26, 2023

Community Planning & Development  
City and County of Denver

To: Attn:  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

From: Robert Walker  
303 E 17<sup>th</sup> Avenue, #105  
Denver, CO 80203

RE: Zone Map Amendment (Rezoning) Application  
2559 S. Federal Boulevard

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Dear Mr. Ibanez,

This project narrative is provided to serve as supporting documentation for the attached Zone Map Amendment (Rezoning) Application filed by Cushing Terrell as an authorized representative of the Archdiocese of Denver, for property located at 2559 S. Federal Boulevard (the "Property"). Cushing Terrell intends to seek approval of a rezone from the current Suburban Single Unit D (S-SU-D) to Suburban Multi Unit, 5 stories (S-MU-5) and concurrent Site Development Plan approval to construct 63 units of multifamily affordable housing for seniors. Please note a rezone has previously been completed for this project and this additional application is to modify the boundary to better reflect the needs of the development.

#### **Request for Rezoning Summary**

Address: 2569 S Federal Boulevard

RNOs: College View Neighborhood Association, South Mar Lee/Brentwood/Sharon Park Neighbors, Inter-Neighborhood Cooperation

Site Area: ~1 acre

Current Zoning: S-SU-D

[cushingterrell.com](http://cushingterrell.com)

Proposed Zoning: S-MU-5

Property Owner: Archdiocese of Denver

Owner Representative/Applicant: Cushing Terrell

Council District: No. 2 (Kevin Flynn)

Neighborhood: College View, Harvey Park

### **Site Description**

The Church of All Saints parish has had a presence at the site, bordered by South Federal Blvd to the east, S. Grove Street to the west, W Hillside Place and W Vassar Ave to the north and south, since 1951. The site consists of the church sanctuary, rectory, two classroom/community room buildings, a barn, a prayer garden, a garage and parking lot. The site is made up of two parcels, one at 3.538 acres containing the school buildings, storage barn, the Church of All Saints Sanctuary, and all on-site parking. The second parcel at 0.927 acres contains a portion of the existing parking lot and some undeveloped land. This rezoning is anticipated to be followed by a zone lot amendment for this second parcel in order to increase the size of the S-MU-5 zone lot to accommodate the needs of the senior housing facility.

### **Consistency with Adopted Plans**

#### Comprehensive Plan 2040

- Supporting the Equitable, Affordable and Inclusive Goal 1, Strategy A of increasing development of housing units close to transit and mixed-use developments.
  - The proposed rezone would allow for the development of new housing units on a transit corridor near mixed-use developments.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy A of creating a greater mix of housing options in the neighborhood for all individuals and families.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy C of fostering communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy D of increasing the development of senior-friendly and family-friendly housing.
  - The proposed rezone would allow for the increase of senior housing units, which do not currently exist in the area.
- Supporting the Equitable, Affordable and Inclusive Goal 3, Strategy B of using land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
  - The proposed rezone would enable the private development of affordable housing for seniors on a transit corridor.

- Supporting Connected, Safe and Accessible Places Goal 8, Strategy B of promoting transit-oriented development, including affordable housing, near transit to support ridership.
  - The proposed rezone would provide affordable housing on a transit corridor.
- Supporting Environmentally Resilient Goal 9, Strategy B of improving Denver's air by reducing the use of single-occupancy vehicles...supporting mixed-use, walkable neighborhoods.
  - The proposed rezoning would contribute to the mixed-use development of Federal Boulevard and provide residents with amenities within walking distance.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy B of ensuring neighborhoods offer a mix of housing types and services for a diverse population
  - The proposed rezoning would provide housing for low-income seniors, which is currently not supplied in the neighborhood.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy D of encouraging quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
  - The proposed rezoning offers quality infill development that will give residents opportunities for increased amenities.

#### Blueprint Denver 2019

- Future Neighborhood Context: Suburban (5.1.1)
  - "Homes in this context are largely single-unit, but can also include higher intensity residential...residents of this context should be able to walk and bike to neighborhood destinations safely"
    - The proposed zone district is consistent with the suburban context because the surrounding area is primarily single-unit with commercial uses and higher intensity residential along the main corridor (Federal Boulevard).
  - "Many suburban context areas are single-unit residential, but multi-unit also occurs. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity."
    - In this case, the parcel in question is located on a corridor, where higher densities already exist.
- Future Places Concept – Community Corridor (5.1.4)
  - The parcel in question is labeled as "Community Corridor" in the Future Places section of the plan which describes the various scales and type of development envisioned for the future. According to the Plan, Community Corridors "typically provide some mix of office, commercial and residential....buildings have a distinctly linear orientation...heights are generally up to 5 stories."
    - The proposed rezoning would aid in providing the residential part of the "mix" described. If not rezoned, the property would only be able to contribute one housing unit under its current zoning. The rezoning would allow a higher intensity use to help satisfy this vision and enable the development to contribute to the desired built form.

- Community Corridors are “accessible to a larger area of surrounding neighborhood users by a variety of transportation options. The corridor is part of the transit priority street network.”
  - The proposed rezoning would allow for housing to be located near high-capacity transit along Federal Boulevard.
- Growth Areas Strategy – Community Corridor
  - The parcel in question is labeled as “Community Corridor” in the Growth Areas section of the Plan which describes where new growth should be focused. According to the Plan, “most growth is guided to regional centers, community centers and corridors, select districts and higher intensity residential areas.”
    - The proposed rezoning would allow for growth in an area where growth is envisioned, along a high-capacity transit corridor (Federal Boulevard) that already has a mix of uses. Multiple mobility options will serve the increased intensity that will result from the proposed use.
- Street Types – Mixed Use Arterial
  - The parcel in question sits on Federal Boulevard, which is labeled as a mixed-use arterial street in the Plan. According to the Plan, arterial streets are envisioned to have “a varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow setback.”
    - The proposed rezoning would provide housing units on a high capacity transit street, and a building that is pedestrian-oriented.
  - W Vassar Avenue and S Grove Street to the south and west respectively are designated in the Plan as local streets which, “can vary in their land uses, however most are often characterized by residential uses.”
    - The proposed rezoning satisfies this criteria as the south side of W Vassar is residential in use while the remainder of the Church of All Saints parcel is used for the church and community buildings. Grove avenue is residential in use on the west, with the school buildings used for church functions and community meetings on the east.
- Recommendations
  - Land Use & Build Form: Housing
    - Policy 6, strategy A, “Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.”
      - The proposed rezoning would incentivize the development of affordable housing on a community corridor.

## Public Safety, Health and Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the city.

In line with Denver’s Comprehensive Plan 2040 and Blueprint Denver, this rezone would provide much-needed affordable housing for Denver’s growing senior population. It would provide seniors with not only affordable homes, but also easy access to public transportation as well as services on-campus that the Church of All Saints intends to provide. This rezoning will also help implement many of the

recommendations and vision outlined in Denver's adopted plans (Comp Plan and Blueprint Denver). This application may additionally meet adopted plans by providing housing along a corridor where people can walk to a variety of goods and services which in turn increases overall health and reduces reliance on single-occupant vehicles.

## Justifying Circumstances

1. The existing zoning of the land was based on a mistake of fact:
  - a. The rezoning for this parcel which took place in 2021-2022 was based on publicly available data and conceptual site layouts. Following this rezoning additional survey information and guidance from the city of Denver was received. This information revealed that the previously established boundaries were insufficient for the proposed senior housing development. This application is a minor adjustment to the existing boundaries to better accommodate the proposed senior housing facility and its interface with the existing church and school.

## Consistency with Neighborhood Context, Zone District Purpose and Intent

The property meets the required criteria and is consistent with the neighborhood context and zone district purpose and intent as outlined below.

### 3.3.1 – Suburban Neighborhood Context General Character

- "The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the suburban house building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of row house and occasional mid—and high-rise apartment building forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets."
  - The proposed rezoning from a single-unit use to a multi-unit use is an example of what might generally be found in this context and along a mixed-use arterial corridor.

### 3.2.2.1 – Residential Districts (S-SU-D, S-MU-5) General Purpose

- "The intent of the residential districts is to promote and protect residential neighborhoods within the character of the suburban neighborhood context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."
  - The proposed rezoning would provide multi-unit diversity to the mostly single-unit neighborhood, while not detracting from the overall image and character by focusing density towards Federal Boulevard (transit corridor) and providing parking between the building and adjacent residential area.

### 3.2.2.2 – Specific Intent

- Multi Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20)
  - “S-MU is a multi unit district and allows suburban house, duplex, row house, and apartment building forms of up to 3, 5, 8, 12, 20 stories in height.”
    - The proposed rezoning would meet this criteria as the development is intended to be a 4-story apartment building.

### Narrative Describing Outreach

Outreach was conducted with the following parties, notating the dates and method of communication.

Group	Contact	Date of Outreach	Method of Communication
District 2 Councilmember Kevin Flynn	Dana Montano (City Council Aide) & Kevin Flynn	January 11, 2021	Virtual meeting
South Mar Lee/Brentwood/Sharon Park RNO	Tara Durham (President)	January 14, 2021	Virtual meeting
		January 21, 2021	RNO Monthly Meeting
College View RNO	Elin Franzen (President)	January 12, 2021	RNO Monthly Meeting
Neighboring property owners (last name + address)	Gao (3000 W Vassar Ave); Trujillo (2600 S Green Ct); Mcneely (2601 S Green Ct); Espita (2600 Grove St); Cruz (2601 S Grove St); Rael (2595 S Grove St); Van Huynh (2591 S Grove St); Goodspeed (2585 S Grove St); Crespin (2581 S Grove St)	January 13, 2020	Flyer posted on doors (see letter attached)

### Narrative summarizing meetings

#### College View RNO Meeting, January 12, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were only a few comments, and most were positive and in support of the project.

Comments included:

- This parcel is ripe for development, as it is currently vacant and unkempt (an eyesore).
- This seems like a really good fit for senior housing (being on Federal Blvd, next to the Church)
- Interested in potentially seeing greater setbacks, but otherwise like the design

Questions included:

- Q: What is the unit mix? Will all units be handicap accessible?
  - A: At this time, we have not worked out the unit mix and what individual units will look like – those details will be worked out later in the process (probably closer to April or May)
- Q: Who will manage the property?
  - A: AD Housing will manage it and has a great track record with managing properties so you can be assured it will be managed well.
- Q: Will the units be restricted to seniors only?
  - A: Yes, it will be deed-restricted for seniors 62 and over that are low-income (below 80% AMI)

One resident in particular who has been involved in the Loretto Heights project was interested in staying involved and giving input once we begin to determine unit design and mix. We have her email and she is planning to speak with the Neighborhood Association's Board to write a letter of support for the project.

South Mar Lee/Brentwood/Sharon Park RNO Meeting, January 21, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were a few questions, but mostly the attendees stated their support for the project.

Questions included:

- Q: Will this open a can of worms and apartment buildings will start eating up all the single family units on Federal?
  - A: Single family zoning is in place to prevent that from happening. This building will not be removing an existing home as it will be built on vacant land. Growth is likely to continue on Federal Blvd but we can protect the single family homes off of Federal Blvd with the existing single family zoning.
- Q: How will the residents be chosen to live in the apartments?
  - A: It will be on a first come, first serve basis for when applications are received per Fair Housing legislation. We can, however, promote the apartments with the RNO so that residents in the neighborhood know about it and can apply for units.



January 21, 2021

College View Neighborhood Association supports the idea of creating more affordable housing for seniors. We support with reservation, the corner property located at 2559 S Federal Blvd provides a likely location for such a development.

Applicable to all new construction on Federal in College View, our reservation with the design is the building sitting directly on Federal. We would prefer if it sat back off of the Boulevard.

If changes can not be made, we are willing to forego our reservation on this particular project to support senior affordable housing.

Thank you for your consideration.

Sincerely,

David E Paillet  
CVNA President

[cvnadenver@gmail.com](mailto:cvnadenver@gmail.com)  
[davidpcvn@gmail.com](mailto:davidpcvn@gmail.com)

Dear City of Denver Planning Department,

We, the members of the Church of All Saints Parish Council, would like to state our support for the rezoning of a portion of 2559 S. Federal Boulevard to Suburban Multi-Unit, 5 stories (S-MU-5). We are aware of the rising housing costs in Denver and in our neighborhood, and have seen how increasingly difficult it is for our neighbors and community members to afford to live here. The senior population is especially burdened with fixed incomes and transportation/mobility concerns. We are excited to partner with Archdiocesan Housing to provide 75 affordable homes for Denver's growing senior population, as well as the opportunity to provide programming and services for future residents on our campus.

Thank you for your consideration.

Sincerely,

## The Church of All Saints Parish Council

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Thuy Vy	2690 W. Bates Ave	Thuy Vy	Jan-10-21
Barbara Negro	430 S. Sheridan	Barbara Negro	1-10-21
Julie Bateman	2288 S. Laredo St.	Julie Bateman	1-10-2021
PETE WALSH	6345 W. Kississippi	Pete Walsh	1/10/2021
DAVID CASSIDY	2907 S. QUAY WY	David Cassidy	1/10/21
Jim Espinoza	4550 W. LUFF Ave	Jim Espinoza	1-10-21
Joseph Davis	9433 W. Mexico Ave	Joseph Davis	1-10-21
Chris Chavarria	5243 W. Teller	Chris Chavarria	1-10-21
Mui Nguyen	4777 S. Webster	Littleton	1-13-21
Vince Hino	4777 S. Webster	Littleton	1-13-21
Larry Bittar	901 Englewood Pkwy	Englewood	1-16-21
JESS & JUPY	1398 W. HOYE PL	JESS & JUPY	1-16-21
NANCY WILSHI	8961 W. LAXTON	Nancy Walsh	1-16-21
Kim	2306 S. BRUNOFF	Lake Littleton	1-15-2021
Pete Hafley	2900 W. HAMPTON	Pete Hafley	1/16/21
Jacob Mazzatorta	9808 W. Vonderhaar	Jacob Mazzatorta	1/16/21
GEMI LOPERA	5155 W. 68TH AVE	WESTMINSTER	1-16-21
Danny Doan	8483 W. Sowell Ave	Danny Doan	1-17-21
Naomy Tengura	3504 W. HAMILTON PL	Naomy Tengura	1-16-21
ANDY TRAN	3665 W. Hamilton Ave	Andy Tran	01-16-21
NGA VO	3665 W. Hamilton Ave	VO	01-16-21
Kim	2755 S. Pierce	Kim	01/16/21
Kim Nguyen	593 BLUE JAY DR	Kim Nguyen	01/16/21
Phuong Nguyen	9417 W. IOWA AVE	Phuong Nguyen	1/16/21
Quynh Pham	3844 W. Hamilton Ave	Quynh Pham	1/16/21
KIM PHAM	6574 W. IOWA	Kim	1/16/21
TRANG TRAN	7094 S. Garrison St.	Trang Tran	1/16/21
Diedre Versluis	11145 E Alameda Ln #205	Diedre Versluis	1/17/21
NGHIA D. PHAM	1088 S. DECATUR ST.	Nghia D. Pham	1/17/21
TRA BUI	2396 W. BURGSDR	TRA BUI	01/17/21
	PCIV 107 CO 80223		

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Maricela Carrillo	1011 S. Knox Ct Denver CO	Maricela Carrillo	1-10-2021
Kathy Clark	5058 S. Nelson St	Kathy Clark	1-10-2021
Dale Clark	" " " 14th	Dale Clark	1-10-2021
Susie Becker	6220 Shaw's St Littleton 80127	Susie Becker	1-10-2021
Quynh Pham	2759 S Garrison St Denver CO	Quynh Pham	1-10-2021
AM NGUYEN	" " "	AM NGUYEN	1-10-2021
Cic Pham	2125 S. NEWTON ST	Cic Pham	1-10-21
Timi Cao	1212 S Federal	Timi	1-14-21
Nguyen Thi Vien	6060 S Newland Dr	Nguyen Thi Vien	1-14-21
Nguyen T M Hui	LITTLETON CO 80123	Nguyen T M Hui	1-14-21
Nguyet Thi Vien	1660 S Allison St 80232	Nguyet Thi Vien	1-14-21
Cai CAI	1212 S Federal 80219	Cai Cai	1-15-21
Raoi M Padilla	3071 S. Gates 80205	Raoi M Padilla	1-16-21
THIEN NAM	7064 S. GARRISON ST.	THIEN NAM	1-16-21
Manuel Soto	3193 S. Kay Way	Manuel Soto	1-16-21
Charles Parker	7792 W Florida Dr	Charles Parker	1-17-21
Le Van Nguyen	1031 S. Lowell Blvd	Le Van Nguyen	1-17-21
Deke	2636 Jay St	Deke	1-17-21
Uyenma Tran	1212 S. Federal	Uyenma Tran	1-18-20
Diane Pham	2778 S Meade St	Diane Pham	1-18-20
Khiem Vuon	" :	Khiem Vuon	1-18-20
Quynh Pham	2300 S Steele, Denver	Quynh Pham	1-18-20
Van Nguyen	9120 S. Federal C	Van Nguyen	1-18-20
Thi Nham	Denver	Thi Nham	1-18-2021
Tam Nguyen	598. Blue Jay Dr	Tam Nguyen	1-18-2021
	Golden CO 80401		
NGOC NGUYEN	1840 S Dale Ct	NGOC NGUYEN	1-18-2021
TIEN PHONG	1840 S Dale Ct	TIEN PHONG	1-18-2021
Nam Tran	3844 W. Haniffa Ave	Nam Tran	1-18-2021
Nhu Nguyen	735 S. Eliot St 80219	Nhu Nguyen	1-18-2021
Louis Tran	7094 S. Garrison St. Littleton	Louis Tran	1-18-2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

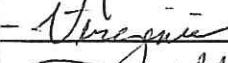
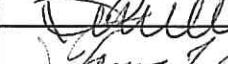
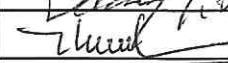
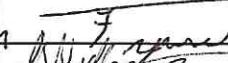
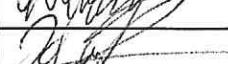
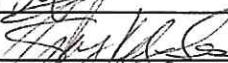
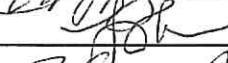
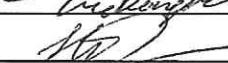
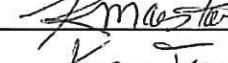
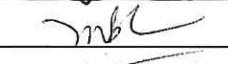
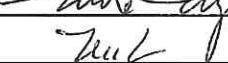
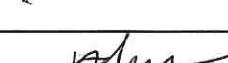
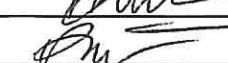
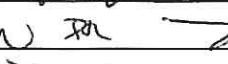
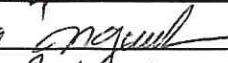
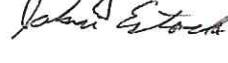
Name	Address	Signature	Date
Eduard E. Romano	8942 W. TEMPLE PI	Eduard E. Romano	1/11/21
Este Romano	4385 S. Bldg. st	Este Romano	1-11-21
Adrienne Melvin	3660 Jr. Lincoln pi	Adrienne Melvin	1/11/21
Dale S. S.	2779 W 14th st	Dale S. S.	1-11-21
Frank Rocha	1122 S. Jackson	Frank Rocha	1-11-21
Benny Cardenas	1611 South Knox (west)	Benny Cardenas	1-11-21
Bernard Alcorn	10467 W. Hampden #101 Lakewood, CO 80401	Bernard Alcorn	1-10-21
Michaela Kroll	4091 W. Kesten Rd #1	Michaela Kroll	1-10-21
David Hefner	6280 W. Canyon Ave	David Hefner	1-10-21
Steve Huber	6280 W. Canyon Ave 80128	Steve Huber	1-10-21
Mary Stern	9430 W. 118th	Mary Stern	1-10-21
Minh Thy Nguyen	2759 S. Durman	Minh Thy Nguyen	1-10-21
Thao Nguyen	2759 S. Durman	Thao Nguyen	1-10-21
Lucy Montenegro	2949 S. Potters CT	Lucy Montenegro	1-11-21
Philip Adango	2850 S. Yates St.	Philip Adango	1-12-21
LUCY TAPAY, JR	2525 W. WATSON AVE	LUCY TAPAY, JR	1/12/21
Thao N. Vu	1595 S. Harlan ST	Thao N. Vu	1/14/21
Van Vu	1595 S. Harlan ST	Van Vu	1/14/21
Jeanne Moody	235 S. Courtman st	Jeanne Moody	1-16-21
JEANNETTE ARBUCKLE	8941 W Layton Ave	JEANNETTE ARBUCKLE	1-16-21
Don ARBUCKLE	8941 W. Layton Ave	Don ARBUCKLE	1-16-21
Robert N. Ito	2336 W. Bryn Mawr PI	Robert N. Ito	1-16-21
Regina C. Custer	444 W. Eldorado PI	Regina C. Custer	1-16-21
Vicky Nguyen	9808 W Vandeventer Dr. Littleton	Vicky Nguyen	1/16/21
TIEN NGUYEN	7545 Colorado	TIEN NGUYEN	1-16-21
MAX NGUYEN	7483 W 10th ave	MAX NGUYEN	1/16/2021
Aih Phan	7492 W 10th ave	Aih Phan	1/16/2021
Trien Vu	460 N. Irvin st.	Trien Vu	1/16/2021
Joseph Tran	3901 W Kenyon Ave Denver	Joseph Tran	1/16/2021
Jane Tran	3901 W KENYON AVE DENVER CO	Jane Tran	1/16/2021
Meriem (my)	2101 S Federal Blvd	Meriem (my)	1/17/2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Trang Ichong	2940 S Federal Blvd	Trang Ichong	1/18/2021
Deb Mays	3333-306 Apt 206	Deb Mays	1/17/2021
Laura	5901 W Lehigh Ave	Laura	1/16/2021
Michelle Hard	21055 S. Pattonct	Michelle Hard	1/17/2021
Jan Marie Bell	3043 S. Virainst	Jan Marie Bell	1/14/2021
Robt Andrade	15 ledge way	Robt Andrade	1/17/2021
Eddie Mende	1714 S. Bryant St	Eddie Mende	1/17/2021
Scott Popper	125 So. Hoyt St.	Scott Popper	1/17/2021
James P. Bias	32950 Leamore	James P. Bias	1-17-21
Michelle Lind	2811 S Realst	Michelle Lind	1-17-21
Carlos Gonzalez	2320 W. Argonaut	Carlos Gonzalez	1-17-21
Paul Chaez	3161 S. Pierce St	Paul Chaez	1-17-21
Barbara Athearn	1665 S. Lowell Bl	Barbara Athearn	1-17-21
Terri L. Lue	1625 S. Zeeby	Terri L. Lue	1-17-21
Mike Montoya	3952 W. Greenwood Pt.	Mike Montoya	1-17-21
Tiffany Montoya	759 S. Reed St. Apt B37	Tiffany Montoya	1-17-21
Christopher Montoya	3952 W. Greenwood Pt	Christopher Montoya	1-17-21
Julie Dufresne	2370 S. Orning St	Julie Dufresne	1-19-21
Alma Spalding	1590 S. Pierce St	Alma Spalding	1-19-21
Keith Spalding	1590 S Pierce St	Keith Spalding	19 Jan 2020
Judy	3504 W Hamilton Pl	Judy	1-19-2021
DANH HONG	1070 W. 95th Av.	Danh Hong	1-19-2021
Quyen Nguyen	2048 W. Wesley	Quyen	1-19-2021
Mary Truong	6104 S. Kalipeil St	Mary	1-19-2021
Anh - Hong	—	Anh - Hong	1-19-2021
Kien Do	2121 S. Gray	Kien Do	1/19/21
Thi Tran	18801 E Dickenson	Thi Tran	1/19/21
NTU Nhung	1681 W. Dumbarton	NTU Nhung	1-19-20
Hien Nguyen	2048 W. Wesley	Hien Nguyen	1/19/20
VAN THI NGUYEN	2048 W. Wesley	VAN THI NGUYEN	1/19/20
Lam Nguyen	2048 W. Wesley Ave	Lam Nguyen	1/19/21

Kimberly  
Hathie Kim 3504 W. Hamilton

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
PHUC NGUYEN	2949 W CIENNGO AVE		1-17-21
TOMAS NGUYEN	3830 W. UNION AVE		1/17/21
Virginia Meja	2708 W College Ave		1/17/21
Thelicia Mijan	8903 S Judsonway		1/17/21
Trinay L. Cachet	7346 13th St City		1/17/21
THUY LINH PHAM	6201 W NEVADA PL. #101		01/17/2021
Frances Gomez	1580 So Tejon		1-17-21
Mike Bui	6574 W. Iowa		1-17-21
Quang Hung Bui	6574 W. Iowa Pl		1-17-21
Shubhali-Si Nguyen	3160 W. Forest Rd		1/17/21
Linh Pham	11445 W. ATLANTIC		1/17/21
THOA PHAM	11445 W. ATLANTIC		1/17/21
TRI T. Phan	1030 Highland Bluff		1/17/21
Craig Nguyen	4111 W Kenyon Ave		1/17/21
Nguyen Le	6705 S Field St #821		1/17/21
Ken MAESTAS	11101 W. 15th Pl #207		1/17/21
Kaitly Tran	6056 S. Biscay St		1/17/21
Nhi Nguyen	8983 W Jewell Ave		1/17/21
Mary Trinh	2078 W. Wesley Ave		1/19/21
Quan Nguyen	2078 W. Wesley Ave		1/19/21
Nhu Nguyen	9202 W. Dixie Ave		1/19/21
Tinh Nguyen	2048 W Wesley Ave		1/19/21
Anh Nguyen	2048 W Wesley Ave		1/19/21
PT Gen	-		
Ducay Cruzig-Died	1222 S. Federal Blvd		1/17/21
Nguyen Thi Kieu	1222 S. Federal Blvd		1/17/21
NGUYEN DINH	5590 W. Princeton Dr		1/17/21
An Nguyen	5590 W. Princeton Dr		1/17/21
Khánh Phan	770-949-7876 W. Mexia		1/17/21
Huy Nguyen	7876 W Mexico Lake Blvd		
NGUYET NGUYEN	5380 W. Florida		1/17/21
Total Estates	2752 S. Irving St.		1/18/21

Hoang Hau Nguyen 4785 S. Upham St. Littleton  
Hung Tran 4785 S. Upham St. Littleton CO 80123  
Mai Vu 3965 W Dartmouth CO Denver

Thuy  
Phu Mai

1/17/21  
1/17/21  
1/17/21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Tuan Lieu	2674 S Raleigh St	<u>Tuan</u>	1/8/21
Julie	14223 W Baltic Ave	<u>Julie</u>	1/8/21
Tuot Lieu	9674 S RALEIGH ST	<u>Tuot Lieu</u>	
Hung Vu	5236 Lilac Ln	<u>Hung</u>	
Nguyet Lildng	Denver CO 80221	<u>Nguyet</u>	
Myth N. LE	2487 W Evans St Den. Co 80219	<u>Myth</u>	1/9/21
Boete Schu He	2014 S Corona St	<u>Boete Schu He</u>	1/9/21
Joseph Nguyen	2306 S Benton St Denver CO 80227	<u>Nguyen</u>	1/9/21
Nguyen Nguyen	10403 Bluffmont Dr	<u>Nguyen</u>	1/9/21
James O'Conor		<u>James O'Conor</u>	1/9/21
Michael Ryker	2949 S. Patton Ct.	<u>Michael Ryker</u>	1-9-21
Amy Johnson	1299 S Brentwood	<u>Amy</u>	1-9-21
Tim Hamblin	7004 W Jewell	<u>Tim Hamblin</u>	1/9/21
Arnold Salazar	3497 S Otis St	<u>Arnold Salazar</u>	1/9/21
Manuel Matos	3220 W Floyd St	<u>Manuel Matos</u>	1/9/21
Rebecca Hastings	3780 Schenck	<u>Rebecca Hastings</u>	1/9/2021
Michael Gruel Wicker	1639 S Releigh St	<u>Michael Gruel Wicker</u>	1/9/2021
Elizabeth Gruel Wicker	1639 S Raleigh St	<u>Elizabeth Gruel Wicker</u>	1/9/2021
Phil Thorne	8932 W Stanford Dr	<u>Phil Thorne</u>	1/9/2021
Phin Raborn	8932 W Stanford	<u>Phin Raborn</u>	1/9/2021
Ronald Cooper	7175 W Arkansas Ave	<u>Ronald Cooper</u>	01/09/2021
John Harrower	1964 S. Utica St	<u>John Harrower</u>	01/09/2021
Kathryn Harrower	1964 So. Utica St	<u>Kathryn Harrower</u>	01/09/2021
L'Fee Myles	2949 S. Patton Ct	<u>L'Fee Myles</u>	1/9/2021
Denise Salas	3497 S. Otis Ct	<u>Denise Salas</u>	1/9/2021
Java Jive Den	3497 So. Otis St	<u>Java Jive Den</u>	1-9-2021
Teresa Hegyi	10629 W. Exposition Dr.	<u>Teresa Hegyi</u>	1-9-2021
Mike Turnock	1505 E Yale Ave	<u>Mike Turnock</u>	1-10-2021
Elizabeth Verchierell	802-10 8969 W Yale Av #47	<u>Elizabeth Verchierell</u>	1/10/21
Huile	26625 Kline Cir	<u>Huile</u>	1/10/21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Markie Small	7008 W. Jewell Dr.	Markie Small	1/9/21
Naomi Lamp	2772 SW 20th Dr.	Naomi Lamp	1/9/20
Lillian Cardenas	4740 W. Stanford Ave	Lillian Cardenas	1/9/21
Greg Hastings	3780 S Chase St	Greg Hastings	1/9/21
MINTH NGUYEN	1550 S FEASTON ST LAKEWOOD CO 80232	MINTH NGUYEN	1/9/21
L. Cardenas	4740 W. Stanford Ave	L. Cardenas	1-9-21
RONALD SARRICCHIO	5775 W. DARTMOUTH, DEN	Ronald Sarrichio	1-9-21
Phyllis Sanchez	5775 W. Dartmouth Ave	Phyllis Sanchez	1-9-2021
Lorraine Cooper	7175 W. Arapahoe Ave	Lorraine Cooper	1-9-2021
Maria Jaramillo	2635 W. Ellsworth Ave.	Maria Jaramillo	1-9-2021
Migdolah Phillips	3071 S. Uptis St 80236	Migdolah Phillips	1-9-2021
Lillian Rotello	532 S VANCE CT	Lillian Rotello	1-9-2021
TEI Martin	2550 W College Ave	TEI Martin	1-10-21
OSCAR ALVAREZ	169 S Antonia St	Oscar Alvarez	1-10-21
Keisha Dickey	602 W 1st Balfour	Keisha Dickey	1-10-21
Amy Trujillo	2020 NEWTON ST DENVER CO 80202	Amy Trujillo	1-10-21
DENNIS VECCHIALE	6969 W. YALE #477	Dennis Vecchiale	1-10-21
Ana Sandoval	1310 S. Clay St.	Ana Sandoval	1-10-21
Jerry Boyd	2783 S. Union St, 80236	Jerry Boyd	1/10/2021
Rey Morales	2045 S. Hazel St.	Rey Morales	1-10-21
Loc Nguyen	1225 S. FEASTON CT	Loc Nguyen	1-10-21
Julie Mingo	4471 S. Uptis St	Julie Mingo	1-10-21
Don Rayate	2950 Terryon St	Don Rayate	1-10-21
Tiffany Vil	303 W. Colfax	Tiffany Vil	1-10-21
Ruthie Pham	1905 S. Tejon St	Ruthie Pham	1-10-21
Martha Zornow	1905 S. Tejon St.	Martha Zornow	1-10-21
Andrea Freijo	3620 W. Linda Pl	Andrea Freijo	1-10-21
Sandra Shiz	2779 W. Hillside Ave	Sandra Shiz	1-10-21
Karen Gleser	4525 W. Yale Ave	Karen Gleser	1/10/21
Donna Updike	3058 W. Tanforan	Donna Updike	1/10/21
Janice Li	1611 S. Knox St	Janice Li	1/10/21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
THANG NGUYEN	2306 S. BENTON CT LAKEWOOD CO 80227	Thang Nguyen	1-10-21
Patricia D Castro	2772 S. Webster Dr	Patricia D Castro	1-10-21
Duy N Vu	3442 W. Dartmouth	Duy N Vu	1-10-21
CONG V THANH	3442 W. Dartmouth	Cong Van Thanh	1-10-2021
NTGA HUYNH	1550 S FENTON ST	NTGA HUYNH	1-10-2021
Brock West	6560 W. Mansfield Ave	Brock West	1-10-2021
	Denver CO 8023		
Jedden West	" " "	Jedden West	1-10-2021
John Altman	2565 S Meade St.	John Altman	1-10-2021
Jesse Calderon	1765 S. Umarija	Jesse Calderon	1-10-2021
Juliana Calderon	17105 Shallowhill	Juliana Calderon	1-10-2021
Teresa Duncan	2854 S. Zurich Ct.	Teresa Duncan	01-10-2021
Roger Dean	2854 S Zurich Ct	Roger Dean	1-10-2021
Felipe Garcia	1814 S Wolff St	Felipe Garcia	1-10-21
Lynn Fresquier	2774 S. Raleigh	Lynn Fresquier	1/10/21
Nguyen Le	4473 S. Dover Ct	Nguyen Le	1/10/21
Clairo Le	4473 S. DOVER CT	Clairo Le	1/10/21
Gloria Valenzuela	281 S Emerson St.	Gloria Valenzuela	1/10/21
Lena Rodriguez	3600 So. Delaware St.	Lena Rodriguez	1/10/21
Barbara Thompson	2510 S. Osceola St	Barbara Thompson	1/10/21
Penelope Barbara	2620 S. Florida St.	Penelope Barbara	1/10/21
Norman Doyle	2620 S. Sheridan	Norman Doyle	1/10/21
MICHAEL VITCO	2785 S. Raleigh St.	MICHAEL VITCO	1/10/2021
Esperanza	4556 W. 11. FF Ave	Esperanza	1/10/2021
Hung THAN	6034 W. 1DA Dr	Hung THAN	1/10/21
Krystal Than	6034 Wida Dr	Krystal Than	1/10/21
Tyler Than	6034 Wida Dr	Tyler Than	1/10/21
TRANH Glaser	4525 W. Gale Ave	TRANH Glaser	1/10/21
Colleen Pauroff	4021 W. Rutgers Pl 80236	Colleen Pauroff	1-10-21
Marcia Nelson	8040 Meade St. 80231	Marcia Nelson	1-10-21
Crystal Macrae	2309 S. Zurich Ct. 80219	Crystal Macrae	1-10-21

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