

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
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 and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how 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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: 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 and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints 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> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</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"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how 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>

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.)
- ☐ **NA Other Attachments.** Please describe below.

REZONING GUIDE

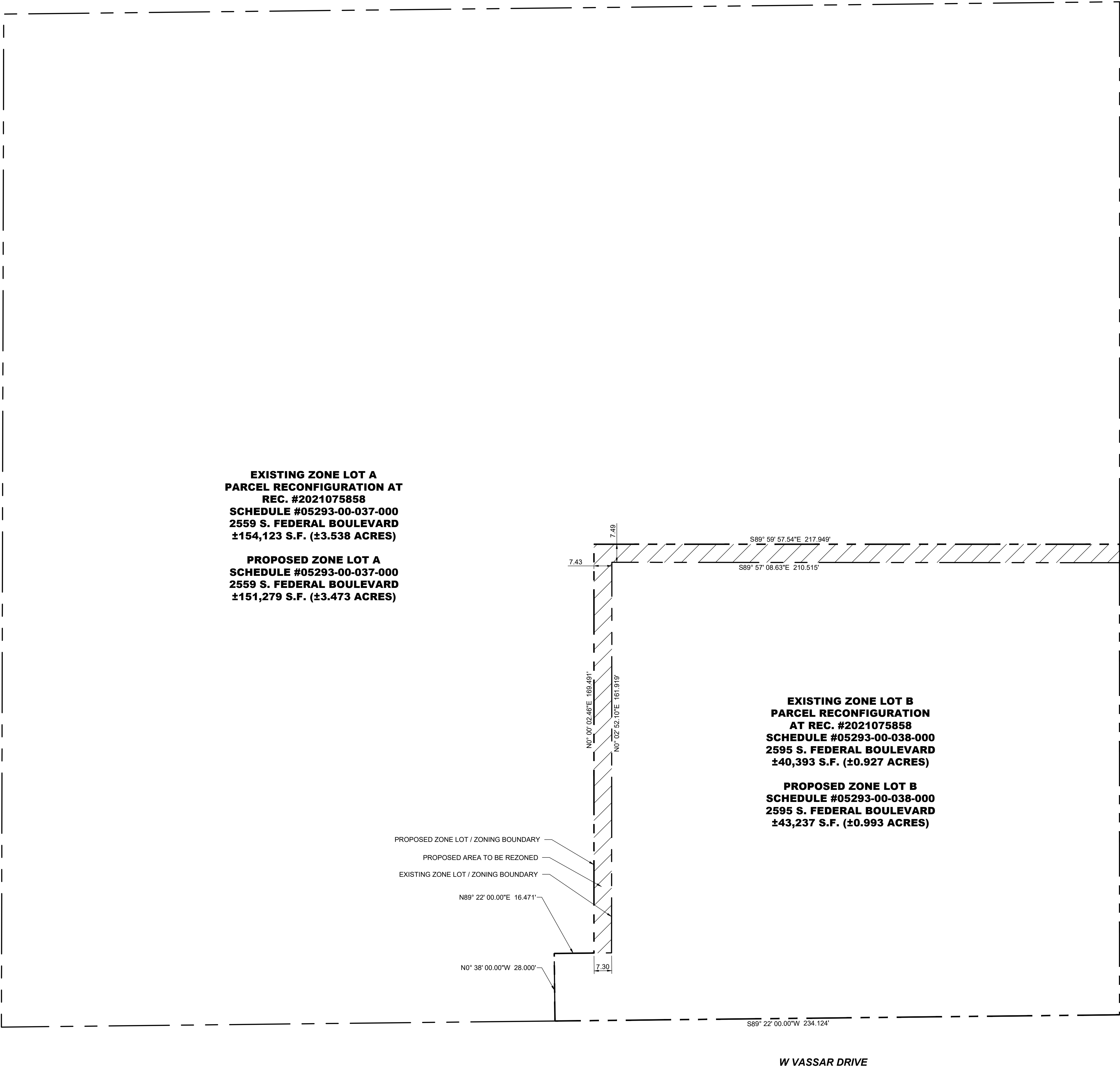
Rezoning Application Page 4 of 4

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 Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(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

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



SEP 15 1967
WARRANTY DEED

006970
RECORDED & STAMP

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

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

SEP 15 10 01 AM '67

RECORDED IN

9785 152
F. J. SERAFINI
CLERK AND RECORDER

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:

All real estate in the City and County of Denver, ~~County~~, 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.

itten.

Urban J. Vehr (SEAL)

_____ (SEAL)

_____ (SEAL)

STATE OF COLORADO)
) ss.
County of Denver)

The foregoing instrument was acknowledged before me this 13th 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 12 Commission expires Sept. 22, 1970

Ernie Womack Notary Public

9785 152



09/10/2019 04:15 PM
City & County of Denver
Electronically Recorded

R \$23.00

POA

D \$0.00

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 29th day of August, 2019, to become **effective as of the 30th day of August, A.D., 2019.**

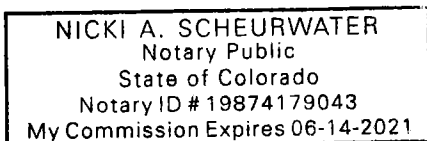
**The Archdiocese of Denver,
a Colorado corporation sole**

By: + 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 29th 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: 
Keith A. Parsons

STATE OF COLORADO }
 }
CITY AND COUNTY OF DENVER }

The foregoing instrument was acknowledged before me, a Notary Public, on the 29th 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


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,

Keith A. Parsons, COO

January 26, 2023



Date: January 26, 2023

To: Community Planning & Development
City and County of Denver
Attn:
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

From: Robert Walker
303 E 17th Avenue, #105
Denver, CO 80203

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

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

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 January 21, 2021	Virtual meeting 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 Pailet
CVNA President

cvnadenver@gmail.com
davidpcvn@gmail.com

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.

Sincerely,

[illegible]

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 Vu	2690 W Bates Ave	[Signature]	Jan-10-21
Barbara Nejo	430 So Sheridan	[Signature]	1-10-21
Julie Bateman	2288 S. Laredo St	Julie Bateman	1-10-2021
PETE WALSH	345 W. Mississippi ^{ALC}	[Signature]	1/10/2021
DAVID CASSIDY	2907 S. QUAY WY.	[Signature]	1/10/21
Jim ESPINOSA	4550 W. ILLIFF AVE	[Signature]	1-10-21
Joseph Stano	9431 W. Mexico Ave	[Signature]	1-10-21
Chris Cherkov	5243 W. ILLIFF	[Signature]	1-11-21
Muri Nguyen	4777 S. Webster	Littleton	1-13-21
Vince Hoang	4757 S. Webster	Littleton	1-13-21
Jacky Portia	901 Englewood Pkwy	Englewood	1-16-21
JESS JUDY	1398 W. 4045 PL	DENVER, CO	1-16-21
NANCY WALSH	8941 W. LANTON AVE	[Signature]	1-16-21
[Name]	2306 S. BRANCO	LAKEWOOD	1-15/2021
Peter Harty	2980 W. HAMPTON	[Signature]	1/16/21
Jacob Nobels	9808 W. Vanderbilt	[Signature]	1/16/21
GERRI LOPEZ	6155 W. 68th AVE WESTMINSTER	[Signature]	1-16-21
Dang Doan	8483 W. Sowell Ave	[Signature]	1-17-21
Nammy Teung	3504 W. HAMILTON PL	[Signature]	1-16-21
ANDY TRAN	3665 W. Hamilton Ave	[Signature]	01-16-21
NGA VO	3665 W. Hamilton Ave	[Signature]	01-16/21
CHUC NGUYEN	2755 S. Pierce St	[Signature]	01/16/21
Kim NGUYEN	5913 BLUE JAY DR	[Signature]	01/16/21
Phuong Nguyen	9417 W. IOWA AVE	[Signature]	1/16/21
Quynh Pham	3844 W. Hamilton Ave	[Signature]	1/16/21
KIM PHAM	6574 W. IOWA	[Signature]	1/16/21
TRANG TRAN	7094 S. Garrison St.	[Signature]	1/16/21
Diedre Versluis	11145 E Alameda Ave #205	[Signature]	1/17/21
NGHIA D. PHAM	1188 S. DECATUR ST. DENVER, CO 80219	[Signature]	1/17/21
TRAP BUI	2396 W. BYERS DR PC 11167 CO 80203	[Signature]	01/17/21

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.

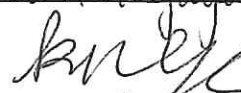
Name	Address	Signature	Date
Mariela Carrillo	1111 S. Knox Ct Denver CO	Mariela Carrillo	1-10-2021
Kathy Clark	5058 S. Nelson Ct	Kathy Clark	1-10-2021
Dale Clark	" " " " Ltn	Dale Clark	1-10-2021
Susan Becker	1220 Shaw's St Littleton	Susan Becker	1/10/21
Phong Pham	2759 S. Reunion St Aurora	Phong Pham	1/10/21
LAN NGUYEN	" " " "	LAN NGUYEN	1/10/21
Cuc Pham	2125 S. Newton St	Cuc Pham	1/10/21
Tim Cao	1212 S Federal	Tim Cao	1/14/21
Nguyen Thi Vline	6680 S Newland	Nguyen Thi Vline	1/14/21
Nguyen T M Vuu	4414 Lorton CO 80123	Nguyen T M Vuu	1/14/21
Nguyen Thy Vien	1660 S Allison St 8032	Nguyen Thy Vien	1/14/21
Chai Cai	1212 S Federal 80219	Chai Cai	1/15/21
Raghu Padilla	3071 S. Yates St 80236	Raghu Padilla	1-16-21
THUAN DAM	7064 S. GARRISON ST. 80128	THUAN DAM	1-16-21
Manuel Soto	3193 S. Kay Way	Manuel Soto	1-16-21
Charles Parker	7792 W Florida Ave	Charles Parker	1-17-21
Loan Nguyen	1037 S. Lowell Blvd	Loan Nguyen	1/17/21
Deke	2536 Jay St	Deke	1/17/21
Vanessa Green	1212 S Federal	Vanessa Green	1-18-20
Diem Ghann	2778 S Meade St	Diem Ghann	1/16/20
Khiem Tran	" "	Khiem Tran	1/16/20
Quynh Bui	2300 S. Steele, Denver	Quynh Bui	1/16/20
Can Nguyen	9744 Denker Ct	Can Nguyen	1/18/20
An Leann	Denver	An Leann	1/18/2021
Tam Nguyen	598 Blue Jay Dr Golden CO 80401	Tam Nguyen	1/18/2021
NGOC NGUYEN	1840 S Dale Ct	NGOC NGUYEN	1/16/2021
TIEN PHONG	1840 S Dale Ct	TIEN PHONG	1/16/2021
Nam Tran	3844 W. Hamilton Ave	Nam Tran	1/16/2021
Nhu Nguyen	735 S Eliot St / 80219	Nhu Nguyen	1/16/2021
Louis Tran	7094 S. Garrison St. Littleton	Louis Tran	1/16/2021

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
Eduardo E. Romero	8949 W. Temple Pl	[Signature]	1/11/21
Ester Romero	4385 S. Belmont St	[Signature]	1-11-21
Adrianne Melin	3660 E. Lincoln Pl	[Signature]	1/11/21
Dele Saiz	2779 W. 14th Ave	[Signature]	1-11-21
Frank Rocher	1122 S. Julia St	[Signature]	1-11-21
Benny Carrillo	1611 South Knox Court	[Signature]	1-11-21
Burkard Alcorn	10467 W. Hampden #101 Lakewood, CO 80129	[Signature]	1-10-21
Melissa Carroll	4071 W. Katyon St	[Signature]	1-10-21
Shirley Miller	6220 W. Kenyon Ave	[Signature]	1-10-21
Steve Huber	6220 W. Kenyon Ave #D128	[Signature]	1-10-21
Nancy Staro	9430 W. 11th Ave	[Signature]	1-10-21
Thanh Thy Nguyen	2759 S. Quinman St	[Signature]	1-10-21
Thao Nguyen	2759 S. Quinman St	[Signature]	1-10-21
Luz Montalvo	2949 S. Patton Ct	[Signature]	1-11-21
Philip Adargo	2850 S. Yates St	[Signature]	1-12-21
LUCY TAPOLIA	2525 W. WATER AVE	[Signature]	1/12/21
Thao N. Vu	1595 S. Harlan St	[Signature]	1/14/21
Van Vu	1595 S. Harlan St	[Signature]	1/14/21
Jo Ann Moody	235 S. Quinman St	[Signature]	1-16-21
JEANNETTE ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Dan ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Robert Nieto	2336 W. Byers Dr	[Signature]	1-16-21
Regina Corcoran	424 W. Eldorado Pl	[Signature]	1-16-21
Vicky Nguyen	9808 W. Vandeventer Dr. Littleton	[Signature]	1/16/21
TIEN NGUYEN	7545 Colorado	[Signature]	1-16-21
GAAX NGUYEN	7483 W. Layton Ave	[Signature]	1/16/2021
Aih Phan	7482 W. Layton Ave	[Signature]	1/16/2021
Tran Vu	464 N. Irvington St	[Signature]	1/16/2021
Joseph Tran	3901 W. Kenyon Ave Denver	[Signature]	1/16/2021
Jane Tran	3901 W. KENYON AVE DENVER CO	[Signature]	1/16/2021
Melissa (my)	3101 S. Federal Blvd	[Signature]	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 Khong	2940 S Federal Blvd	[Signature]	1/18/2021
Dee Allen	8333306 Apt 206	[Signature]	1-17-2021
Lan	5901 W. Lehigh Ave	[Signature]	1/16/2021
Michelle Han	21055 S. Patton Ct	[Signature]	1/14/2021
Jon Marie Belle	3073 S. Vrain St	[Signature]	1-14-2021
Robt Archibald	1562 E. Wey	[Signature]	1/17/2021
Eddie Mende	1714 S. Bryant St	[Signature]	1/17/2021
Scott Popper	125 S. Hoyt St	[Signature]	1/17/2021
James P. Bice	3245 W. Alameda	[Signature]	1-17-21
Michelle Lind	2911 S. Reed St	[Signature]	1-17-21
Carlos Gonzalez	2330 W. Arroyo	[Signature]	1-17-21
Paul Chavez	3161 S. Alameda	[Signature]	1-17-21
Barbara J. Hahn	1665 S. Lowell Bl	[Signature]	1-17-21
Lisa	1665 S. Lowell Bl	[Signature]	1-17-21
Mike Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Tiffany Montoya	759 S. Reed Ct. Apt B37	[Signature]	1-17-21
Christopher Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Julia Dyer	2370 S. Arroyo St	[Signature]	1-19-21
Shawn Spackman	1590 S. Pierce St	[Signature]	1-19-21
Keith Spackman	1590 S. Pierce St	[Signature]	1-19-21
John	3504 W. Hamilton Pl	[Signature]	1-19-2021
DAN H. HODG	1070 W. 98th Ave	[Signature]	1-19-2021
Quyen Nguyen	2048 W. Wesley	[Signature]	1-19-2021
Mary Truong	6104 S. Kalipell St	[Signature]	1-19-2021
Anh-Hong		[Signature]	1-19-2021
Lien Do	2121 S. Gray	[Signature]	1/19/21
Thu Tran	1880 E. Dickerson	[Signature]	1/19/21
NTUNG NGUYEN	1681 W. DUMERON	[Signature]	1-19-20
Hien Nguyen	2048 W. Wesley	[Signature]	1/19/20
VAN HUU NGUYEN	2048 W. Wesley	[Signature]	1/19/20
Lan Nguyen	2048 W. Wesley Ave	[Signature]	1/19/21


 Kelly Ho Thi Kim 3504 W. Hamilton Pl

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 CHENHAGO AVE		1-17-21
TOMAS NGUYEN	3830 W. Union Ave		1/17/21
Virginia Moya	2708 W College Ave		1/17/21
Emelda Moya	89435 Julian Way		1/17/21
Thomas L. Sankel	8540 13th St City		1/17/21
THUY LINH PHAM	6201 W. NEVADA PL. #101		01/17/2021
Frances Gomez	1880 So Tejon		1-17-21
Mike Bui	6574 W. Iowa St		1-17-21
Quang Huy Bui	6574 W. Iowa Pl		1-17-21
Shirley S. S. S. S.	3160 W. Florida Ave		1/17/21
LINH PHAM	11445 W. ATLANTIC		1/17/21
THOA PHAM	11445 W. ATLANTIC		1/17/21
TRI T. Phan	1030 Highland Blvd		1/17/21
Gieng Nguyen	4111 W. Kensington Ave		1/17/21
Nguyen Lo	6705 S Field St #A1		1/17/21
Ken MAESTAS	11101 W. 15th Pl #201		1/17/21
Kaitly Tran	6056 S. Biscay St		1/17/21
Nhi Nguyen	8983 W. Jewell Ave		1/17/21
Mary Trui	2078 SW. Wesley Ave		1/19/21
Oanh Nguyen	2078 W. Wesley Ave		1/19/21
Nuh Nguyen	9202 W. Dice Ave		1/19/21
Tinh Nguyen	2048 W. Wesley Ave		1/19/21
Anh Nguyen	2048 W. Wesley Ave		1/19/21
P. S. Gen	-		
Duong Quoc Duc	1222 S. Federal Blvd		1/17/21
Nguyen Thi An	1222 S. Federal Blvd		1/17/21
NGHIA AN	5590 W. Princeton St		1/17/21
An Nguyen	5590 W. Princeton St		1/17/21
Khanh Phan	770 949 7876 W. Mexico		1/17/21
Huy Nguyen	7876 W. Mexico Ave		1/17/21
Nguyen T. Nguyen	5380 W. Florida		1/17/21
Tota Estate	2752 S. Irving St.		1-18-21

Hoàng Hậu Nguyen 4785 S. Upham Ct. Littleton
Hùng Tấn 4785 S. Upham Ct. Littleton CO 80123
Mai Vu 3965 W Dartmouth CO Denver

Thompson 1/17/21
Ma 1/17/21
Mai 1/17/21

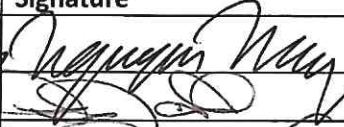

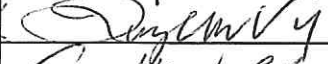
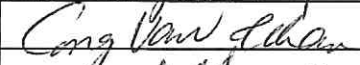
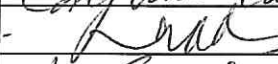
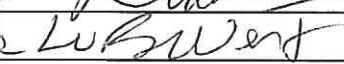
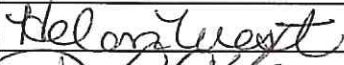
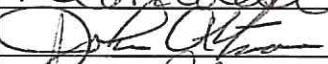
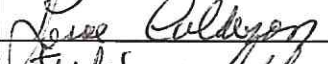
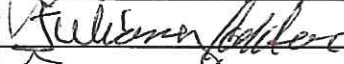
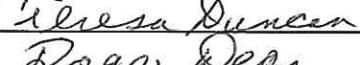

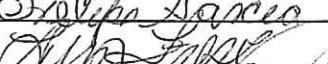



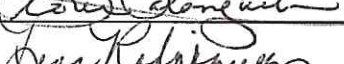
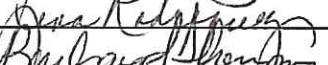

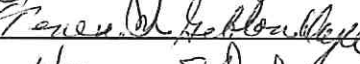
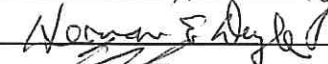

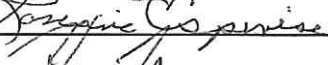

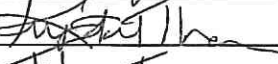
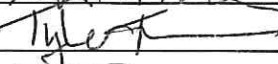
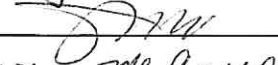
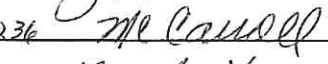
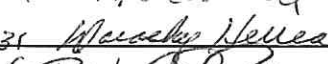
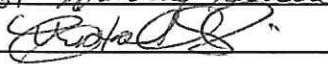
I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Tuan Lieu	2674 S Raleigh St	Tuan Lieu	1/8/21
Julie Le	14273 W Baltic Ave	Julie Le	1/8/21
Truyet Lieu	2674 S RALEIGH ST	Truyet Lieu	
Hung Vu	5236 Lilac Ln	Hung Vu	
Nguyet Leung	Denver CO 80221	Nguyet Leung	
Huyth N. LE	2487 W Evans St Den. Co 80219	Huyth N. LE	1/9/21
Reetzy Schulte	2014 S Corona St	Reetzy Schulte	1/9/21
Joseph Nguyen	2306 S Benton Ct Denver 80221	Joseph Nguyen	1/9/21
Alexander Nguyen	10403 Bluffmont Dr	Alexander Nguyen	1/9/21
James C. Nguyen		James C. Nguyen	1/9/21
Michael Myer	2949 S. Patton Ct.	Michael Myer	1-9-21
Anny Leung	1299 S Brentwood	Anny Leung	1-9/21
J/MO HAMBLIN	7009 W Jewell	J/MO HAMBLIN	1/2/21
Arnold Salazar	3497 S Otis Ct	Arnold Salazar	1/9/21
Manuel Lopez	3200 W Frydha	Manuel Lopez	1/9/21
Rebecca Hastings	3780 S Champa St	Rebecca Hastings	1/9/2021
Miguel Giron Wick	1639 S Raleigh St	Miguel Giron Wick	1/9/2021
Elizabeth Giron Wick	1639 S Raleigh St	Elizabeth Giron Wick	1/9/2021
Phil Thorne	8932 W Stanford Ave	Phil Thorne	1/9/2021
Ann Ralston	8932 W Stanford	Ann Ralston	1/09/2021
Ronald Cooper	7175 W Arkansas Ave	Ronald Cooper	01/09/2021
John Harrower	1964 S Utica St	John Harrower	01/09/2021
KATHRYN HARROWER	1964 So. UTICA ST	KATHRYN HARROWER	01/09/21
L'Fae Myers	2949 S. Patton Ct	L'Fae Myers	1/9/2021
Denise Salazar	3497 S. Otis Ct	Denise Salazar	1/9/2021
Diana Leticia Salazar	3497 So Otis Ct	Diana Leticia Salazar	1-9-2021
Teresa Hagi	10629 W Exposition Dr	Teresa Hagi	1-9-2021
MIKE TURNOCK	1505 E YALE Ave	MIKE TURNOCK	1-10-2021
Elizabeth Verchere	10629 W Exposition Dr	Elizabeth Verchere	1/10/21
Huile	26605 Kille Cir	Huile	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
Margaret Annahl	7008 W. Jewell Dr	Margaret Annahl	1/9/21
Maetha Pump	2772 Swan Dr	Maetha Pump	1/9/20
Lilian Cardenas	4740 W Stanford Ave	Lilian Cardenas	1/9/21
Greg Hastings	3780 S Chase St	Greg Hastings	1/9/21
MINH NGUYEN	1550 S FENTON ST LAKEWOOD CO 80232	Minh Nguyen	1/9/21
L. Cardenas	4740 W. Stanford Ave	L. Cardenas	1-9-21
RONALD SARRICCHIO	5775 W. DARTMOUTH, DEN. CO.	Ronald Sarricchio	1-9-21
Phyllis Sarricchio	5775 W. Dartmouth Ave	Phyllis Sarricchio	1-9-2021
Fabricia Carper	7175 W Arkansas Ave	Fabricia Carper	1-9-2021
Maria Jaramilla	2635 W. Ellsworth Ave.	MARIA JARAMILLA	1-9-2021
Uyabukh Phyllis	3071 S. Yates St 80236	Uyabukh Phyllis	1-9-2021
Lillian Rotello	532 S VANCE CT	Lillian Rotello	1-9-2021
TED Martin	2550 W College Ave	Ted Martin	1-10-21
OSCAR ALVAREZ	1693 S Antuan St	Oscar Alvarez	1-10-21
KEVIN Doherty	6021 W BALTIC	Kevin Doherty	1-10-21
Amy Trujillo	2025 NEWTON ST DENVER CO	Amy Trujillo	1-10-21
DENNIS JECCHIARELLI	6969 W YALE #47	Dennis Jecchiarelli	1-10-21
Jon Sanz	1310 S. Clay St.	Jon Sanz	1-10-21
Terry Boyd	2783 S. Vrain St, DENVER	Terry Boyd	1/10/2021
Rey Mireles	2045 S. Hazel Ct.	Rey Mireles	1-10-21
LOC NGUYEN	1225 S. FENTON CT	Loc Nguyen	1-10-21
Julie Mingo	1471 S. UTICA ST	Julie Mingo	1-10-21
Don Ronyak	2950 Terryson St	Don Ronyak	1-10-21
Tham Vu	303 W. Colfax	Tham Vu	1-10-21
Rebecca Ethell	1905 S Tejon St	Rebecca Ethell	1-10-21
Martha Gomez	1905 S. Tejon st.	Martha I. Gomez	1-10-21
Jade Arellano	3620 W. Linvale Pl	Jade Arellano	1-10-21
Samara Shiz	2777 W. Hillside Ave	Samara L. Shiz	1-10-21
Kennan Gleason	4525 W Yale Ave	Kennan Gleason	1/10/21
Gene Vireth	3058 W. Tanforn St	Gene Vireth	1/10/21
Janet L.	1611 S. Knox Ct	Janet L.	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		1-10-21
Patricia D Castro	2772 S. Webster Den		1-10-21
Phyllis Vu	3442 W. Dartmouth		1-10-21
CONG V THIAN	3442 W. Dartmouth		1-10-2021
NGA HUYNH	1550 S FENTON ST		1-10-2021
Brock West	6560 W. Mansfield Ave Dene CO 8023		1-10-2021
Helen West	" " "		1-10-2021
John Altman	2565 S. Meade St.		1-10-2021
Jesse Calderon	1765 S. Umatilla		1-10-2021
Juliana Calderon	1710 S. Umatilla		1-10-2021
Teresa Duncan	2854 S. Zurich Ct.		01-10-2021
Roger Dean	2854 S. Zurich Ct		1-10-2021
Felipe Garcia	1814 S. Wolff St		1-10-21
Lynn Fresquez	2774 S. Raleigh		1/10/21
Huy Le	4423 S. Dover Ct		1/10/21
Clairo LE	4423 S. Dover Ct		1/10/21
Glennia Valenzuela	281 S. Emerson St. Dene CO 80239		1/10/21
Lena Rodriguez	3600 So. Delaware St.		1/10/21
Barbara Thompson	2510 S. Osceola St		1/10/21
Rebecca Thompson	2620 S. Osceola		1/10/21
Norman Doyle	2620 S. Sheridan		1/10/21
MICHAEL VITCO	2785 S. RALEIGH ST		1/10/2021
Esperanza	4556 W. ILL. FF AVE		1/10/2021
HUNG THAP	6034 W. IDA DR		1/10/21
Kristal Thap	6034 W. Ida Dr		1/10/21
Tyler Thap	6034 W. Ida Dr		1/10/21
JOANNE GLASER	4525 W. Yale Ave		1/10/21
Colleen Carroll	4071 W. Rutledge Pl 80236		1-10-21
Glennia Valenzuela	8040 Meade St. 80231		1-10-21
Crystal Macrae	2309 S. Zurich Ct. 80219		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.

[illegible]

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.

[illegible]

1/24/21

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.

[illegible]