

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0017  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for numerous properties**  
7 **located generally within the 38th and Blake Station Area.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of  
11 the City, and will result in regulations and restrictions that are uniform within the existing mixed use  
12 zone districts near the Regional Transit District 38<sup>th</sup> and Blake transit station, by applying the  
13 proposed design and height incentive overlays; and

14 **WHEREAS**, the City Council has determined on the basis of evidence and testimony  
15 presented at the public hearing that application of the height incentive overlay, IO-1 will provide  
16 community benefits that further one or more adopted city policies; that such community benefits are  
17 best achieved through incentives; will ensure clear and predictable outcomes consistent with the  
18 applicable neighborhood context, building forms, and the stated purpose and intent of the applicable  
19 zone district; and will apply equally to all similar properties in an area or district to provide equitable  
20 outcomes consistent with adopted city policies.

21 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
22 **DENVER:**

23 **Section 1.** That upon consideration of the application of the proposed overlay districts to the  
24 land area hereinafter described, Council finds:

25 a. The land area hereinafter described is presently classified with base zoning of Industrial-  
26 Mixed Use or Urban Center-Mixed Use.

27 b. It is proposed that the land area hereinafter described be amended to include the River  
28 North Design Overlay District (DO-7) or both the River North Design Overlay District (DO-7) and the  
29 38<sup>th</sup> and Blake Station Area Incentive Overlay District (IO-1).

30 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
31 as shown on attached **Exhibit A** and described as follows shall be and hereby is amended to include  
32 the DO-7 overlay district:

1 **Property Description**

2 **Case and Ebert's Addition to the City of Denver**

3 **Block 1**

4 Lots 5 through 10 and 21 through 29

5 **Block 2**

6 Lots 17 through 21 and 25 through 32

7 **Block 3**

8 Lots 1 through 6

9 **All of Block 4**

10 **Block 15**

11 Lots 12 through 16

12 **All of Blocks 17, 18, 19, and 20**

13 **Block 21**

14 Lots 2 through 5 and that part of the fractional Block 4, H. Witter's Addition, which lies between the  
15 alley in said Block 4 and in the rear of said Lots in Case and Ebert's Addition

16 **All of Block 22**

17 **Block 23**

18 Lots 1 through 4 and 11 through 32

19 **All of Block 24 and 25**

20 **Block 26**

21 Lots 1 through 16 and 21 through 32

22 **All of Block 27**

23 **Block 28**

24 Lots 1 through 8 and 13 through 32

25 **Block 29**

26 Lots 1 through 9

27 **Block 30**

28 Lot 5

29 **Block 31**

30 Lots 1 through 16

31 **Block 32**

32 Lots 1 through 16

33 **Block 33**

34 Lots 1 through 16

35 **Block 34**

36 Lots 1 through 16

37 **Block 35**

38 Lots 1 through 16

39 **Block 36**

40 Lots 1 through 7 and 11 through 16

41  
42 **Block 37**

43 Lots 1 through 16

44  
45 **CURTIS AND CLARKES ADDITION TO THE CITY OF DENVER**

46 **Block 55**

47 Lots 26 through 32

48 **Block 59**

49 Lots 1 through 16

1 **Block 60**  
2 Lots 1 through 10  
3

4 **Denargo Market Subdivision Filing No. 2**  
5 **Block 1**  
6 Lot 1  
7

8 **H. Witter's Addition to Denver Colorado**  
9 **Block 1**  
10 Lots 29 through 32

11 **Block 5**  
12 Lots 1 through 4

13 **Block 7**  
14 Lots 1 through 12  
15

16 **PLATTE ADDITION TO DENVER**  
17 **Block 55**  
18 **Lots 26 through 32**  
19

20 Together with the following properties known as:

Parcel Schedule Number	Site address	Deed recorded at Reception Number
0227400093000	2901 BROADWAY	2014113780
0227500032000	2950 ARKINS CT	2014004588
0227500033000	1901 29TH ST	2001218957
0227500087000	3060 BRIGHTON BLVD	2012114611
0227500119000	3001 BRIGHTON BLVD	2016055578
0227500120000	2900 BRIGHTON BLVD	1967061804
0227500118000	3001 BRIGHTON BLVD	2014017734
0227511001000	3025 BLAKE ST	2013039324
0227511040000	2901 BLAKE ST	2006195075
0227516012000	2801 BLAKE ST	2015096070
0227516013000	2875 BLAKE ST	2006195075
0227703008000	2763 BLAKE ST	2015096069

35  
36 All Vacated Street or Alley Rights of Way lying adjacent to described areas.

37 In addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
38 thereof, which are immediately adjacent to the aforesaid specifically described area.

39 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
40 as shown on attached **Exhibit B** and described as follows shall be and hereby is amended to include  
41 the DO-7 and IO-1 overlay districts:

42 **Property Description**

43 **Baldwin's Addition**  
44 **All of Block 1**  
45

46 **Case and Ebert's Addition**  
47 **Unnumbered Block** adjacent to Block 3 H. Witter's Addition Lots 13 through 16  
48

49 **FIRST ADDITION TO IRONTON**

1 **Block 5**  
2 Lots 1 through 12 and Lots 21 through 32  
3 **Block 6**  
4 Lots 7 through 9 and Lots 13 through 16  
5 **Block 9**  
6 Lots 11 through 13 and The Northeast 23 1/2 FT of Lot 14  
7 **Block 12**  
8 Lots 8 through 26  
9 **Block 18**  
10 Lots 5 through 21 and Lots 33 through 56  
11 **Block 19**  
12 Lots 25 through 32  
13 **H. Witter's Addition**  
14 **Block 3**  
15 Lots 1 through 16  
16 **Block 8**  
17 Lots 20 through 32  
18 **Block 9**  
19 Lots 9 through 16  
20 **All of Blocks 14, 15, 16, and 17**  
21  
22 **HYDE PARK ADDITION**  
23 **All of Block 1**  
24 The Out Lots adjacent to **Block 17** H. Witter's Addition  
25  
26 **IRONTON ADDITION**  
27 **Block 6**  
28 Lots 7 through 9 and Lots 13 through 15 and 17 through 20  
29 **Block 7**  
30 Lots 1 through 14 and Lots 57 through 64  
31 **Block 9**  
32 Lots 8 through 13 and The Northeast 22 1/2 FT Lot 52 and Lots 53 through 63  
33  
34 **Provident Park**  
35 **Block 4**  
36 Lots 30 through 40  
37 **Block 5**  
38 Lots 10, 11, and the North 3/4 Lot 12  
39  
40 **Riverside Addition to Denver**  
41 **All of Block 25**  
42 **Block 26**  
43 Lots 3 through 18  
44  
45 **ST VINCENT ADDITION**  
46 **Block 27**  
47 Lots 9 through 24  
48  
49 **ST VINCENT ADDITION 2ND FILING**  
50 **Block 40**  
51 Lots 1 through 12 and Lots 58 through 64  
52 **Block 41**  
53 The Northeast 200 FT

1 Lots 9 through 14 and 51 through 56  
2 **Block 42**  
3 Lots 1 through 9 and Lots 51 through 64

4  
5 **Together with the following properties known as:**  
6

Parcel Schedule Number	Site address	Deed recorded at Reception Number
0222400061000	3455 RINGSBY CT	2004137925
0222400062000	3455 RINGSBY CT	2004137925
0222400066000	3495 RINGSBY CT	2000040015
0222400067000	3457 RINGSBY CT UNIT #SETP	2006113314
0222400091091	3509 RINGSBY CT	2012006986
0222400092092	3511 RINGSBY CT STE 101	2014089235
0222400093093	3511 RINGSBY CT STE 103	2016015239
0222400094094	3511 RINGSBY CT STE 105	2012006986
0222400095000	3505 RINGSBY CT	2011034424
0222400102000	3347 RINGSBY CT	
0222400103000	3349 RINGSBY CT	2015061881
0222400104000	3459 RINGSBY CT	
0222400105000	3365 RINGSBY CT	2015061881
0222400106000	3475 RINGSBY CT	
0222400107000	3485 RINGSBY CT	2015061881
0222400110000	3347 RINGSBY CT	2015102630
0222400111000	2101 31ST ST	2015102630
0222400112000	3507 RINGSBY CT	2016133795
0222400118000	3515 RINGSBY CT	2016133796
0222400119000	3575 RINGSBY CT	2016133797
0222407001001	3457 RINGSBY CT UNIT 100	
0222407002002	3457 RINGSBY CT UNIT 101	2008151051
0222407003003	3457 RINGSBY CT UNIT 103	2012046056
0222407006006	3457 RINGSBY CT UNIT 110	2014150133
0222407007007	3457 RINGSBY CT UNIT 111	
0222407008008	3457 RINGSBY CT UNIT 200	2007066851
0222407009009	3457 RINGSBY CT UNIT 202	2007151565
0222407010010	3457 RINGSBY CT UNIT 203	2007074807
0222407011011	3457 RINGSBY CT UNIT 205	2008068360
0222407012012	3457 RINGSBY CT UNIT 208	2007081666
0222407013013	3457 RINGSBY CT UNIT 209	2007081661
0222407014014	3457 RINGSBY CT UNIT 212	2007090410
0222407015015	3457 RINGSBY CT UNIT 213	2013086674
0222407016016	3457 RINGSBY CT UNIT 214	2015079948
0222407017017	3457 RINGSBY CT UNIT 215	2007147481
0222407018018	3457 RINGSBY CT UNIT 217	2007081667
0222407020020	3457 RINGSBY CT UNIT 223	2007077037
0222407021021	3457 RINGSBY CT UNIT 300	2014078151
0222407022022	3457 RINGSBY CT UNIT 301	2007167907
0222407023023	3457 RINGSBY CT UNIT 302	2016005704
0222407024024	3457 RINGSBY CT UNIT 303	2007095552
0222407025025	3457 RINGSBY CT UNIT 304	2016049478

1	0222407026026	3457 RINGSBY CT UNIT 305	2016025696
2	0222407027027	3457 RINGSBY CT UNIT 306	2010020850
3	0222407028028	3457 RINGSBY CT UNIT 307	2007167904
4	0222407029029	3457 RINGSBY CT UNIT 308	2016060876
5	0222407030030	3457 RINGSBY CT UNIT 309	2007103413
6	0222407031031	3457 RINGSBY CT UNIT 310	2016060535
7	0222407032032	3457 RINGSBY CT UNIT 311	2007137759
8	0222407033033	3457 RINGSBY CT UNIT 312	2016044851
9	0222407034034	3457 RINGSBY CT UNIT 313	2007099031
10	0222407035035	3457 RINGSBY CT UNIT 314	2012048887
11	0222407036036	3457 RINGSBY CT UNIT 315	2016044800
12	0222407037037	3457 RINGSBY CT UNIT 316	2010007556
13	0222407038038	3457 RINGSBY CT UNIT 317	2014088159
14	0222407039039	3457 RINGSBY CT UNIT 318	2007101615
15	0222407040040	3457 RINGSBY CT UNIT 319	2013131848
16	0222407041041	3457 RINGSBY CT UNIT 320	2008128963
17	0222407042042	3457 RINGSBY CT UNIT 321	2016022856
18	0222407043043	3457 RINGSBY CT UNIT 322	2007135998
19	0222407044044	3457 RINGSBY CT UNIT 323	2007110379
20	0222407045045	3457 RINGSBY CT UNIT 324	2008045538
21	0222407046046	3457 RINGSBY CT UNIT 325	2016063868
22	0222407047047	3457 RINGSBY CT UNIT 326	2008045538
23	0222407048048	3457 RINGSBY CT UNIT 327	2015103372
24	0222407049049	3457 RINGSBY CT UNIT 328	2008158615
25	0222407050050	3457 RINGSBY CT UNIT 329	2015078340
26	0222407051051	3457 RINGSBY CT UNIT 330	2016040389
27	0222407052052	3457 RINGSBY CT UNIT 331	2015100381
28	0222407053053	3457 RINGSBY CT UNIT 332	2008024022
29	0222407054054	3457 RINGSBY CT UNIT 333	2015026972
30	0222407055055	3457 RINGSBY CT UNIT 334	
31	0222407056056	3457 RINGSBY CT UNIT 335	2016016251
32	0222407057057	3457 RINGSBY CT UNIT 337	2016074484
33	0222407058058	3457 RINGSBY CT UNIT 339	2015152532
34	0222407059059	3457 RINGSBY CT UNIT 341	2011113486
35	0222407060060	3457 RINGSBY CT UNIT 343	2015103459
36	0222407061061	3457 RINGSBY CT UNIT 345	2015051155
37	0222407062062	3457 RINGSBY CT UNIT 347	2007194815
38	0222407063063	3457 RINGSBY CT UNIT 349	2015120602
39	0222407064064	3457 RINGSBY CT UNIT 351	
40	0222407065065	3457 RINGSBY CT UNIT 105	2013122991
41	0222407066066	3457 RINGSBY CT UNIT 107	2015180180
42	0222407067067	3457 RINGSBY CT UNIT 106	
43	0222407068068	3457 RINGSBY CT UNIT 108	2010129921
44	0223200049000	4201 BRIGHTON BLVD	2007197358
45	0223200182000	4201 BRIGHTON BLVD	2007197358
46	0223300055000	4050 BRIGHTON BLVD	2014068507
47	0223300061000	4000 WYNKOOP ST	2016045974
48	0223314065000	3800 WALNUT ST	2007193337
49	0223314067000	3800 WALNUT ST	2006019766

1	0223314071000	1300 40TH ST	2010125588
2	0223314075000	3814 WALNUT ST	2006022426
3	0223314076000	3858 WALNUT ST	
4	0223314077000	3825 LAFAYETTE ST APPRX	2016097660
5	0227100006000	3400 WYNKOOP ST	2014031330
6	0227100007000	3430 BRIGHTON BLVD	2004233280
7	0227100010000	3410 BRIGHTON BLVD	2007136036
8	0227100019000	3325 BRIGHTON BLVD	2004233285
9	0227100037000	3350 BRIGHTON BLVD	2012119292
10	0227100041000	3400 ARKINS CT	2014120266
11	0227100042000	3326 BRIGHTON BLVD	2015083364
12	0227100043000	3330 BRIGHTON BLVD	
13	0227103029000	3601 BLAKE ST UNIT -3615	2011056710
14	0227103040000	3601 BLAKE ST	2011056717
15	0227103041000	3601 BLAKE ST APPRX	2011056718
16	0227103042000	3639 BLAKE ST	2013025752
17	0227103044000	3765 BLAKE ST	2013100723
18	0227103045000	3735 BLAKE ST	2011082630
19	0227103046000	3615 BLAKE ST	2011056708
20	0227103047000	3615 BLAKE ST	2011056708
21	0227103048000	3601 BLAKE ST	2014090052
22	0227103049000	3601 BLAKE ST	2014090052
23	0227115011000	3505 BLAKE ST	2011147287
24	0227115013000	3501 BLAKE ST	2017108971
25	0227115014000	3463 BLAKE ST APPRX	2011147287
26	0227115015000	3463 BLAKE ST	2017108971
27	0227115016000	3463 BLAKE ST APPRX	2011147287
28	0227115017000	3585 BLAKE ST	
29	0227115018000	3589 BLAKE ST	2013083096
30	0227115019000	3589 BLAKE ST	
31	0227115020000	3579 BLAKE ST	2014139008
32	0227120005000	3433 BLAKE ST	2004223531
33	0227120029000	3423 BLAKE ST	2016059193
34	0227120030000	3423 BLAKE ST MISC	2011028526
35	0227120031000	3443 BLAKE ST	
36	0227120032000	3443 BLAKE ST	2011147582
37	0227120034000	3459 BLAKE ST	
38	0227120035000	3461 BLAKE ST	2012118613
39	0227120036000	3401 BLAKE ST	
40	0227122019000	3398 BRIGHTON BLVD	2016104687
41	0227122020000	3400 BRIGHTON BLVD	
42	0227125014000	3400 ARKINS CT	2011044032
43	0227125015000	3460 ARKINS CT	2003021094
44	0227125016000	1930 35TH ST	2003021094
45	0227126008000	3349 BLAKE ST	2007177882
46	0227103043000	3363 BLAKE ST	2011082630
47	0227500023000	3150 BRIGHTON BLVD	1989098515
48	0227500024000	3120 BRIGHTON BLVD	2004078073
49	0227500044000	3108 BRIGHTON BLVD	2001167567

1	0227500046000	3100 BRIGHTON BLVD	2004078073
2	0227500065000	1701 31ST ST	2012137935
3	0227500066000	1741 31ST ST	2004078073
4	0227500098000	3200 BRIGHTON BLVD	2012145489
5	0227500099000	3200 BRIGHTON BLVD	2014012949
6	0227500101000	3310 BRIGHTON BLVD	2013172491
7	0227500102000	3310 BRIGHTON BLVD	2013172491
8	0227500112000	3301 BRIGHTON BLVD	2014120266

10 That portion of the Parcel currently designated 0227500117000 3201 Brighton Blvd. as  
11 described on Exhibit A of the special warranty deed recorded in the real property records of  
12 the Denver County Clerk and Recorder at Reception Number 2007134204

13 That portion of Master Parcel 0227126114999 3377 Blake St. containing 57 condo owner  
14 parcels EXCLUDING those owner parcels with addresses 3309 and 3317 Blake St. also  
15 designated as PUD #190 described in Ordinance #63 series of 1986.

16 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
17 thereof, which are immediately adjacent to the aforesaid specifically described area.

18 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
19 Development in the real property records of the Denver County Clerk and Recorder.

20 COMMITTEE APPROVAL DATE: January 2, 2018

21 MAYOR-COUNCIL DATE: January 9, 2018

22 PASSED BY THE COUNCIL: \_\_\_\_\_ February 12, 2018

23 \_\_\_\_\_ *Alan Banks* - PRESIDENT

24 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

25 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
26 EX-OFFICIO CLERK OF THE  
27 CITY AND COUNTY OF DENVER

28 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

29 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 11, 2018

30 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
33 § 3.2.6 of the Charter.

34 Kristin M. Bronson, Denver City Attorney

35 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Jan 10, 2018