

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Sandy Hecomovich	Representative Name	Vinny English
Address	333 S Monroe St #401	Address	3001 Brighton Blvd
City, State, Zip	Denver, CO 80209	City, State, Zip	Denver, CO, 80216
Telephone	602.625.8684	Telephone	720.275.0597
Email	Sandyh@gmsservices.com	Email	vinny@qfactorsolutions.com
<p>*If More Than One Property Owner:            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	1. 2100 South Colorado Blvd // 2. 4040 E Evans Ave // 3. 2140 S Albion Street // 4. 2130-2150 S Colorado Blvd // 5. 4102- 4108 E. Evans Ave (Respectively)		
Assessor's Parcel Numbers:	1. 0630216012000 // 2. 0630216010000 // 3. 0630217039000 // 4. 0630216009000 // 5. 0630217040000 (Respectively)		
Area in Acres or Square Feet:	1. 11,600 // 2. 23,400 // 3. 11,503 // 4. 26,500 // 5. 4,500 - Total = 1.77 Acres		
Current Zone District(s):	C-MX-5; C-MX-5 UO-1, UO-2		
PROPOSAL			
Proposed Zone District:	C-MX-12; C-MX-12		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> <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 checked="" 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</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 on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input checked="" type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	
<p><b>Rezoning Application: Containing - Legal Land Descriptions, Review Criteria W/ zoning exhibits &amp; Potential Massing designs.</b></p>	

# REZONING GUIDE

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<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</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Z PORTFOLIO LLC  <i>SANDRA L. Hecornovitch MGR</i>	333 S Monroe St #401 Denver, CO 80209 602.625.8684 Sandyh@gmsservices.com	100%	<i>Sandra L Hecornovitch</i>	03/14-19	(D)	Yes

## Table of Contents

<b>BACKGROUND</b>	2
<b>PROPOSED MAP AMENDMENT SUMMARY</b>	3
<b>EXHIBIT A: REVIEW CRITERIA</b>	4
12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments	4
Consistency with Adopted Plans and Proposed Plans	4
Uniformity of District Regulations and Restrictions	10
Public Health, Safety and General Welfare	10
12.4.10.8 Additional Review Criteria for Non-Legislative Rezonings	10
A. Justifying Circumstance	10
The land and its surroundings have changed to such a degree that it is in the public interest to encourage a redevelopment of the area per DZC Section 12.4.10.8.A.4.	10
B. Consistency with Applicable Neighborhood Context and with Stated Purpose and Intent of Proposed Zone District	10
<b>EXHIBIT B: LEGAL DESCRIPTIONS</b>	12
<b>EXHIBIT C: PROOF OF OWNERSHIP</b>	13
<b>EXHIBIT D: AUTHORIZATION DOCUMENTS</b>	19
<b>EXHIBIT E: ASSESSOR'S PARCEL NUMBERS</b>	28



Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## **BACKGROUND**

Q Factor, a contemporary development company founded and based in Denver, is submitting this proposed rezoning at the intersection of Colorado Boulevard & East Evans Avenue as part of a joint venture with Z Portfolio, the current landowner.

Q Factor is known for our specialization in creative design and thoughtful place-making in urban environments. Our nimble and honed practices allow us to be uniquely centered in yielding value-based outcomes and we are at the forefront of producing intentional spaces.

The currently vacant proposed rezoning site is on a prevalent corner and offers the opportunity for a unique and innovative development which will benefit the surrounding neighborhood, as well as our City as a whole.

Since submittal of our pre-application review request on October 16, 2018, we have conducted significant community outreach. We have met with City Council, reached out to the adjacent RNO for a small meeting and presented in front of their board. We will continue our community outreach efforts following submittal of this application.

We believe the proposed rezoning site offers a unique opportunity to create a mixed-use development with a wide range of community benefits. Our commitment to thoughtful place-making will ensure a potential development will be in tune with the community's character and something of which it can be proud.



## **PROPOSED MAP AMENDMENT SUMMARY**

The proposed Map Amendment seeks to rezone 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd and 4102-4108 E. Evans Ave. from C-MX-5; C-MX-5 UO-1, UO-2 to C-MX-12; C-MX-12.

As per Section 12.4.10.7 of the Denver Zoning Code, which authorizes Denver City Council to approve an official map amendment if the proposed rezoning meets certain criteria, Q Factor is applying for this rezoning based upon consistency with those criteria as listed below:

1. 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 the adoption of the City’s plan.”*
2. 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.”*
3. Public Health, Safety, and Welfare  
*“The proposed official map amendment furthers the public health, safety and general welfare of the City.”*

Additionally, as per Section 12.4.10.8 of the Denver Zoning Code, the City Council may approve an official map amendment if the City Council finds the application meets additional review criteria. Q Factor is applying for this rezoning based upon consistency with the additional review listed below.

- A. Justifying Circumstances
  1. The existing zoning of the land was the result of an error;
  2. The existing zoning of the land was based on a mistake of fact;
  3. The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land;
  4. 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:
    - a) Changed or changing conditions in a particular area, or in the city generally; or,
    - b) A City adopted plan; or,
    - c) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
  5. It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations
- B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements  
*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.*

For the reasons set forth in Exhibit A, the proposed rezoning is consistent with all the review criteria, which the remainder of the application will explain in detail.

## **EXHIBIT A: REVIEW CRITERIA**

### 12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

#### *Consistency with Adopted Plans and Proposed Plans*

The proposed map amendment is consistent with the City's adopted plans, which are listed and outlined below:

1. Comprehensive Plan 2040
2. Blueprint Denver 2019
3. Colorado Boulevard Plan (1991)

#### 1. Comprehensive Plan 2040

The proposed rezoning of the site from C-MX-5, UO-1 and UO-2 to C-MX-12 is consistent with Comprehensive Plan 2040.

The *italicized text* signals goals and strategies from the plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the plan.

Key goals and strategies of the Comprehensive Plan 2040 visions for include:

- *"Increase development of housing units close to transit and mixed-use developments."* - Denver Comprehensive Plan 2040, page 28
- *"Create a greater mix of housing options in every neighborhood for all individuals and families."* - Denver Comprehensive Plan 2040, page 28
- *"Build a network of well connected, vibrant, mixed-use centers and corridors."* - Denver Comprehensive Plan 2040, page 34
- *"Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities."* - Denver Comprehensive Plan 2040, page 34
- *"Implement Denver Moves: Transit, including the frequent transit network and transit capital investment corridors."* - Denver Comprehensive Plan 2040, page 41
- *"Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership."* - Denver Comprehensive Plan 2040, page 42
- *"Ensure a broad range of jobs to align with the skills and interests of local residents."* - Denver Comprehensive Plan 2040, page 46
- *"Promote infill development where infrastructure and services are already in place."* - Denver Comprehensive Plan 2040, page 54
- *"Encourage mixed-use communities where residents can live, work and play in their own neighborhoods."* - Denver Comprehensive Plan 2040, page 54
- *"Focus growth by transit stations and along high- and medium capacity transit corridors."* - Denver Comprehensive Plan 2040, page 54

The Denver Comprehensive Plan 2040 provides strong support for the proposed rezoning, particularly due to the site's proximity to transit where higher density development is supposed to be directed. As the site sits vacant now, quality mixed-use infill development in an area where infrastructure and services are already in place helps meet a City goal and would also lead to a community where residents can live, work, and play in their neighborhood. The 2040 plan also provides a clear strategy to focus growth by transit stations and high-capacity transit corridors. The proposed rezoning site is not only just 0.3 miles from a transit station, but it also sits directly on a planned high capacity transit corridor (Colorado Boulevard). The Denver Comprehensive Plan (2040) provides clear support for increased density and mixed use at sites such as what is proposed for rezoning.

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## 2. Blueprint Denver 2019

The proposed rezoning of the site is consistent with the Blueprint Denver 2019.

The *italicized text* signals goals and strategies from the plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the plan.

### Overarching Plan Goals

- *“Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.*
- *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*
- *Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.*
- *Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents.*
- *Focus higher intensity growth in walkable mixed-use centers and along high-frequency and high capacity transit corridors.”*

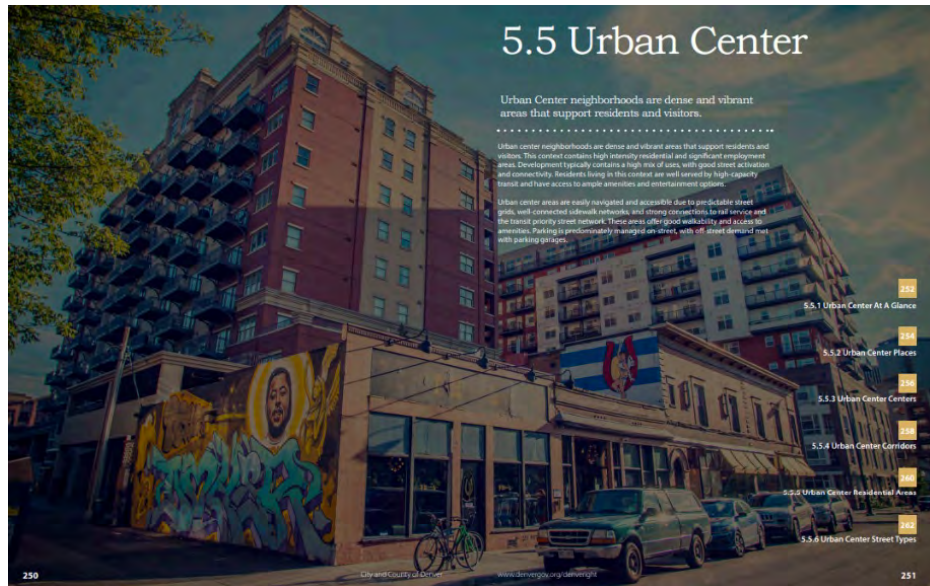
The proposed rezoning addresses goals laid out in the Blueprint Denver 2019. C-MX-12 zoning allows for restaurants, retail, and other businesses, which will provide Denver residents with employment opportunities, as well as convenient access to a variety of amenities. The site’s proximity to a light rail transit station, as well as a future mobility hub not only meets a key plan goal but is also stated in the plan as a factor to consider when considering allowable height. The imminent infrastructure improvements in the area will also help foster walkability and the rezoning allows for the creation of a mixed-use center which the plan calls for higher intensity growth to be directed towards.

### Neighborhood Context

The proposed rezoning site is in the “Urban Center” neighborhood context.

- *“Urban center neighborhoods are dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity. Residents living in this context are well served by high capacity transit and have access to ample amenities and entertainment options.” Blueprint Denver 2019, page 251*
- *“A high mix of uses throughout the urban center context. Even the residential areas are highly mixed-use, often with high-intensity multi-unit residential in mixed-use buildings.” - Blueprint Denver 2019, page 252*
- *“The urban center neighborhoods are the most intense areas of the city outside of downtown. Although many of these areas are located next to the downtown core, areas that are desired to be highly active and vibrant (such as rail transit stops and other regional centers) are also found in this context.” Blueprint Denver 2019, page 255*



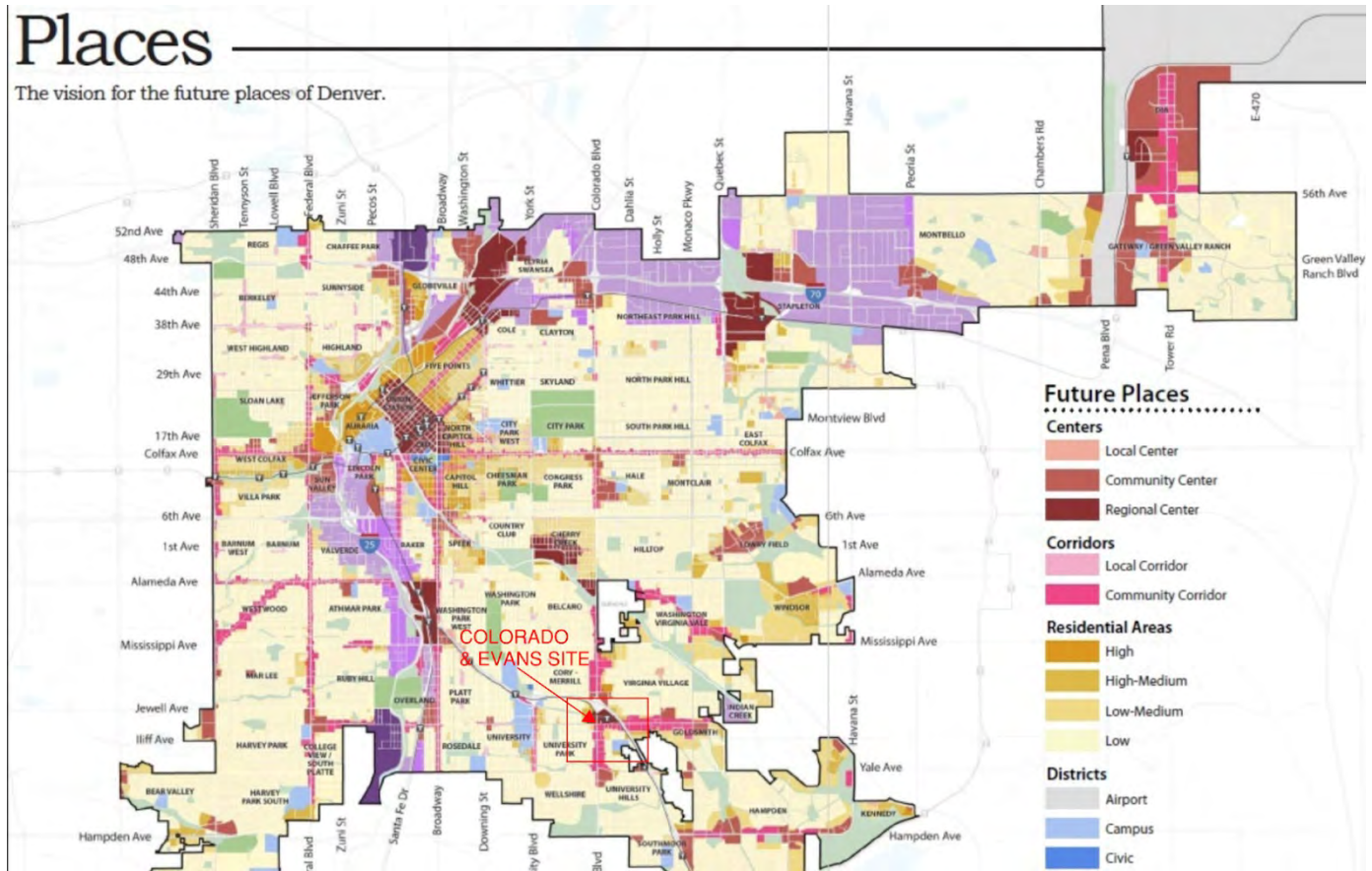


As the most intense neighborhood context outside of Downtown (where the tallest buildings in the City are located) C-MX-12 allows for the necessary density called for in the plan. The rezoning also supports a high mix of uses, with good street activation, and connectivity in an area specifically identified by the plan as desired to be highly active and vibrant due to its close proximity to a rail transit stop. The site's Urban Center context strongly supports a rezoning to C-MX-12.

#### Future Places/Growth Strategy

The site's future place designation is a "Community Corridor," which is designated on the Growth Strategy map as a place designated to receive twenty percent (20%) of the new jobs and twenty-five percent (25%) of the new households in the City by 2040.

- "Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:... Community corridors where medium- and high-capacity transit corridors are planned." *Blueprint Denver 2019, page 72*
- "Typically a balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses. Buildings have a distinctly linear orientation along the street with narrow setbacks. Building scale and footprints along community corridors are typically mid- to large-scale, with the highest intensity at mobility hubs. Scale will be dependent upon context and surrounding character." *Blueprint Denver, page 146*
- "Accessible to a larger area of surrounding neighborhood users by a variety of transportation options. Most community corridors are found along medium- and high-capacity transit corridors." *Blueprint Denver 2019, page 146*
- "Typically provides a mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels vary depending on the type and mix of uses. Buildings have a distinctly linear orientation along the street. Building footprints are typically larger. Heights are generally up to 8 stories. Due to shorter lot depths, special attention may be needed for transitions to nearby residential areas." *Blueprint Denver 2019, page 258*



Located in a Community Corridor and on a planned high-capacity transit corridor (Colorado Boulevard as noted in the Denver Moves: Transit Plan), the plan clearly supports a rezoning to C-MX-12, which will allow for appropriate density and mixed-use development. Additionally, the Colorado Boulevard Light Rail Station is being developed as a mobility hub, which is where the highest intensity buildings are called for in Community Corridors. Given the site’s proximity and access to transit, the proposed rezoning has clear support, as it will allow for the update’s density recommendations to be met. In terms of growth strategy, the site’s designated future place is in the second highest future growth area in the entire City, with a projected twenty-five (25%) of new housing and twenty percent (20%) new jobs in these areas. To ensure this growth strategy can be adequately met, it is important that zoning in these future places is reflective of the strategy, which C-MX-12 zoning accomplishes.

While the plan states that heights in a Community Corridor are *generally* up to eight stories, it is also noted that the plan “cannot provide specific detailed guidance on all aspects of a place” (Page 66) and that “buildings heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums” (Page 66). As stated above, the site’s location on a high-capacity transit corridor and in a TOD area is supportive of C-MX-12 zoning, as is the development’s commitment to providing community benefits, specifically open space and community serving spaces.

Open space and community serving spaces are both singled out as specific plan goals and examples of community improvements. The requested C-MX-12 zoning will allow for significant open space on the site, as well as community serving spaces, such as an open plaza. Additionally, as the site is part of the Colorado Station secondary GDP area, open space is not a requirement of the GDP plan. However, Q Factor is planning to provide the community with a reasonably sizeable open plaza on the site for the community to enjoy. Further, as stated in the GDP area plan the site would be intended to “provide a location for civic functions and gathers, passive recreation and serve as visual amenities for adjacent uses” and “activate the station area and offer an amenity for the neighborhood, customers, works and other

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

visitors of the area” (Page 8). To that end, the requirements of the Colorado Station GDP ensure that open space on the site will provide the community benefits called for in Blueprint Denver 2019 and further the plan’s overall goals.

When considering height guidance, the plan also calls for the consideration of surrounding context, “including existing and planned building height.” Across the street from the proposed rezoning are sites with zoning allowing for heights up to twenty (20) and thirty (30) stories with a fourteen (14)-story building already built at Colorado Station. The proposed C-MX-12 zoning would allow for an appropriate transition within the context of the sites surrounding zoning, which currently allows for significantly greater heights than twelve (12) stories. The proposed rezoning would enable the area to have a more appropriate height transition than what the site’s current zoning allows for, considering that the surrounding R-MU-30 and C-MX-20 properties were to be developed to their maximum allowable heights.

C-MX-12 zoning also helps further urban design goals for the area, which is another factor to be considered when applying the building height guidance. Specifically, allowing for greater heights creates the opportunity for architecture to design in mass reduction and provide creative and thoughtful architecture, through the use of high-quality building materials, such as steel and concrete. The proposed development for this site is a legacy project, which will contribute greatly to the City’s urban design goals by taking advantage of these benefits created under C-MX-12.

In all, the factors that the plan called on to be considered when applying building height guidance clearly support C-MX-12 zoning.

#### Street Types

The proposed rezoning site is on a “Mixed Use Arterial” street type.

- *“For example, an arterial street in a residential part of the city functions differently from an arterial street that is surrounding by pedestrian-oriented retail.” Blueprint Denver 2019, page 154*
- *“To accomplish this Blueprint Denver develops a typology for describing streets by their adjacent land use and character, in addition to the already established functional class. This typology is applied to arterials and collectors, which have the most variation depending on land use and neighborhood context.” Blueprint Denver 2019, page 154*
- *“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 front setback. A street wall is present, but may vary.” Blueprint Denver 2019, page 159*

The proposed rezoning is consistent with the street type, which is mixed use. C-MX-12 zoning would support the varied mix of uses in a multi-story building, which is specifically called for in the land-use, & build form guidance for mixed-use street types. Additionally, an arterial street functions differently depending on land use and neighborhood context. In the Urban Center neighborhood context, an arterial street can function effectively to support mixed land use.

### 3. Colorado Boulevard (1991)

- *“This portion of Colorado Boulevard is, and should continue to be, a regionally distinct transportation, business and residential corridor accommodating a wide range of development types and sizes which serve the shopping, business and entertainment needs of nearby residents, as well as providing destination opportunities for a wider community.” Colorado Boulevard Plan, page 3.*
- *The goals of the plan are: “a. improving traffic flow and safety; b. taking action to retain a broad mix of land uses that are a good neighbor or existing uses; c. defining and reinforcing the unique image of the corridor and ensuring that new development has little or no adverse impacts on adjacent uses.” Colorado Boulevard Plan, page 3.*
- *“The general goals with respect to land use are: 1. Continue an appropriate mix of land uses along the Boulevard; and 2. new development should be compatible with existing development.” Colorado Boulevard Plan, page 29*

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

- *“Maintaining an appropriate land use mix will help reinforce the economic vitality of the corridor, and if the corridor remains economically healthy on an overall basis, there will be a stronger likelihood that high-quality neighborhood serving uses will continue to thrive. It also tends to reduce traffic impacts more than if the land uses were more homogeneous”. Colorado Boulevard Plan, page 29*
- *“In general, no additional development density should be granted over currently approved levels, unless enforceable commitments are made to limit traffic generation to levels consistent with those that would occur with the original zoning.” Colorado Boulevard Plan, page 35*
- *“Glendale and Denver should seek to retain the diversity of land uses in the corridor. Denver and Glendale should also encourage large office projects to incorporate either retail, residential, entertainment, lodging or restaurant uses in addition to the primary office use.” Colorado Boulevard Plan, page 35*
- *“All new development should provide sufficient parking to meet 100% of the project’s needs on-site or in shared facilities adjacent to the site.” Colorado Boulevard Plan, page 35*

The proposed rezoning would allow for the area of this portion of Colorado Boulevard to accommodate a wide range of development types and sizes which serve the shopping, business and entertainment needs of nearby residents, as well as providing destination opportunities for a wider community as called for in the plan. C-MX-12 zoning is compatible with existing development in the area, some of which is significantly more intense, and the zoning also allows for an appropriate and diverse mix of uses to support the economic vitality of the corridor. With regards to traffic and parking, the site’s proximity to mass transit will encourage access through alternative methods of transportation to SOV’s. It is also important to note that this plan is 28 years old and there has been significant updated direction for the area through other adopted City plans which have been detailed in this application.



*Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.*

### *Uniformity of District Regulations and Restrictions*

The proposed rezoning will result in uniformity of district regulations and restrictions in accordance with Section 12.4.10.7(B) of the Zoning Code.

### *Public Health, Safety and General Welfare*

The proposed official map amendment is an implementation of Denver Comprehensive Plan 2040 and Blueprint Denver 2019 and therefore furthers the public health, safety and general welfare of the City.

Additionally, the mixed-use nature of the proposed rezoning would allow for well-located density near mass transit, which would encourage the use of alternative forms of mass transportation to single occupancy vehicles. Reducing these automobile trips would decrease carbon emissions, providing health benefits to the City, while those choosing to walk, bike, or use other active forms of transportation would realize individual health benefits.

The proposed rezoning also allows for the creation of an appealing destination providing services and amenities to the community which will also increase resident's investment in their neighborhood, fostering community, and increasing person-to-person interactions.

### *12.4.10.8 Additional Review Criteria for Non-Legislative Rezonings*

#### *A. Justifying Circumstance*

The land and its surroundings have changed to such a degree that it is in the public interest to encourage a redevelopment of the area per DZC Section 12.4.10.8.A.4.

Colorado Boulevard is a key transit corridor in the City and is designated in the Denver Moves: Transit Plan as a planned high-capacity transit corridor. Given the proposed rezoning site's proximity to mass transit and sitting directly on a high-capacity transit corridor, it is a tremendous opportunity to provide appropriate density through a mixed-use development. Colorado Boulevard in this area is experiencing significant growth with a new 350-unit apartment building, fourteen story building at Colorado Station, and the largest independent liquor-store chain in the county all opening near the proposed rezoning site within the last few years. Since 2016, the population has grown by 16.5% in just a census tract comprising the proposed rezoning site. Given the growing population, it is particularly important that residents have walkable access to services and amenities in their community as C-MX-12 zoning can provide. Additionally, the Colorado Center Bicycle/Pedestrian Bridge provides walkable access to the site and Colorado Station from neighborhoods north of I-25, allowing the site to be accessed by a greater number of residents than in the past. Overall, CMX-12 zoning provides appropriate density near mass transit while also conserving land, staying consistent with character of the neighborhood, and setting an important precedent for future development along the corridor.

Additionally, as detailed previously, the adoption of Blueprint Denver 2019 and Comprehensive Plan 2040 provide additional support for the proposed rezoning.

#### *B. Consistency with Applicable Neighborhood Context and with Stated Purpose and Intent of Proposed Zone District*

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.

The C-MX-12 Zone District is part of the Urban Center Neighborhood Context. Section 7.1 of the Denver Zoning Code describes the Urban Center Neighborhood context as follows:



Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

### **General Character**

*The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.*

The site is designated in City plans as an Area of Change and a key target for growth, particularly through mixed use development. The C-MX-12 Zone District will allow for appropriate density and mixed-use.

### **Building Height**

*The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.*

The proposed Zone District will allow for mixed-use buildings of up to 12-stories, promoting a dense urban character.

### **Mobility**

*There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system*

The site's proximity to mass transit and a future mobility hub will ensure great access to the multi-modal transportation system.

### **C-MX-12**

More specifically, Section 7.2.2.2.D of the DZC describes C-MX-12 as follows: *C-MX-12 applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 12 stories is desired.* In both, Blueprint Denver (2002) and Blueprint Denver (2019), surrounding streets are designated as arterial, supporting a building scale of 12 stories as proposed in the rezoning.

## EXHIBIT B: LEGAL DESCRIPTIONS

### 2100 S. Colorado Blvd - PARCEL 1 (Rec #2015128247)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4, BLOCK 1, WARREN'S UNIVERSITY HEIGHTS, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK A1 AT PAGE 39 OF ARAPAHOE COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO LESS AND EXCEPT THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 2 WHICH IS 4.97 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST, PARALLEL WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 8.0 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.0 FEET, A DISTANCE OF 39.27 FEET TO A POINT WHICH IS SOUTH, AT RIGHT ANGLES TO THE NORTH LINE OF LOT 1, A DISTANCE OF 5.0 FEET; THENCE NORTHEAST A DISTANCE OF 91.52 FEET TO A POINT ON THE EAST LINE OF LOT 1 WHICH IS 1.14 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1; THENCE NORTH, ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 1.14 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE WEST, ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 123.38 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1 AND 2 A DISTANCE OF 29.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### 2130-2150 S Colorado Blvd - PARCEL 2 (Rec #2015128250)

FILE THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 5 TO 9, INCLUSIVE, AND LOT 40 AND S 20 FEET OF LOT 41 AND WEST 23.375 FEET, LOT 42 TO 48, INCLUSIVE, AND OF NORTH 5 FEET OF LOT 41 BLOCK 1, WARRENS UNIVERSITY HEIGHTS AND 1/2 OF VACATED ALBION STREET ADJACENT TO LOT 40 AND SOUTH 20 FEET OF LOT 41 EXCEPT PART OF LOT 48 TO THE CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### 4040 E. Evans Ave - PARCEL 3 (Rec #2015128248)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 42 TO 48 INC & N 5FT OF L41 EXC W 23.375 FT & W 1/2 VAC S ALBION ST ADJ L42 TO 48 INC & N 5FT OF L41 BLK 1 WARRENS UNIV HEIGHTS EXC PT L48 TO CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### 4102 E. Evans Ave – PARCEL 4 (Rec #2015128249)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO LOT 1 THROUGH 6, INCLUSIVE, BLOCK 2, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

### 2128-2140 S ALBION ST - PARCEL 5 (Reception #2015128251)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 7, 8 AND 9, BLOCK 2, AND THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO SAID LOTS, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

**EXHIBIT C: PROOF OF OWNERSHIP**

See proof of ownership on the following pages.

**Denver Property Taxation and Assessment System**

2100 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
Z PORTFOLIO LLC 333 S MONROE ST 401 DENVER , CO 80209-3725	06302-16-012-000	WARRENS UNIVERSITY HTS B1 L1 TO 4 DIF BOOK 0891-097	VACANT LAND	DENV

- Summary
- Property Map
- Assessed Values
- Assessment Protest
- Taxes
- Comparables
- Neighborhood Sales
- Chain of Title

Print Summary

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	11,600	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	QC
Valuation zoning may be different from City's new zoning code.			

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## Denver Property Taxation and Assessment System

2100 S COLORADO BLVD

Owner	Schedule Number	Legal Description	Property Type	Tax District
CITY & COUNTY OF DENVER 201 W COLFAX AVE 401 DENVER , CO 80202-5330	06302-16-013-000	W 3FT L 20 TO 24 INC BLK 1 WARRENS UNIVERSITY HEIGHTS		DENV

[Summary](#)
[Property Map](#)
[Assessed Values](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)

Print Summary

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	377	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	

## Denver Property Taxation and Assessment System

2130 S COLORADO BLVD -2150

Owner	Schedule Number	Legal Description	Property Type	Tax District
Z PORTFOLIO LLC 333 S MONROE ST 401 DENVER, CO 80209-3725	06302-16-009-000	3L 5 TO 9 INC & L 40 & S 20FT OF L41 & W23.375FT L42 TO 48 INC & OF N 5FT L41 BLK1 WARRENS UNIV HEIGHTS & 1/2 VAC ALBION ST ADJ L40 & S 20FT OF L41 EXC PT L48 TO CITY	COMMERCIAL - RETAIL	DENV

[Summary](#)
[Property Map](#)
[Assessed Values](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)

[Print Summary](#)

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	10999
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1958	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	26,600	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	QC



Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## Denver Property Taxation and Assessment System

2140 S ALBION ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
Z PORTFOLIO LLC 333 S MONROE ST 401 DENVER , CO 80209-3725	06302-17-039-000	WARRENS UNIVERSITY HEIGHTS B2 L7 TO 9 & E/2 VAC ALBION ST ADJ	VACANT LAND	DENV

[Summary](#)
[Property Map](#)
[Assessed Values](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)

[Print Summary](#)

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	11,503	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	QC

Valuation zoning may be different from City's new zoning code.

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## Denver Property Taxation and Assessment System

4040 E EVANS AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
Z PORTFOLIO LLC 333 S MONROE ST 401 DENVER, CO 80209-3725	06302-16-010-000	3L 42 TO 48 INC & N 5FT OF L41EXC W 23.375FT & W 1/2 VAC S ALBION ST ADJ L42 TO 48 INC & N 5FT OF L41 BLK 1 WARRENS UNIV HEIGHTS EXC PT L48 TO CITY	VACANT LAND	DENV

- [Summary](#)
- [Property Map](#)
- [Assessed Values](#)
- [Assessment Protest](#)
- [Taxes](#)
- [Comparables](#)
- [Neighborhood Sales](#)
- [Chain of Title](#)

[Print Summary](#)

Property Description			
<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	23,400	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	QC

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

## Denver Property Taxation and Assessment System

4102 E EVANS AVE -4108

Owner	Schedule Number	Legal Description	Property Type	Tax District
Z PORTFOLIO LLC 333 S MONROE ST 401 DENVER , CO 80209-3725	06302-17-040-000	WARREN UNIVERSITY HEIGHTS B2 E/2 VAC ALBION ST ADJ L1 TO 6		DENV

[Summary](#)
[Property Map](#)
[Assessed Values](#)
[Assessment Protest](#)
[Taxes](#)
[Comparables](#)
[Neighborhood Sales](#)
[Chain of Title](#)

[Print Summary](#)

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	0000	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	4,500	<b>Zoned As:</b>	C-MX-5
<b>Mill Levy:</b>	77.365	<b>Document Type:</b>	QC

Valuation zoning may be different from City's new zoning code.

**EXHIBIT D: AUTHORIZATION DOCUMENTS**

See authorization documents on the following pages.

# QFactor

March 14, 2019

City & County of Denver  
Community & Planning Development  
201 W Colfax Ave, Dept. 205  
Denver CO, 80202

To Whom It May Concern:

This letter is to serve as authorization for Vinny English of Q Factor to act on behalf of Z Portfolio LLC and submit the Zone Map Amendment for the properties located at:

1. 2100 S. Colorado Blvd.
2. 4040 E. Evans Ave.
3. 2140 S Albion St.
4. 2130-2150 S Colorado Blvd.
5. 4102-4108 E. Evans Ave

Sincerely,



Sandra L. Heomovich  
Manager of Z Portfolio LLC

3001 Brighton Boulevard, Suite 543, Denver CO, 80216  
PHONE: 303-349-6207

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

# QFactor

March 14, 2019

City & County of Denver  
Community & Planning Development  
201 W Colfax Ave, Dept. 205  
Denver CO, 80202

To Whom It May Concern:

I, Vinny English, Chief Development Officer of Q Factor LLC, am authorized to represent and sign on behalf of Q Factor LLC.

Dated: 03/14/2019

By:   
Vinny English  
Chief Development Officer of Q Factor LLC

Subscribed and affirmed before me in the county of Denver, State of Colorado, this 14th day of MARCH, 2019, by VINNY ENGLISH.

KARA M. SZYMANSKI  
NOTARY PUBLIC - STATE OF COLORADO  
My Identification # 20154019819  
Expires May 19, 2019





600 Grant Street, Suite 610

Denver, CO 80203

P: 303-726-3079

F: 303-379-6984

lmathews@lauramathewslaw.com

**ATTORNEY MEMORANDUM AND CERTIFIED STATEMENT OF AUTHORITY  
FOR Z PORTFOLIO, LLC  
("ATTORNEY MEMORANDUM/STATEMENT OF AUTHORITY")**

1. **Company Name.** Z Portfolio, LLC ("Company").
2. **Company Status.** Z Portfolio, LLC is a Manager Managed, Colorado Limited Liability Company formed on March 29, 2014 with the Colorado Secretary of State and remains in good standing Articles of Organization were filed with the State of Colorado under the number of 20141075132. Z Portfolio, LLC is a fully functioning and operating business with its own books and records under Colorado law and is governed by the terms of an existing Operating Agreement which was Amended and Restated in December of 2017.
3. **Company Tax Status.** Z Portfolio, LLC files its own business returns and is registered with the Internal Revenue Service as its own tax paying entity. A W-9 Form is available upon request.
4. **Company Authority.** Sandra L. Hecomovich is the Registered Agent and the Chief Executive Officer ("CEO") of Z Portfolio, LLC.
5. **Company Office and Mailing Address.** All Z Portfolio, LLC records are maintained by the Registered Agent and CEO at the location of 333 South Monroe St., #401, Denver, Colorado 80209. The telephone contact number for the Company is 602-625-8684.
6. **Company Ownership.** As of January 1, 2018, the ownership interests in Z Portfolio, LLC became and remains:

<i>Joseph W. Zimmerman<sup>1</sup></i>	<i>55.58020%</i>
<i>Fredric D. Zimmerman</i>	<i>7.20990%</i>
<i>Sandra L. Hecomovich</i>	<i>7.20990%</i>
<i>Lynn B. Zimmerman Trust<sup>2</sup></i>	<i>30.00000%</i>
7. **CEO Powers and Authority to Act.** The CEO may execute instruments conveying, encumbering, or otherwise acquiring assets or tangible or intangible real or personal property including, but not limited to bank accounts, stock accounts and investment accounts, life insurance, and any document in which the Company owns or is a beneficiary. The CEO may hold, invest, lease, rent, manage, develop, zone, and otherwise deal, in any manner, with any interest of real property, to recover possession of such property by lawful means; and to maintain, protect, insure, move, store, repair, rebuild, redevelop, zone, rent, alter, or improve any such property. The CEO may acquire, purchase, encumber, exchange, grant options to sell and dispose of any interest of Company in real or personal property, tangible or intangible, upon such terms and conditions as the CEO determines to be appropriate. The CEO has full banking and investment powers. The CEO has the power to make, receive and endorse checks

<sup>1</sup> Joseph W. Zimmerman died in Testate on January 25, 2018. Mr. Zimmerman's probate remains open and active in Arapahoe County. According to Mr. Zimmerman's Last Will and Testament all of his assets in his individual name at his death passed into the Joseph W. Zimmerman Revocable Trust dated March 27, 2012, as amended ("JWZ Trust"). For the purposes of Z Portfolio, LLC, all of Joseph W Zimmerman's membership interests shall be considered fully owned by the JWZ Trust. The Operating Agreement will be modified prior to December 31, 2019 showing that all interest held in the name of Joseph W. Zimmerman will be held by the JWZ Trust. No other modifications are expected at this time.

*Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.*



600 Grant Street, Suite 610  
Denver, CO 80203  
P: 303-726-3079  
F: 303-379-6984

lmathews@lauramathewslaw.com

and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, to execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted and to open, close and maintain bank accounts. To borrow in the name of the Company upon such terms as the CEO determines to be necessary, and to pledge or give as security therefor any property. The CEO in the exercise of its sole, absolute, and unfettered discretion may invest and reinvest in, any type or nature of investment that the CEO deems advisable, including but not limited to, such classes of stocks, bonds, securities, calls, puts, options, derivatives, speculative investments, or other property, real or personal, on behalf of and for the benefit of CEO as it may select without being limited by statute or rule of law concerning investments by fiduciaries.

- 10. **Third-Party Reliance.** Third Parties shall not require a copy or any portion of the Operating Agreement. Third parties shall and may instead rely upon this document and the representations of the CEO to all matters relating to any power granted to the CEO and no person who may act in reliance upon the representations of the CEO or the authority granted to the CEO shall incur any liability to the Company as a result of permitting the CEO to exercise any power, and to use this document as the CEO's authority to act on behalf of the Company.
- 11. **Full Force and Effect.** The undersigning attorney for the Company hereby certifies under the penalty of perjury that all of the statements made in this Attorney Memorandum/Statement of Authority are true and correct as of today April 1, 2019.

LAURA A. MATHEWS LAW, P.C.

BY:

LAURA A. MATHEWS, ESQ.

Executed: April 1, 2019

STATE OF COLORADO )  
) ss.  
CITY AND COUNTY OF DENVER )

This Attorney Memorandum/Statement of Authority was acknowledged, sworn, and signed in my presence today, April 1, 2019, by Laura A. Mathews, Esq., in her role as legal counsel for Z Portfolio, LLC.

Witness my hand and official seal. My Commission Expires: July 30, 2022

Amy A. Knight  
Amy A. Knight, Notary Public  
[SEAL]

AMY A. KNIGHT  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19904010270  
MY COMMISSION EXPIRES JULY 30, 2022



OFFICE OF THE SECRETARY OF STATE  
OF THE STATE OF COLORADO

**CERTIFICATE OF FACT OF GOOD STANDING**

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

Z PORTFOLIO, LLC

is a

Limited Liability Company

formed or registered on 03/29/2014 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20141075132 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/28/2019 that have been posted, and by documents delivered to this office electronically through 04/01/2019 @ 10:07:51 .

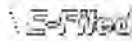
I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 04/01/2019 @ 10:07:51 in accordance with applicable law. This certificate is assigned Confirmation Number 11486175 .



*Jena Griswold*

Secretary of State of the State of Colorado

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



Colorado Secretary of State  
Date and Time: 03/29/2014 01:34 PM  
ID Number: 20141075132  
Document number: 20141208495  
Amount Paid: \$50.00

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

ABOVE SPACE FOR OFFICE USE ONLY

### Articles of Organization

filed pursuant to § 7-80-203 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

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

Z PORTFOLIO, LLC

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

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

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

Street address

333 S. Monroe St.

*(Street number and name)*

#401

Denver

*(City)*

CO

*(State)*

80209

*(ZIP/Postal Code)*

United States

*(Country)*

*(Province - if applicable)*

Mailing address

(leave blank if same as street address)

*(Street number and name or Post Office Box information)*

*(City)*

*(State)*

*(ZIP/Postal Code)*

*(Province - if applicable)*

*(Country)*

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

Name

(if an individual)

Hecomovich

*(Last)*

Sandra

*(First)*

L.

*(Middle)*

*(Suffix)*

or

(if an entity)

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

Street address

333 S. Monroe St.

*(Street number and name)*

#401

Denver

*(City)*

CO

*(State)*

80209

*(ZIP Code)*

Mailing address

(leave blank if same as street address)

*(Street number and name or Post Office Box information)*

\_\_\_\_\_  
(City)                      CO                      \_\_\_\_\_  
(State)                      (ZIP Code)

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

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

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

Name  
(if an individual)                      Horen                      Robert                      P.  
(Last)                      (First)                      (Middle)                      (Suffix)

or

(if an entity)

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

Mailing address                      4500 Cherry Creek Drive South  
(Street number and name or Post Office Box information)  
Suite 600  
Denver                      CO                      80246-1500  
(City)                      (State)                      (ZIP/Postal Code)  
United States  
(Province – if applicable)                      (Country)

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

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

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

*(Mark the applicable box.)*

one or more managers.

or

the members.

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

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

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

This document contains additional information as provided by law.

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

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

The delayed effective date and, if applicable, time of this document is/are \_\_\_\_\_  
(mm/dd/yyyy hour:minute am/pm)

Notice:

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



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

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

Horen	Robert	P.	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
4500 Cherry Creek Drive South			
<small>(Street number and name or Post Office Box information)</small>			
Suite 600			
Denver	CO	80246-1500	
<small>(City)</small>	<small>(State)</small>	<small>(ZIP/Postal Code)</small>	
	United States		
<small>(Province – if applicable)</small>	<small>(Country)</small>		

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

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

**Disclaimer:**

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

Map Amendment: 2100 S. Colorado Blvd., 4040 E. Evans Ave., 2140 S. Albion St., 2130-2150 S. Colorado Blvd., 4102-4108 E. Evans Ave.

**EXHIBIT E: ASSESSOR'S PARCEL NUMBERS**

2100 S. Colorado Boulevard  
06302-16-012-000  
06302-16-013-000

4040 E. Evans Avenue  
06302-16-010-000

2140 S. Albion Street  
06302-17-039-000

2130-2150 S. Colorado Boulevard  
06302-16-009-000

4102-4108 E. Evans Avenue  
06302-17-040-000

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

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

Application Number	#2018I-00150
Location	2100 S. Colorado Blvd, 4040 E. Evans Ave, 2140 S Albion Street, 213
Registered Neighborhood Organization Name	University Hills North Community
Registered Contact Name	Jennifer Neuhalfen
Contact Address	2500 S Cherry St Denver CO 80222
Contact E-Mail Address	uhnc.president@gmail.com
Date Submitted	9/30/2019

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

was held on  , with  members in attendance.

With a total of  members voting,

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

voted to oppose the application; and

voted to abstain on the issue.

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

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

.

Comments: The RNO support comes with the signing of a Good Neighbor Agreement (attached). This Good Neighbor Agreement will be made legally binding and captures the agreed to amenities and compromises between the property (regardless of owner for 10-50 years) and the residents of the RNO.

**Good Neighbor Agreement  
Z Portfolio LLC and University Hills North Community**

This Good Neighbor Agreement (this “Agreement”) is entered into as of \_\_\_\_\_ (the “Effective Date”) between Z Portfolio LLC, a Colorado limited liability company (“Owner”) and the University Hills North Community, a Colorado nonprofit corporation (“UHNC”). Owner and UHNC are referred to together in this Agreement as the “Parties.”

**Recitals**

A. Owner is the owner of the real property located at 2100 South Colorado Boulevard, 4040 East Evans Avenue, 2140 South Albion Street, 2130-2150 South Colorado Boulevard and 4102-4108 East Evans Avenue, which property is legally described on Exhibit A attached hereto and made a part hereof (the “Property”).

B. Owner is seeking approval from the Denver City Council (“City Council”) to rezone the Property (the “Rezoning”) from its current zoning to C-MX-12 in order to accommodate development of a mixed use project (the “Project”) on the Property.

C. Provided Owner obtains approval of the Rezoning, Owner intends to submit to the City of Denver Department of Community Planning and Development (“CPD”) a site development plan (“SDP”) for the Project.

C. Owner and UHNC representatives have conferred multiple times regarding the Project and Owner’s proposed SDP submittal, and UHNC has indicated its support for the Rezoning provided that the Parties enter into a Good Neighbor Agreement addressing certain aspects of the Project and related items important to UHNC.

D. Owner desires to work cooperatively with UHNC throughout the entitlement and development of the Property as set forth in this Agreement.

**Agreement**

NOW THEREFORE, the Parties agree as follows:

**1. Owner Obligations**

a. SDP Submittal. Provided the City Council approves the Rezoning, Owner agrees that Owner’s initial SDP submittal for the Project will include the following components:

i. Publicly Accessible Private Open Space. In accordance with the Colorado Station General Development Plan, the initial SDP submittal will include new open spaces that provide the area with a location for civic functions and gathering and passive recreation and serve as a visual amenity for uses adjacent to the Project. The

initial SDP submittal will contain publicly accessible private open space that is at grade and/or elevated in an aggregate amount that is no less than eight percent (8%) of the area of the Property (6,200 square feet).

ii. Height and Massing. Notwithstanding the allowed height and massing of the Property after the Rezoning, the initial SDP submittal will provide a mix of forms across different heights in order to provide the development with mass relief. The heights will range between eight (8) and twelve (12) stories. These varying heights will allow the Owner to further the City's urban design and height/scale transitioning goals as referenced in Blueprint Denver 2019. The SDP submittal shall contain mass reductions that are measured in accordance with the incremental mass reduction provisions contained in Section 13.1.6.1.D of the Denver Zoning Code as of the Effective Date and shall result in the following building mass reductions:

1. Stories three (3) – five (5): 10% mass reduction
2. Stories six (6) – eight (8): 15% mass reduction
3. Stories nine (9) – twelve (12): 20% mass reduction

Areas dedicated to open space shall be allowed to also contribute to mass reduction.

A copy of Section 13.1.6.1.D of the Denver Zoning, together with Sections 13.1.2.3 and 13.1.5.16.B that are referenced in Section 13.1.6.1.D, are attached as Exhibit B hereto and made a part hereof.

iii. Mass Reduction Covenant. For a period of fifty (50) years from the Effective Date, any project on the Property shall conform to the mass reduction provisions of Section 1(a)(iii) above.

iv. SDP Approval. The Parties acknowledge that the SDP must be approved by CPD) and that Owner cannot fully control what SDP CPD ultimately will approve for the Project. Owner will use commercially reasonable efforts to obtain approval of an SDP that includes the components in (i) and (ii) above. If CPD seeks changes to the SDP that significantly differ from (i) or (ii) above, Owner will inform UHNC prior to final approval of the SDP and seek UHNC's input on the City's proposed changes.

b. Community Meeting and Information. Owner will continue its relationship and correspondence with the UHNC neighborhood throughout the Denver Planning Board and City Council process, as well as after full entitlements. Owner will continue to update UHNC leadership, discuss Project information and gather important feedback throughout the process, including, but not limited to advance timing of key Project milestones such as the (a) traffic study, (b) SDP, and (c) construction planning.

c. Local Retailers and Restaurants. Owner will seek to attract and retain local retailers, restaurants, and businesses to the Project.

d. Construction Planning and Communication. Owner will work with UHNC and the adjacent neighbors on construction coordination with a goal of minimizing disruption and impacts to the neighborhood during construction of the Project. This coordination will begin before construction and continue throughout the entire construction process. Owner and/or the selected general contractor will work with UHNC to provide a plan discussing site logistics, access, parking plan and hours of operation. Owner and/or the Project general contractor will also provide advance notice to UHNC regarding major Project construction activities that might result in street closures or other significant disruptions to the neighborhood. Owner will provide a point of contact for the Project, including name and telephone number, to the UHNC co-presidents. Owner will ensure that the named point of contact will be empowered and have responsibility to immediately address and solve issues that arise.

e. Ongoing Community Impact. Owner will seek to be a positive, ongoing community partner with UHNC and the neighborhood. Owner will work with UHNC and the UHNC neighborhood in efforts to seek City funded area-wide improvements that benefit the community. Owner also commits to long term engagement with the neighborhood through ongoing membership in the RNO (\$25 annual fee) through construction and for 10 years from the effective date.

f. Transportation Demand Management Plan. Owner will enact an effective transportation demand management program (TDM) in order to fully engage tenants with the public transportation hub directly across the street from the Property. The TDM should include adequate bicycle parking for tenants and visitors alike, enrollment in and reserved parking for a dedicated onsite car-share program, and a transit pass program for tenants, both commercial and residential, to encourage use of nearby public transit.

2. **UHNC Obligations.** In exchange for Owner's commitments set forth in this Agreement, UHNC shall provide a letter of support for the Rezoning to the Denver City Council. In addition, a representative of UHNC shall speak in support of the Rezoning at the City Council hearings on the Rezoning.

### 3. **Miscellaneous Provisions**

a. This Agreement shall not be amended except in writing executed by the Parties.

b. Except with regard to the mass reduction covenant set forth in Section 1(a)(iii) above, the provisions of this Agreement shall be a covenant running with the land and shall be binding on the Owner, its successors and assigns and future owners of the Property for a period of ten (10) years from the Effective Date. On the date that is ten (10) years from the Effective Date, the covenants in this Agreement, except for the covenant in Section 1(a)(iii), shall terminate by its terms with no further action by Owner or UHNC.

c. The mass reduction covenant in Section 1(a)(iii) only shall be a covenant running with the land and shall be binding on the Owner, its successors and



assigns and future owners of the Property for a period of fifty (50) years from the Effective Date. On the date that is fifty (50) years from the Effective Date, the covenant in Section 1(a)(iii) shall terminate by its terms with no further action by Owner or UHNC, and this Agreement shall have no further force or effect.

d. Notwithstanding anything in this Agreement to the contrary, this Agreement shall terminate and have no further force and effect if the City Council denies the Rezoning.

e. Prior to commencement of construction of the Project, Owner shall place in escrow \$5,000 for the use by UHNC in the event a lawyer must be secured to enforce Owner's obligations under this Agreement. The escrow shall be held by a title company selected by Owner pursuant to escrow instructions mutually agreeable to Owner and UHNC. The escrow shall be in place during the construction phase of the Project until six (6) months after issuance of a temporary certificate of occupancy for the Project. This good faith commitment demonstrates the Owner's expectation to be held accountable to the Agreement terms.

Executed as of the Effective Date.

**[Remainder of Page Left Intentionally Blank;  
Signature Blocks on Following Pages]**





## Exhibit A

### Legal Description of the Property

2100 S. Colorado Blvd - PARCEL 1 (Rec #2015128247)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE SITUATE IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4, BLOCK 1, WARREN'S UNIVERSITY HEIGHTS, THE PLAT OF WHICH IS OF RECORD IN PLAT BOOK A1 AT PAGE 39 OF ARAPAHOE COUNTY RECORDS, CITY AND COUNTY OF DENVER, STATE OF COLORADO LESS AND EXCEPT THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 2 WHICH IS 4.97 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST, PARALLEL WITH THE NORTH LINE OF LOT 2, A DISTANCE OF 8.0 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.0 FEET, A DISTANCE OF 39.27 FEET TO A POINT WHICH IS SOUTH, AT RIGHT ANGLES TO THE NORTH LINE OF LOT 1, A DISTANCE OF 5.0 FEET; THENCE NORTHEAST A DISTANCE OF 91.52 FEET TO A POINT ON THE EAST LINE OF LOT 1 WHICH IS 1.14 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1; THENCE NORTH, ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 1.14 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE WEST, ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 123.38 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTH, ALONG THE WEST LINE OF LOTS 1 AND 2 A DISTANCE OF 29.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

2130-2150 S Colorado Blvd - PARCEL 2 (Rec #2015128250)

FILE THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 5 TO 9, INCLUSIVE, AND LOT 40 AND S 20 FEET OF LOT 41 AND WEST 23.375 FEET, LOT 42 TO 48, INCLUSIVE, AND OF NORTH 5 FEET OF LOT 41 BLOCK 1, WARRENS UNIVERSITY HEIGHTS AND 1/2 OF VACATED ALBION STREET ADJACENT TO LOT 40 AND SOUTH 20 FEET OF LOT 41 EXCEPT PART OF LOT 48 TO THE CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

4040 E. Evans Ave - PARCEL 3 (Rec #2015128248)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 42 TO 48 INC & N 5FT OF L41 EXC W 23.375 FT & W 1/2 VAC S ALBION ST ADJ L42 TO 48 INC & N 5FT OF L41 BLK 1 WARRENS UNIV HEIGHTS EXC PT L48 TO CITY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

4102 E. Evans Ave – PARCEL 4 (Rec #2015128249)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO LOT 1 THROUGH 6, INCLUSIVE, BLOCK 2, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

2128-2140 S ALBION ST - PARCEL 5 (Reception #2015128251)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DENVER, STATE OF COLORADO, AND DESCRIBED AS FOLLOWS: LOTS 7, 8 AND 9, BLOCK 2, AND THE EAST 1/2 OF VACATED ALBION STREET, WEST OF AND ADJACENT TO SAID LOTS, WARREN'S UNIVERSITY HEIGHTS, CITY AND COUNTY OF DENVER, STATE OF COLORADO

**Exhibit B**

[Attach Sections 13.1.6.1.D, 13.1.2.3, 13.1.5.16.B, 13.1.5.17.B of the Denver Zoning Code]



**Good Neighbor Agreement**  
**Z Portfolio LLC and University Hills North Community**  
**Exhibit B Table of Contents**

INCLUDED WITHIN ARE THE FOLLOWING PAGES FROM DENVER ZONING CODE ARTICLE 13

PUBLISHED JUNE 25, 2010

REPUBLISHED MAY 24, 2018

AMENDMENT : 3

PAGES:

13.1-3

13.1-4

13.1-5

\*13.1-52

\*13.1-53

13.1-54

13.1-55

13.1-56

13.1-57

\*13.1-58

13.1-59

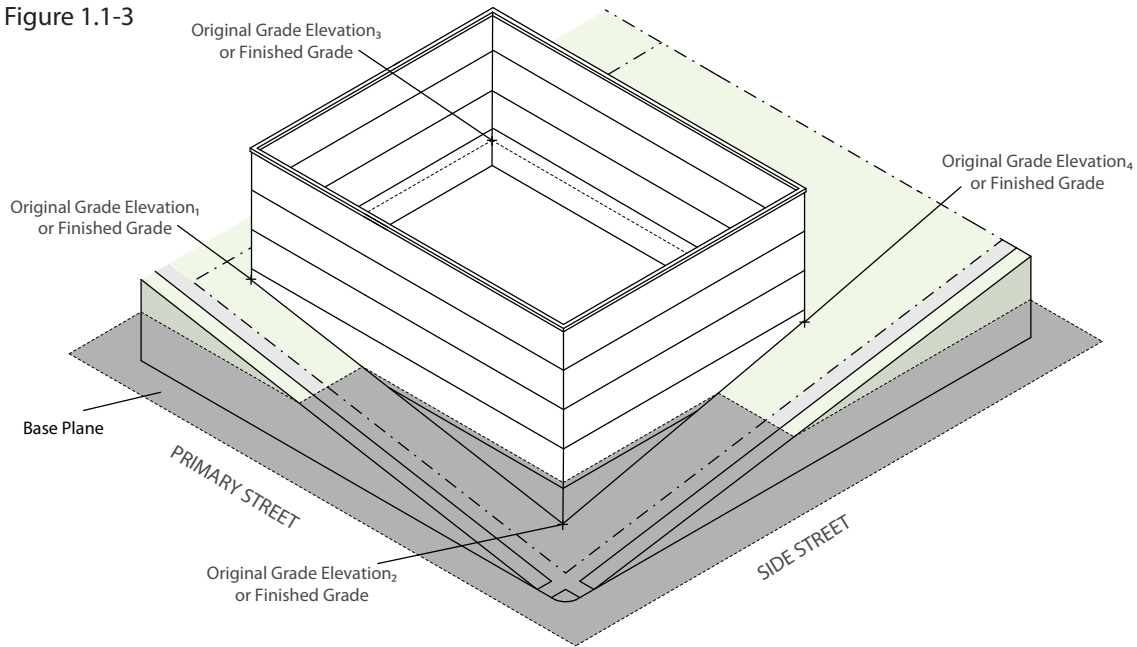
THE APPLICABLE SECTIONS TO THIS AGREEMENT ARE NOTED IN RED BOXES WITHIN THE FULL SECTION

\*NOTE: TYPOGRAPHICAL CROSS-REFERNCE ERROR WITH THE CODE OCCURS:

- IN SECTION 13.1.6.D.3.a.iii. a) & b) *[ON PAGE 13.1-58]*
- DEFINITIONS ARE REFERENCED TO NONEXISTANT SECTIONS 13.1.5.16.B & 13.1.5.16.B.3
- APPLICABLE DEFINITIONS ARE IN NEXT SECTION 13.1.5.17.B & 13.1.5.17.B.3 *[ON PAGE 13.1-52 & 13.1-53]*



Figure 1.1-3



- C. Measurements for purposes of establishing a primary base plane shall be rounded to the closest whole number.

### **13.1.2.3 Height in Stories**

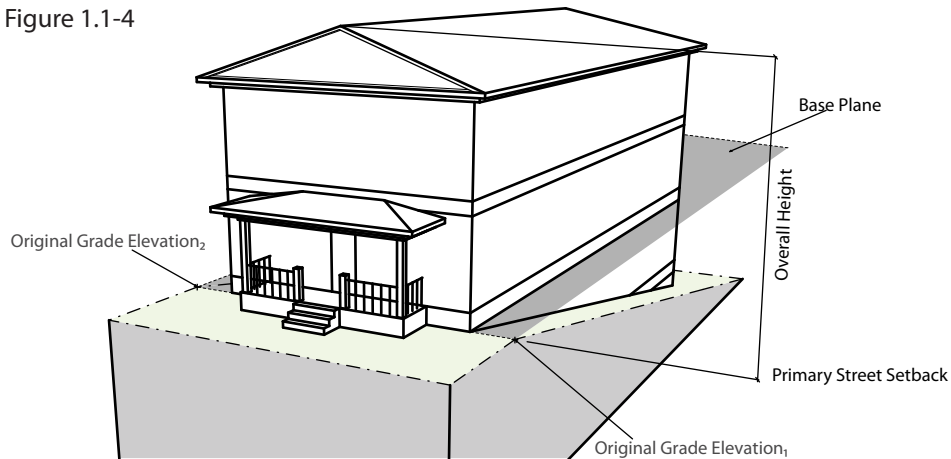
**A. Intent**

To provide an easy reference for visualizing building height, to provide an appropriate consistency of building scale and to shape and/or maintain neighborhood character.

**B. Stories (max) Rule of Measurement**

1. Overall height in stories shall be measured as the total number of stories. See Figure 13.1-4.
2. A Story shall count towards the total number of stories when:
  - a. The Story has its finished floor surface entirely above the Front Base Plane or the Building Specific Base Plane, where applicable; or
  - b. The Story is located below a story which has its finished floor surface more than 6 feet above the Front base plane or the Building Specific Base Plane, where applicable; or
  - c. The Story is located below a story which has its finished floor surface more than 6 feet above the finished grade for more than 50% of the total building perimeter; or
  - d. The Story is located below a story which has its finished floor surface more than 12 feet above finished grade at any point.

Figure 1.1-4



### 3. Half Story

#### a. Intent

To allow for additional floor area while minimizing additional bulk.

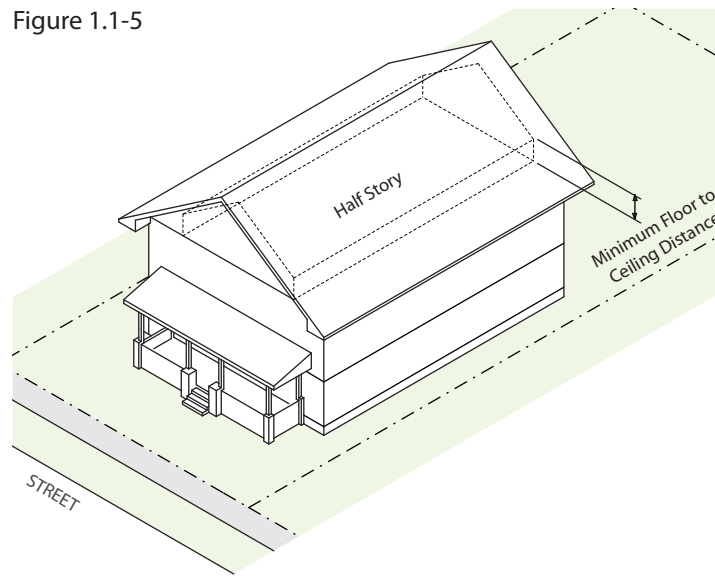
#### b. Rule of Measurement

Where a half story is permitted, it shall meet the following:

- i. The space meets the definition of Story, Habitable stated in this Article 13.
- ii. The total Gross Floor Area of the half story, not counting floor area with a net floor-to-ceiling distance less than 5 feet, shall be no greater than 75 percent of the floor below.
- iii. All half stories, except for the Accessory Dwelling Unit building form, are calculated based on the Gross Floor Area of the floor below contained within the same Dwelling Unit.
- iv. For the Accessory Dwelling Unit building form, a half story is calculated based on the Gross Floor Area of the floor below.

See Figure 13.1-5

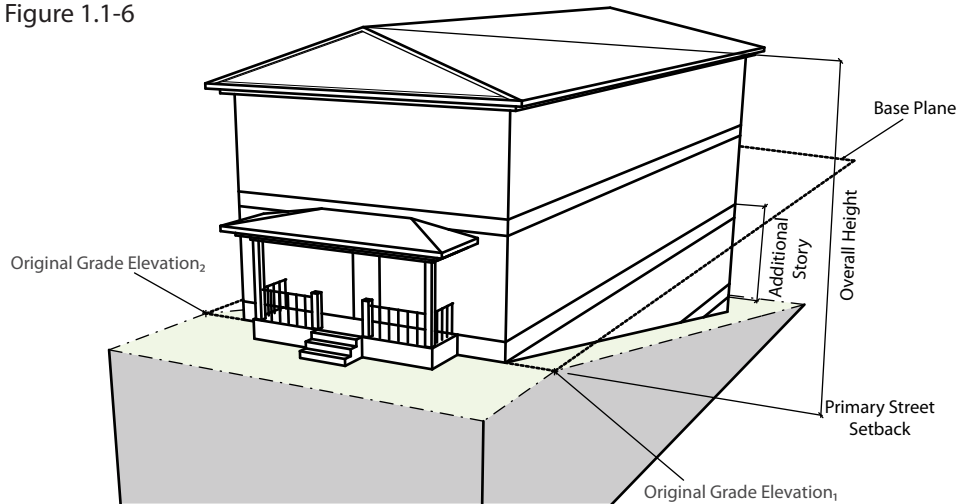
Figure 1.1-5



#### 4. Overall Height in Stories for Sloping Lots

For Primary Structures only, where a lot slopes downward from the Primary Street zone lot line, one story that is additional to the specified maximum number of stories may be built entirely below the rear base plane on the lower, rear portion of the lot. This section shall not apply to zone lots that do not have a rear zone lot line, or when the rear zone lot line intersects the Primary Street zone lot line. See Figure 13.1-6.

Figure 1.1-6



#### C. Exceptions From Stories (Max)

Exceptions from overall height in stories are found in each of Articles 3-9 of this Code.

### 13.1.2.4 Height in Feet

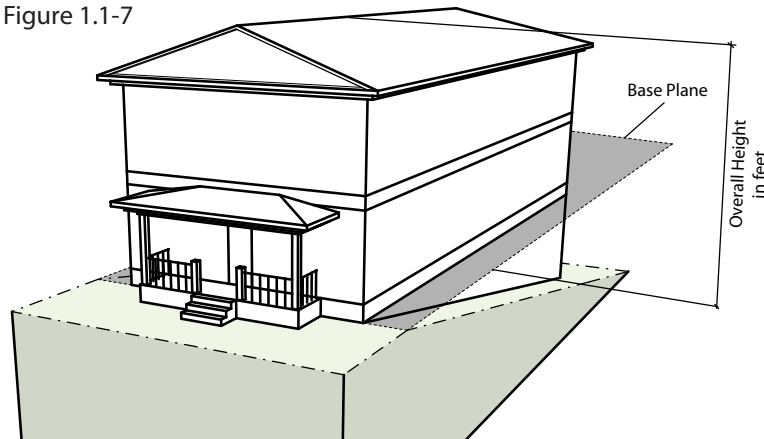
#### A. Feet (max) Rule of Measurement

Overall height in feet shall be measured as the vertical distance in feet from a base plane to the highest point of a building or structure, including parapet walls or safety railings. See Figure 13.1-7 and 13.1-8.

#### B. Exceptions From Feet (max)

Exceptions from overall building height in feet are found in each of Articles 3-9 of this Code.

Figure 1.1-7



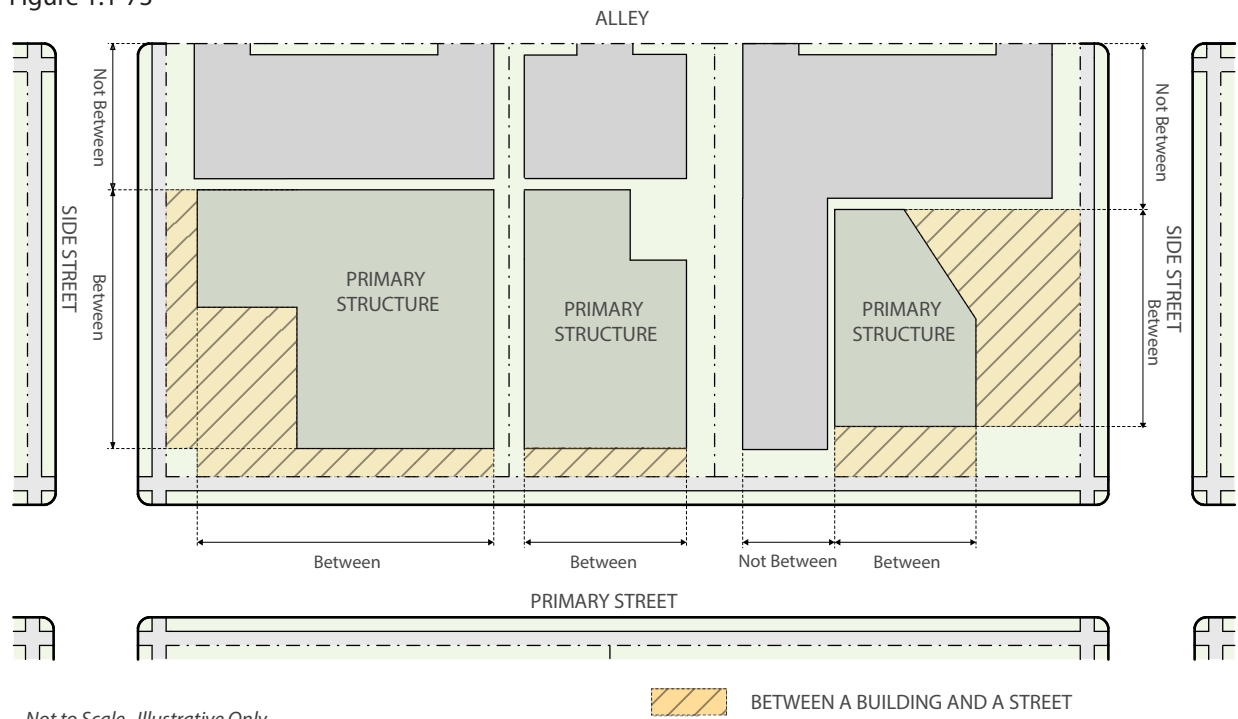
**SECTION NOT RELEVANT; BUT REFERENCED IN SECTION 13.1.6.D.3.a.iii. a) & b)**

**13.1.5.16 Surface Parking Between Building and Primary Street/Side Street**

**A. Rule of Measurement**

For the purposes of determining if an area is between a Building and a Primary Street/Side Street, extend a line perpendicular from the Primary or Side Street Zone Lot Line. If any portion of said line touches the Building Facade, then said line is between the Building and such Street. See Figure 13.1-73.

Figure 1.1-73



Not to Scale. Illustrative Only.

**13.1.5.17 Floor Area Ratio (FAR)**

**A. Rule of Measurement - FAR**

Floor area ratio (FAR) is the ratio of gross floor area of a building to the area of the zone lot on which the building is located. For example, 43,560 square feet of building on one acre of land (43,560 sq. ft.) would equal a 1:1 floor area ratio. See Figure 13.1-74

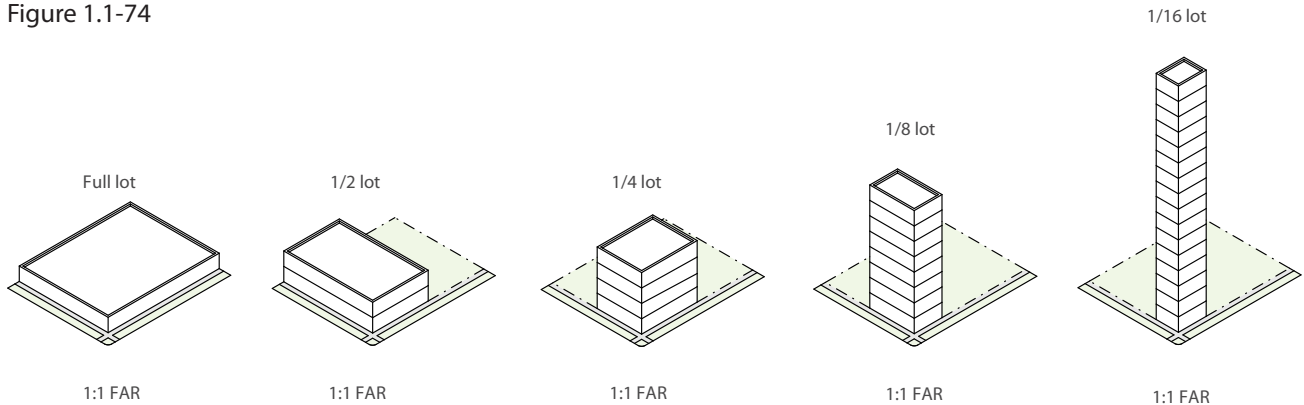
**B. Calculation of Gross Floor Area**

For purposes of calculating FAR, "gross floor area" means the sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls of each such floor. The floor area of a building shall include the floor area of accessory buildings on the same zone lot, measured the same way. In computing gross floor area the following exclusions shall apply:

1. Any floor area devoted to mechanical equipment serving the building, provided that the floor area of such use occupies not less than 75 percent of the floor area of the story in which such mechanical equipment is located.
2. Any floor area in a story in which the floor above is less than 6 feet above the finished grade for more than 50% of the total building perimeter.

3. Any floor area used exclusively as parking space for vehicles and/or bicycles. This exclusion shall not apply in the D-CPV-C zone district where any floor area used exclusively as parking space for vehicles and/or bicycles shall be included in the calculation of gross floor area.
4. Any floor area that serves as a pedestrian mall or public access way to shops and stores.
5. For purposes of calculating parking amounts, see rule provided in Article 10, Division 10.4 Parking and Loading.

Figure 1.1-74



## **SECTION 13.1.6 DESIGN ELEMENT FORM STANDARDS**

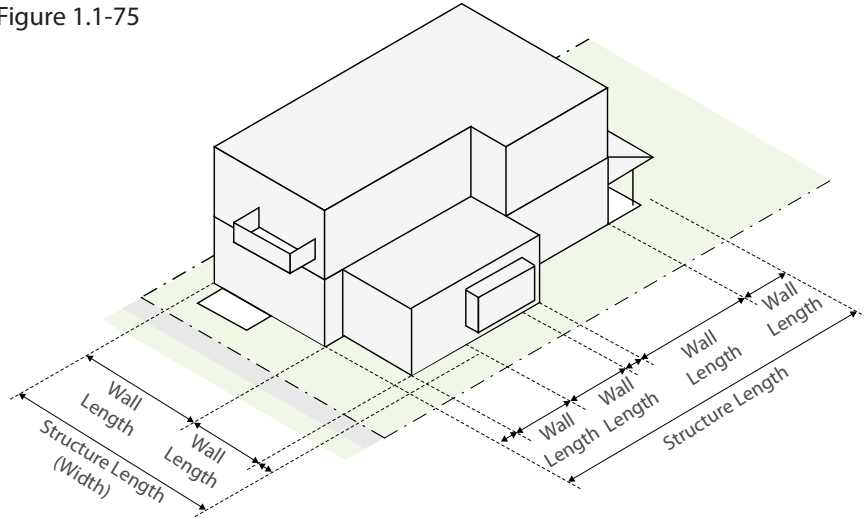
The design element form standards of this Code are defined and measured as set forth below.

### **13.1.6.1 Building Configuration**

#### **A. Front or Side Wall Length / Overall Structure Length or Width**

1. The length of the front or side wall of a structure, or the overall structure length, shall be measured parallel to the primary street, side street, or side interior zone lot line and includes the length of a Completely Enclosed structure plus the length of any portion of any attached Partially Enclosed structure(s), as shown in Figure 13.1-75 below.
2. The overall structure width includes the length of a Completely Enclosed structure plus the length of any portion of any attached Partially Enclosed structure(s) and shall be measured parallel to the primary street zone lot line or the side street/side interior zone lot line, whichever zone lot line is shorter.
3. The Zoning Administrator shall determine the zone lot line corresponding with the overall structure width in cases where the length of the primary street zone lot line and side street/side interior zone lot line are equal.

Figure 1.1-75



## B. Private Open Space

### 1. Intent

To create quality privately owned open spaces that are adjacent and physically open to the street. Private open space should provide visual interest and activate the pedestrian realm.

### 2. Applicability

This section applies where Primary Building Form Standards or Overlay District Standards specify a minimum percentage of Private Open Space.

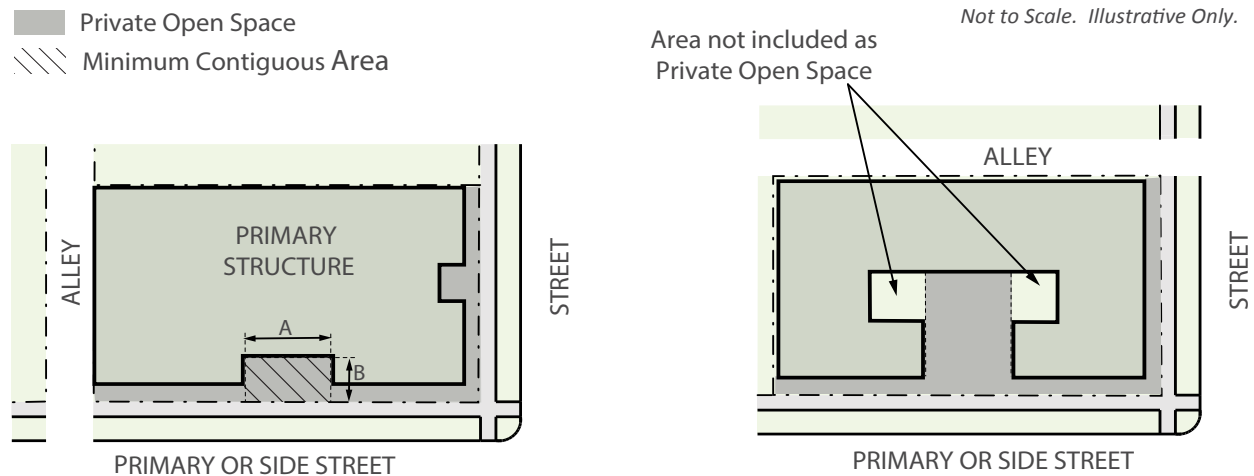
### 3. Rules of Measurement

- a. Private Open Space shall be calculated as a percentage (%) using the total area open to the sky, subject to the below requirements, divided by the total gross square footage of the Zone Lot and multiplied by 100.
- b. For purposes of Private Open Space measurement, the total area open to the sky:
  - i. Shall not be covered by Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies. Private Open Space may also include tables, chairs, benches, sculptures and similar elements.
  - ii. May include the operation of any unenclosed primary, accessory, or temporary uses permitted in the zone district.
  - iii. Shall Abut a Primary Street or Side Street Zone Lot Line.
  - iv. Shall be fully visible from a Primary Street or Side Street.
  - v. Shall not be permanently enclosed by railings, fences, gates, or walls that do not allow public access during business hours.
  - vi. Shall contain at least one Minimum Contiguous Area, subject to the minimum dimensions below. The width of the Minimum Contiguous Area shall be measured parallel to the Primary Street or Side Street Zone Lot Line, shown as "A" in Figure 13.1-76. The depth of the Minimum Contiguous Area shall be measured as the horizontal distance between the Primary Street or Side Street Zone Lot Line and the closest facade of the exterior building wall facing the Primary Street or Side Street, measured perpendicular to the Zone Lot Line, shown as "B" in Figure 13.1-76.



- a) For Zone Lots 9,375 square feet or less, as of October 27, 2014, the Minimum Contiguous Area shall be at least 15 feet wide and 15 feet deep.
- b) For Zone Lots 9,375 square feet or less as of October 27, 2014, in the C-CCN zone districts, where the Zone Lots Abuts the southern boundary of the 3rd Avenue right-of-way, the Minimum Contiguous Area shall be at least 15 feet wide and 15 feet deep and shall Abut, be fully visible from, and fully accessible from the 3rd Avenue right-of-way.
- c) For all other Zone Lots the Minimum Contiguous Area shall be at least 15 feet wide and 30 feet deep.

Figure 1.1-76



**C. Mass Reduction**

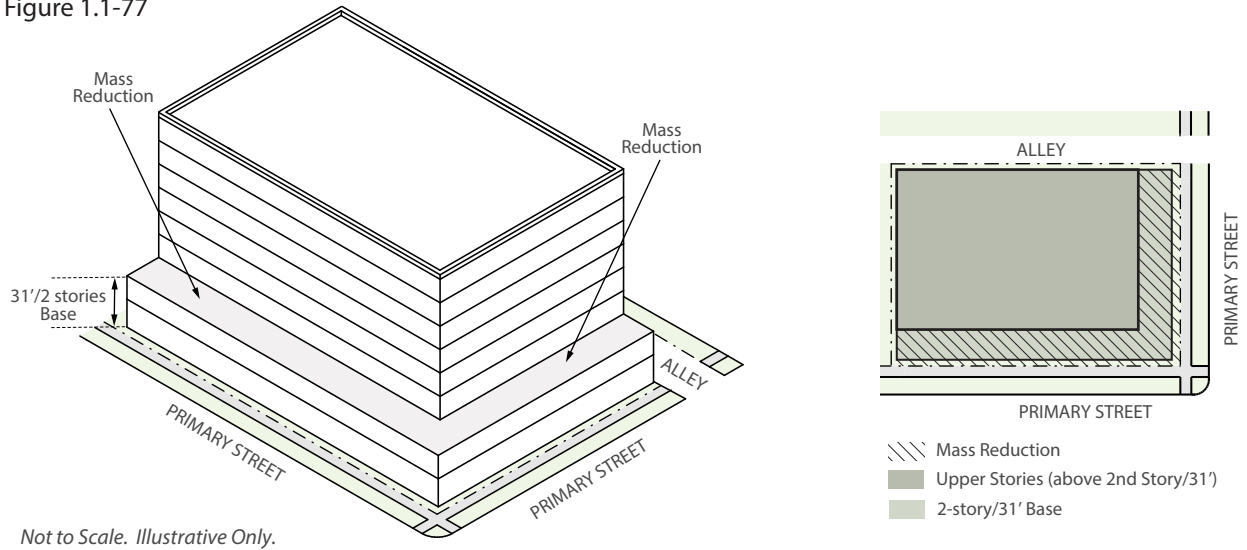
**1. Intent**

To sculpt building mass above the base of a building, to reduce the horizontal scale of taller buildings, to provide sun and light exposure through taller buildings, and to encourage architectural variety.

**2. Rule of Measurement**

- a. The Mass Reduction is calculated as a percentage (%) using the “gross area without building coverage” at a height of 31 feet or the highest point of the second story, whichever is less, divided by the total gross square foot area of the zone lot and multiplied times 100. For purposes of Mass Reduction, “gross area without building coverage” shall be calculated as the gross area from all zone lot lines to the exterior faces of the following structures: see Figure 13.1-77
  - i. Structure, Completely Enclosed;
  - ii. Structure, Partially Enclosed; and
  - iii. Balcony, Exterior.

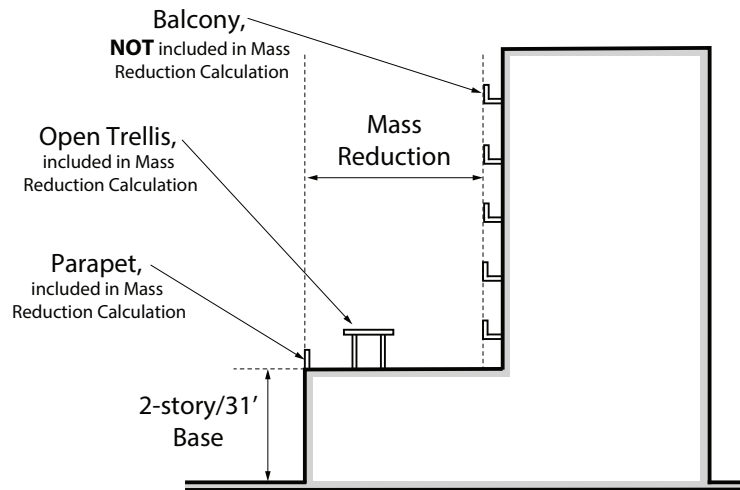
Figure 1.1-77



- b. For purposes of measuring the Mass Reduction:
  - i. The Mass Reduction shall be open to the sky from above a height of 31 feet or the highest point of the second story, whichever is less, except the following shall be permitted:
    - a. Safety Railings and Parapet Walls no taller than 4 feet; and
    - b. Open Structures, excluding Exterior Balconies. See Figure 13.1-78

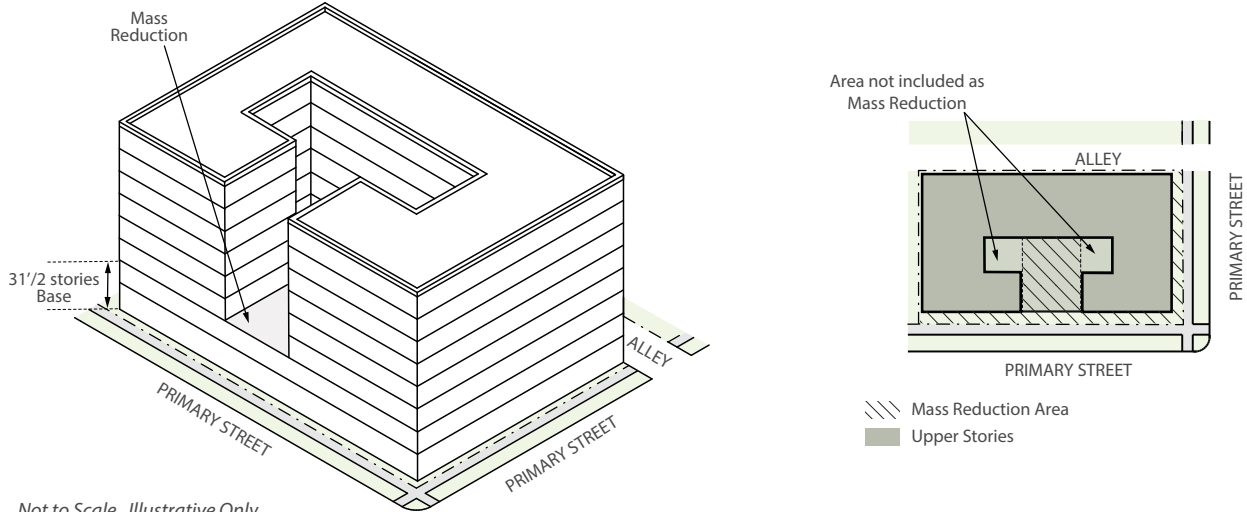
Figure 1.1-78

Not to Scale. Illustrative Only.



- ii. All portions of the Mass Reduction shall have an uninterrupted perpendicular connection to the public right-of-way. See Figure 13.1-79

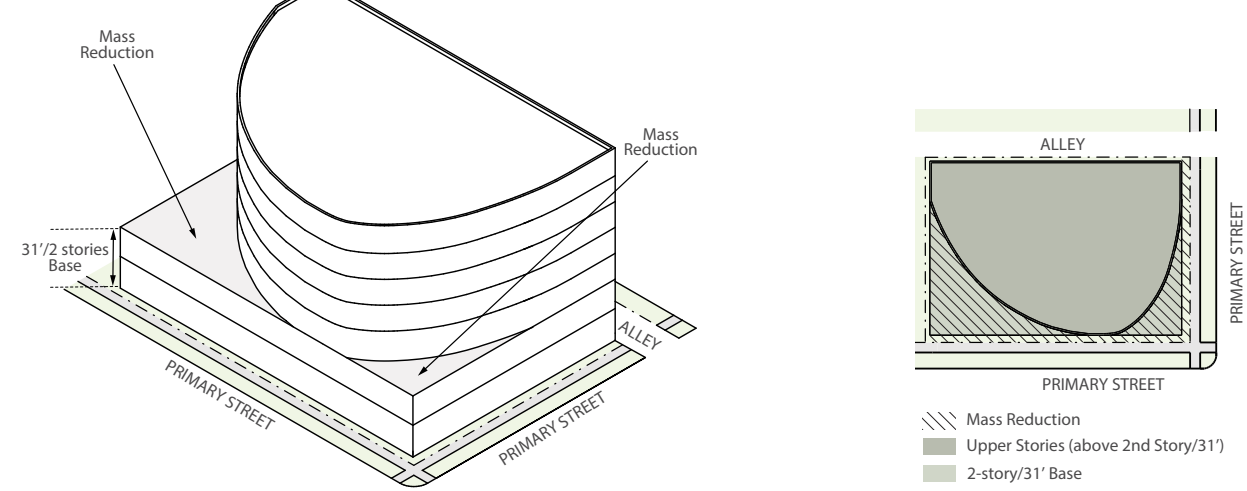
Figure 1.1-79



Not to Scale. Illustrative Only.

- iii. Off Street Parking Area is not permitted in the Mass Reduction.
- iv. A Zone Lot may have one or more Mass Reductions which may not be contiguous. The areas of multiple Mass Reductions may be summed to meet the minimum Mass Reduction requirement, provided that each Mass Reduction shall comply with all other standards in this Section 13.1.6.1.C Mass Reduction rule of measurement. See Figure 13.1-80.

Figure 1.1-80



Not to Scale. Illustrative Only.

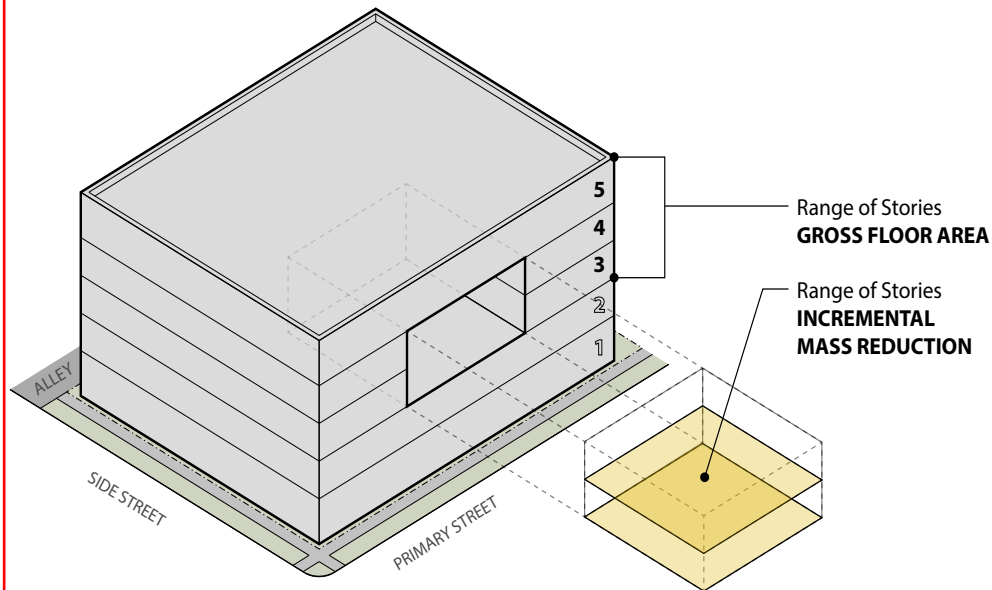
**D. Incremental Mass Reduction**

- 1. Intent**  
 To reduce the perceived mass and scale of buildings and promote creative building designs.
- 2. Applicability**  
 Where specified in a building form table or applicable Overlay District, Incremental Mass Reduction standards apply to all Structures on a Zone Lot.

### 3. Rules of Measurement for Incremental Mass Reduction

Incremental Mass Reduction creates a reduction in the gross floor area of Structures on a Zone Lot by requiring a minimum "gross area of mass reduction" within a specified range of Stories based on the percentage of Zone Lot Size specified in a building form table or applicable Overlay Zone District. See Figure 13.1-81.

Figure 1.1-81



#### a. Calculation of Incremental Mass Reduction

##### i. Method of Calculation

For each specified range of Stories, Incremental Mass Reduction is calculated using a percentage (%) of the Zone Lot Size multiplied by the number of Stories in the specified range, which yields the minimum "gross area of mass reduction" that must occur within the specified range of Stories.

##### ii. Measurement of Stories

For purposes of Incremental Mass Reduction, specified ranges of Stories shall be measured according to the method set forth in Section 13.1.2.3 Height in Stories.

##### iii. Measurement of "Gross Area of Mass Reduction"

a) For purposes of Incremental Mass Reduction, "gross area of mass reduction" is any unbuilt area that would not be measured as gross floor area using the method set forth in Section ~~13.1.5.16.B~~ Calculation of Gross Floor Area except as set forth in b) below.

~~b) In lieu of the exception set forth in Section ~~13.1.5.16.B.3~~, any enclosed floor area used exclusively as parking space for motor vehicles shall be included when calculating gross floor area for purposes of this Section 13.1.6.1.D.3 and shall not count toward "gross area of mass reduction".~~

##### iv. Calculation Example: Incremental Mass Reduction in One Range of Stories

a) Minimum "Gross Area of Mass Reduction" Example: On a 25,000 square foot Zone Lot, where the specified Incremental Mass Reduction is 10% for Stories 3-5 (a 3 Story range), application of the method of calculation specified in Section 13.1.6.1.D.3.a.i would yield a minimum 7,500 square foot "gross area of mass reduction"  $((25,000 \times 3) \times 0.10) = 7,500$ .

Mis-Labeled. No Section 13.1.5.16.B Exists. Section 13.1.5.17.B & 13.1.5.17.B.3 are applicable to "gross area..."

b) Remaining Gross Floor Area Example: The 7,500 square foot minimum "gross area of mass reduction" calculated in a) above would leave a remaining maximum gross floor area of 67,500 square feet for Stories 3-5 ( $25,000 \times 3 - 7,500 = 67,500$ ) absent other standards, such as minimum Setbacks, which could reduce gross floor area.

**v. Illustrated Examples: Incremental Mass Reduction in Four Ranges of Stories**

See Figure 13.1-82 for examples of combined mass reduction on a 16-Story Structure with four specified ranges of Stories requiring increased Incremental Mass Reduction as the Structure increases in height.

**b. Location of Incremental Mass Reduction**

The "gross area of mass reduction" that meets a specified percentage of Incremental Mass Reduction shall have an uninterrupted perpendicular connection with one or more of the following frontages. See Figure 13.1-83.

- i. Primary Street(s), including the South Platte River
- ii. Side Street(s)
- iii. Public Park(s)

**c. Minimum Dimensions of Areas Counting Towards Incremental Mass Reduction**

- i. Incremental Mass Reduction may be provided in one or more areas that are not contiguous with each other.
- ii. Any single area of Incremental Mass Reduction shall be a minimum of 15 feet wide as measured along a frontage specified in Section 13.1.6.1.D.3.b Location of Incremental Mass Reduction, and a minimum of 7 feet deep as measured perpendicular to the Zone Lot Line parallel to that frontage. See Figure 13.1-84.

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Candace Kristensson <candace.kristensson@gmail.com>  
**Sent:** Tuesday, September 24, 2019 12:11 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Denver UPCC  
**Subject:** [EXTERNAL] Application #2018I-00150: C-MX-5 to C-MX-12 Rezoning

Dear Scott Robinson, City Planner

RE: C-MX-5 to C-MX-12 Rezoning at S. Colorado Blvd. and E. Evans Ave. Application #2018I-00150

The University Park Community Council (UPCC) board recently agreed to conditionally support rezoning application #2018I-00150.

We support the proposed design plans as presented by QFactor due to the proximity to the Colorado Light Rail Station (Colorado Station), and the design which we see as a more creative use of the allowable floor area with desirable open space. The proposal presented to our Board and its members shows the same floor area density as the use-by-right 5 story zoning.

“Conditional” support is given because the current city processes do not guarantee that the final project will include the designs and proposals presented. Our support is based on the inclusion of at least 8% open space and not including the maximum density allowed by C-MX-12. It is crucial that a Transportation Demand Management (TDM) Program is implemented immediately following rezoning approval. It is also imperative that adjacent RNOs will have input on the plans moving forward.

The UPCC Board appreciates your consideration of our comments on this and other rezoning matters.

Sincerely,

Candace Kristensson, UPCC President



## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Brooke Webb <brookerwebb@gmail.com>  
**Sent:** Tuesday, September 24, 2019 1:59 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Evans and Colorado Blvd

Hi Scott,

I am writing in support of the re-zoning request for owners Sandy & Mike Hecomovich and their development partner Q Factor for the parcel located at Evans and Colorado Boulevard.

As a resident of Virginia Village, I was excited to hear the vision of Mike and Sandy to create a "legacy project," which promises a higher quality project. It is important to me to hear about their commitment to creating functional AND beautiful design, as evidenced by the vision they have shared in early comps with the community. Our community needs a wider array of dining options, so we aren't forced to go to Wash Park, [Platt Park](#), or [LoHi](#).

I believe that if this project is approved by City Council, it will set a more positive precedent for development along both Evans and Colorado Boulevard - both of which currently have lots of industrial and commercial utility but not functionality we crave.

Please vote in support of the re-zoning so that SE Denver has the opportunity to grow into its potential as a destination with a new thriving, active community space.

Thank you, Brooke

Brooke Webb  
303-918-7281

Barry A. Brostoff  
333 South Monroe Street, Suite 307  
Denver, Colorado 80209

September 24, 2019

Planning Services  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

To the members of the City of Denver Planning Committee:

I understand that Q Factor Services and Z Portfolio (Sandy and Mike Hecomovich) are jointly working on the development of the property at Colorado Blvd. and Evans Avenue, in Denver, Colorado, and I would like to express my unconditional support for this very exciting project.

I have been a resident in the Cherry Creek area for the last 12 years and have seen a tremendous amount of development during that time period. While some projects have been less than impressive and are just another boring box alongside the road, the ones that truly stand out are ones that have visionaries at the helm. I am enthused to see that Q Factor and Z Portfolio have joined forces to be those visionaries for one of the first significant redevelopments in the University Hills area. I am confident that this team will think bigger than just the boring box and will be the ones who consider the needs and wants of the local community, the ones who identify ways to bring something new and refreshing to the table, and the ones who truly have an appreciation for architecture.

While we have seen significant development locally in Cherry Creek, it is really exciting to see this extend down Colorado Blvd. The introduction of a mixed used development in the University Hills area is going to be incredible for local residents. Furthermore, it will begin the transition of this area from merely a transportation corridor, to making this area a destination in and of itself. The proximity to the light rail is also very exciting. I have countless friends and colleagues who utilize the light rail to commute to downtown from the suburbs, and this area will be a wonderfully central place to meet without dealing with the hassles of downtown.

I look forward to seeing the economic benefits that your project will bring to the local community through additional employment opportunities, additional tax revenue for the city, and significant follow-on investment in the area.

I cannot wait to see this project come to fruition and see the University Hills area become reinvigorated.

Regards,  
Barry A. Brostoff  
(404) 822-7913

09/23/2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W Colfax Ave, Dept 205  
Denver, CO 80232

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

This property is located close to the Colorado Station near the Colorado Blvd. and E Evans Ave. My family has lived in an adjacent neighborhood for over 30 years, and I am currently the President of the HOA board in the South Dahlia Lane Community.

The project concept that Q Factor and Z Portfolio have presented is not only beautifully designed but would add a gathering space for our community. While the 12 story building sounds large, the overall project concept brings so many elements and wonderful additions to our neighborhood. The Q Factor and Z Portfolio teams have been proactive meeting with the community, and we are fortunate to potentially have such an iconic and unique development in Denver.

Please add my name of those in support of the rezoning application for Colorado Evans.

Sincerely,

The Bell Family  
Lucy Bell, Judy Stiles, Bill Bell  
2461 S Dahlia Ln  
Denver, CO 80222

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Gerry Walshe <gerrywalshe@gmail.com>  
**Sent:** Tuesday, September 24, 2019 12:57 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Parcel re-zoning at Evans & Colorado Blvd.

Scott,

I am writing in support of the re-zoning request for the parcel located at Evans and Colorado Boulevard.

As a resident of Virginia Village, I am excited at the prospect of having a wider array of dining options in my own neighborhood. Also, we currently lack the diversity of retail options that many other neighborhoods have access to. This would encourage small, locally owned businesses to be part of what promises to be a new era for SE Denver.

Please vote in support of the re-zoning as I believe it will create many more options for those of us that live in the surrounding area.

Sincerely,

Gerald Walshe

1316 S Elm St, Denver, CO 80222

415.867.7787

September 21, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Kyle Reppert  
University Hills North Resident  
2431 South Birch Street  
Denver, CO 80222

09/23/2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W Colfax Ave. Dept #205  
Denver, CO 80232

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) on the SE corner of S. Colorado Blvd and E. Evans Ave from CMX-5 to CMX-12.

The property is near the Colorado Station, and desperately needs a change. Without the rezoning approval we will just get more of the same over crowded apartments that are going up in the neighborhood. My husband and I have been long time Denver residents, and are wanting to put our support in for the Z Portfolio and Q Factor development on the corner of Colorado and Evans. The restaurants and open space are just what this neighborhood needs. The community needs more luxury hotels and restaurants in the area.

Please add our names to the support of the rezoning application for the Colorado Evans Development.

Sincerely,

Marcia and Chuck Canepa  
333 S Monroe St.  
#415  
Denver, CO 80209

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Pamela Walshe <pamelawalshe@gmail.com>  
**Sent:** Tuesday, September 24, 2019 12:47 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Letter in support of re-zoning for Colorado Blvd/Evans parcel

Dear Scott,

I am writing in support of the re-zoning request for owners Sandy & Mike Hecomovich and their development partner Q Factor for the parcel located at Evans and Colorado Boulevard.

I have attended two local business meetings hosted by the East Evans Business Association where both the Hecomovich family and Q Factor presenters have shared their vision for the redevelopment of this critical location at the intersection of two major arteries of SE Denver.

As a resident of Virginia Village, I was inspired by the vision of Mike and Sandy to create a "legacy project," which promises to raise the bar for the quality of redevelopment that can be seen in other parts of Denver. I have been impressed by their commitment to creating functional AND beautiful design, as evidenced by the vision they have shared in early comps with the community. I also would very much look forward to having a wider array of sophisticated dining options within my own neighborhood, rather than having to head to Wash Park, Platt Park, or LoHi.

I believe that if this project is approved by City Council, it will set a more positive precedent for development along both Evans and Colorado Boulevard - both of which currently do little to create a sense of "place" for our neighborhood given the focus on national chains and storage units.

Please vote in support of the re-zoning so that SE Denver has the opportunity to grow into its potential as a destination with a new thriving, active community space.

Sincerely,

Pamela Whitney Walshe

1316 S Elm St

Denver, CO 80222

415.793.9470



## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** H. Christine Richards <hchristine1980@hotmail.com>  
**Sent:** Tuesday, September 24, 2019 3:17 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Writing in Support of Colorado and Evans Parcel Rezoning

Dear Scott,

I am writing to support the rezoning request for Sandy & Mike Hecomovich and Q Factor for the property at Evans and Colorado Blvd.

This parcel is a great location for higher-density development as it is right near the Colorado Blvd. RTD light rail stop. The development around the light rail station currently does not support and reinforce the great access to public transit that is right there. It would be wonderful to see higher-density development that supports the use of the station, and the concept of hotel and other activities developed by the Hecomovichs and Q Factor would create a destination for folks who use the light rail station.

The development as currently envisioned would also help create a sense of place and identity for a highly visible part of Denver. That stretch of Colorado Blvd. used to have icons of Southeast Denver, such as the Writer's Manor hotel and the Tiffin Inn. It would be great to build back some of that identity in such a visible part of the city, with its location at the intersection of 4 major corridors in Denver: RTD Light Rail, East Evans, Colorado Blvd, and I25.

Please vote yes on the rezoning so that Southeast Denver can continue building its identity and supporting transit-oriented development.

Sincerely,

H. Christine Richards  
1480 S. Filbert Way  
Denver, CO 80222

H. Christine Richards | 720.363.6531

● Ryan Morrissey

Colorado Blvd & E Evans Ave

To: Raphael Steinberg

Yesterday at 6:07 PM



To City of Denver Planning Committee:

I attended the July 16<sup>th</sup> neighborhood meeting regarding the new development by Z Portfolio and Q Factor on Colorado/Evans. I have been a resident of the South University Hills neighborhood for over 8 years. We have seen many changes over these years in our neighborhood, with many developments being built at the interests of the developers rather than neighborhood. This development wants to support our neighborhood in bringing a high end of mix use in retail, restaurants, and offices, which has been lacking in our community. I am in full support of this development and look forward to the positive change this will bring to our area.

*Regards,  
Ryan Morrissey*

***RPM Builders, Inc.***

Direct - 303.995.7830

Fax - 303.758.0359

[ryan@rpmbuildersinc.com](mailto:ryan@rpmbuildersinc.com)

[www.rpmbuildersinc.com](http://www.rpmbuildersinc.com)

May 15, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

We are writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add our names of those in support of the rezoning application for Colorado and Evans.

Sincerely,  
**NINYO & MOORE**



Serkan Sengul, PE, D. GE  
Principal Engineer



Brian F. Gisi, PE  
Principal Engineer



Beth McDonald, PG  
Principal Engineer



Robert Woody Maphis  
Principal, Construction Services



May 14, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Walter Armer', with a long horizontal flourish extending to the right.

Walter Armer  
Managing Director  
Holland Partner Group

August 2,2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Laurie Bissell  
2167 S Bellaire St  
Denver, Co 80223

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** joel haney <greenleebrooks@yahoo.com>  
**Sent:** Friday, August 23, 2019 2:40 PM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Rezoning Colorado and Evans

Scott Robinson  
Senior City Planner  
Community Planning and Development  
201 W Colfax Ave, Dept. 205  
Denver, CO 80202

Mr. Robinson,

Re; application #20181-00150

I am contacting you in regards to the proposed project located on the corner of S Colorado Blvd and E. Evans.

Q Factor and Z Portfolio presented thier proposed project concept at a neighborhood meeting. I appreciate thier willingness to inform and seek input from the neighborhood.

I understand that in order to build what they proposed, they would need to receive a zoning variance due to height. Their proposed structure is twelve storeys tall.

I personally am impressed with the plans they presented. I feel that the design is unique and will inhance and revitalize the area. I also feel that such a major intersection needs an iconic building.

Please include my name along with those in support of rezoning Colorado and Evans.

Thank you,

Joel Haney  
4385 E Wesley Ave  
Denver CO 80222

(303) 584-0942

[Sent from Yahoo Mail on Android](#)

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** Bonnie Slothower <bonnieslothower@gmail.com>  
**Sent:** Thursday, July 25, 2019 11:25 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Cc:** Bonnie Slothower  
**Subject:** [EXTERNAL] The project proposed for the southeast corner of Colorado Blvd and Evans Avenue

We were at the July 15th presentation of the development at Evans Ave and Colorado Blvd. The meeting was held at the Assistance League® of Denver's event center and hosted by the East Evans Business Association.

We liked the design. It clearly makes a difference when the owners are involved and plan on remaining the owners after the development is complete. The design is creative and we think it adds to Evans Avenue and the surrounding neighborhood.

Bonnie and Doug Slothower, members of **The Assistance League of Denver**, 6265 E Evans Avenue, #15, Denver, CO 80222

**And** owners of a house at 1644 S. Hudson St., Denver, CO 80222

---



**South Dahlia Group, LLC**  
4770 East Iliff Avenue, Suite 234  
Denver, Colorado 80222-6000

---

303.757.4142 Office  
303.337.3808 Fax

08/31/2019

Mr. Scott Robinson  
Senior City Planner  
Community Planning and Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

Dear Mr. Robinson:

I am writing this letter in support of the rezoning application (#20181-00150) at the southeast corner of S. Colorado Blvd. and E. Evans Ave. from C-MX-5 to C-MX-12.

South Dahlia Group LLC has been in this neighborhood since the early 1980's. We have seen many changes come to the neighborhood over that time period. We welcome any improvements to the neighborhood, especially any upgrades to buildings and more efficient use of land.

The project concept as presented by Q Factor and Z Portfolio will allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction, and a better overall project design and quality than what currently exists. Overall, the project would make this area more walkable and inviting for the neighborhood and community.

Please add South Dahlia Group, LLC to the list of supporters of the rezoning application for Colorado and Evans.

Sincerely,



Robert A. Chinisci  
Co-Manager  
South Dahlia Group, LLC



ethics. integrity. experience

July 31, 2019

Scott Robinson  
Senior City Planner  
Community Planning and Development  
201 W Colfax Ave., Dept 205  
Denver, CO 80202

Re: Colorado and Evans Development

Mr. Robinson,

This letter is to express my support of the rezoning application effort at the Southeast corner of Colorado and Evans, application #2018I-00150, to change from C-MX-5 to C-MX-12.

This property is located about ¼ mile from the Colorado Station light rail at the corner of two major arterial roadways at South Colorado Blvd and East Evans Ave in the Colorado Station general redevelopment area and about a mile from my home.

Allowing a 12-story mixed use zoning redevelopment at this location is valid here to allow for a vibrant mix of uses and community engagement through incorporating public open spaces, plazas, and building mass reduction through quality design without negatively impacting adjacent residential properties.

After attending a local business group informational session, I feel Q Factor and Z Portfolio have a great vision to include active ground floor uses, engaging site design by incorporating plazas and terraces for community enjoyment and improvement to pedestrian streetscapes that will transition this location into a more walkable and inviting destination for the neighboring community. As a local resident and business owner, this corner is needs great improvement like this to help invigorate my community.

Q Factor and Z Design have been very proactive to engage neighboring residential and business communities of which I am both. Their joint landowner/development partnership is dedicated to pursuing this legacy project at this site.

Please add my name to those in support of this rezoning effort.

Sincerely,

Mark Moore  
Local Business Owner and Neighbor  
4501 E Dartmouth Ave.  
Denver, CO 80222

Scott Robinson  
Senior City Planner  
Community Planning and Development  
201 W Colfax Ave. Dept 205  
Denver Colorado 80202

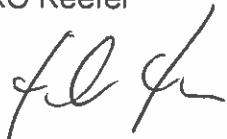
Re: Colorado Blvd/East Evans Av (southeast corner)  
rezoning application for 2100 S Colorado Blvd

Dear Mr Robinson

After attending a very informative presentation regarding this project proposal, I am very excited and welcome this respectable and responsible improvement so desperately needed. This stretch of East Evans Avenue where I have lived for 17 years and worked in for 24 years has seen it's share of businesses lost including King Soopers, Kmart and more. Meanwhile we've seen public storage and not housing increase in this area. With this particular parcel of land we are lucky to have local property owners that have kept everyone's best interest in mind choosing a responsible path to the future. We also appreciate Q Factor and Z Portfolio for their willingness to reach out to the neighbors most affected by neglect and new development. Development is already well underway immediately south of this proposed project. What I like most about this proposal is that it doesn't just compliment the adjacent new building next door but would greatly enhance and visually improve this location with a pleasing design. These design plans include generous setbacks with wide sidewalks that improve sight-lines and pedestrian safety at this busy intersection. After careful consideration I wholeheartedly support this proposal as presented. I firmly believe this would be a positive improvement and a responsible development that seems perfect for this location. I sincerely hope City Planners agree that this would be a great addition to our neighborhood and our city. Thank you for your consideration.

Sincerely

KC Keefer



6560 E Colorado Dr  
Denver Colorado 80224

August 27, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

Below is the boiler plate text so they can make sure that I'm writing about the right property. I agree with all the below so I thought I would leave it in place. But to add a personal touch...As a small business owner on Colorado Blvd, this is a great looking project. It will be a welcome upgrade to the area, and it brings more density around my store. For me all density is good density. It is a much better use of space than just a 4 story block, and it's a heck of a lot better than what's there now. The only other improvement I would like to see is protected bike lane each way, for the length of Colorado Blvd. That's probably unlikely, but I can dream!

Thank you for the work you do, and I do support this project.

I am writing this letter in support of the rezoning application (#20181-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,



Matt Hubbard  
Owner  
Modern Bungalow



July 29th, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter on behalf of JE Dunn Construction, in support of the rezoning application (#2018I-00150) located at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property sits just 0.5 miles from JE Dunn and is nestled 0.3-miles from the Colorado Light Rail Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Supporting the rezoning of the site to a 12-story mixed-use zoning is warranted here to enable a vibrant mix of uses, incorporation of public plazas, open spaces, and building mass reduction which all together create a better project through quality of design and community engagement.

The project as presented by Q Factor and Z Portfolio envisions a truly mixed-use site including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more pedestrian friendly, and inviting destination for the neighborhood and community to enjoy.

Not only will allowing the rezoning of this site from CMX-5 to CMX-12 benefit the surrounding neighborhood. This development will also create a significant benefit for the communities, agencies and institutions. Supporting this rezoning will create the opportunity for the site to become a gathering place for institutional and local events, as well as provide opportunity for families and individuals to stay close to transit, the University and gather throughout the day while enjoying a relaxed meeting environment with the opportunity for higher end dining and meeting spaces.

Q Factor and Z Portfolio have been proactive in meeting with several neighborhood groups, local businesses, the University, and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name, on behalf of JE Dunn Construction of those in support of the rezoning application for Colorado and Evans.

Sincerely,

A handwritten signature in black ink, appearing to read 'John C. Moore, III'.

John C. Moore, III, PE | Senior VP, Regional Director of Client Solutions  
JE Dunn Construction, Inc.  
2000 S. Colorado Blvd Suite 12000,  
Denver, CO 80222



July 31, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area. This area needs redevelopment and additional amenities. There is a need for restaurants, things to do and places to meet people.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Chris Waters  
2630 South Dahlia Street  
Denver, CO 80222

5/30/2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter as an Architect in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality. In a dense residential area, this will provide much needed amenities for the surrounding community.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City. It's exciting to see Denver grow in a capacity that is thoughtful to existing and future residents of this area.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

A handwritten signature in black ink, appearing to read 'AK', followed by a period.

Amy Keil  
Architect  
2811 N Gaylord St  
Denver, CO 80205



August 21, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

My husband and I moved to University Hills North Community (UHNC) in the fall of 2016 just before our first daughter was born. We were happy to find a single family home just the right size to start a family. We chose this neighborhood for its proximity to the Colorado Station, I-25, and grocery stores. Additionally, we were attracted to the community's potential for change as it continues to grow and develop. Now, our favorite aspect of living in UHNC is our neighbors who are friendly, inclusive, helpful and continue to build a tight knit community.

Upon initially moving to UHNC we had hoped that we would be able to walk to the surrounding sites and support the local businesses here. However, as a young family, many of the current retail and restaurant offerings leave much to be desired. Currently there are little to no places where our community can gather together as neighbors or where my family can go out for a nice meal. We would very much like to see more of these spaces created. Additionally, there are many factors that make this neighborhood unsafe to walk in which is extremely important to us especially while we have young children.

Given all of these desires for change in our community, when Q Factor and Z Portfolio approached our neighborhood with their mixed-use site plans, I became very excited. Their concept includes a vibrant mix of uses including needed hotel, retail, outdoor spaces and much-desired restaurants. Additionally, their plans for improvements to the pedestrian/streetscape will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community. I understand that the change of the zoning to allow for more stories is important to allow space to create these concepts.

UHNC is already rapidly growing and changing as development continues to sweep across Denver. I am personally very excited about the development and hopefully the revitalization that it will bring with it. However, not all development is beneficial to the community. As a young family, our hope is that other young families will continue to move to UHNC as stay here as they raise their children. I believe that having such a great mixed use development within a short walking distance is key to retaining these families.

I have met with members of Z Portfolio and Q Factor during the multiple presentations to our RNO board, as a member of the task force they created of local residents and as an individual member of the community. They have truly made an effort to meet with and genuinely hear the desires and needs of our community which I have very much appreciated. As the design for the building has continued to come together I can see how thoughtful the team has been in making something that is functional and beautiful. The partnership between Z Portfolio as the owners and Q Factor as the developers is unique and ensures that this project creates a meaningful legacy as well as creates a true asset to the neighborhood. I believe that this project will help to set a precedent for meeting with the community and building thoughtful spaces that provide more walkable access to vibrant local businesses vs continued building of under utilized chains and strip malls.

I very much hope that my University Hills North Community gets to benefit from an amazing project like this and hope that we don't miss this opportunity to start creating great things here. Please add my name to those in support of the rezoning application for Colorado and Evans.

Sincerely,

Ashton Reppert  
2431 S. Birch St  
Denver, CO 80222

Date 7/25/18

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

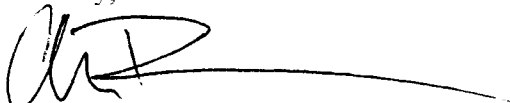
Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,



Chris Brennan  
2866 S Adams St  
Denver, CO 80210

**August 3, 2019**

**Scott Robinson, Senior City Planner**  
Community Planning and Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202


Howdy Scott,

I want you all to know that I totally approve of the rezoning of the property at the southeast corner of Colorado Blvd and Evans Ave. I attended an orientation meeting with the family (Zimmerman) that owns this property and listened to their proposal to build a very exciting multi-use building at this location.

I am the ex-VP of the East Evans Business Association and our organization has followed the many changes that have occurred at this subject location. I am totally convinced that the family has a long term view of the future of this project and how it will positively impact the presentation of the entrance to a revitalized East Evans corridor.

I am also very interested and supportive of the impact this project will have on the ongoing programs of the University of Denver in regard to expanding their parking and hotel accommodations for attendees at their functions.

Please add my name to the list of those who wholeheartedly support this particular rezoning application.

Sincerely,  
  
Clinton L. Wood  
6562 E. Cornell Ave  
Denver CO 80224  
720-532-7101

7/22/19

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Dear Mr. Robinson,

I am writing this letter in support of the rezoning application (#20181-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The new development will be located within the University Hills neighborhood, where I have lived for the last seven years. It's my belief that properties located within walking distance to light rail should maximize the amount of density that is reasonable for the area, so that more people can live and work within proximity to light rail. The development in question is only .3 miles from Colorado Station, and the Colorado Center development already has zoning of 20-stories, making 12-stories an appropriate step-down as you transition south towards the neighborhood. The uses proposed compliment the office park to the north and will be very helpful for revitalizing a long-neglected Evans Avenue.

Q Factor and Z Portfolio have been extremely proactive in meeting with neighborhood groups, including UHills North, where I first heard of the project. They also reached out to me individually to see if I had any concerns or comments about the development. I think UHills would be very fortunate to have such a innovative, mixed-use development in the neighborhood. Additionally, the developer is local, and they have proved their commitment to quality development through projects such as Industry.

Twelve stories will allow a mix of uses that is truly dynamic and beneficial for the long-term relevance of the neighborhood. Five story zoning will limit the developers to more conventional, cookie-cutter apartment buildings that the neighborhood has been vocally opposed to in the past.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,



Kyle Axner  
3041 S Fairfax Street  
Denver, CO 80222

May 30, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Michelle Marshall  
3001 Brighton Blvd, Denver, CO 80216

8/28/19

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Dear Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement. **As a resident of University Hills North, I am excited to see this type of thoughtful development that will catalyze our business infrastructure, and cultural enjoyment of the neighborhood that is in dire need of some renewed energy!**

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the **incorporation of plazas and terraces for community enjoyment**; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a **more walkable and inviting destination for the neighborhood and community.**

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City. **I would be pleased to add my name to a list of those in support of the rezoning application for Colorado and Evans.**

Sincerely,



Michael Ross  
2480 S. Birch St.  
Denver, CO 80222  
720-244-4554



August 20, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas, public open space, and building mass reduction which all together creates a better project through quality of design and community engagement.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

The East Evans Business Association is an active community of business professionals and commercial property owners who share a passion for creating a thriving business climate to recruit, retain, and grow our local businesses. In addition, we are a voice to connect with our local government for our area's most pressing issues. We grow community pride through our efforts and have a vision for the future of our corridor. We strongly believe the enhancements to this property will be a formidable force to ignite further improvements to our part of SE Denver.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Nancy Barlow,  
President, East Evans Business Association and President of Barlow Advertsing





[www.uhplaza.com](http://www.uhplaza.com)

[www.facebook.com/universityhillspalaza](https://www.facebook.com/universityhillspalaza)

9/9/19

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning facilitates a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

I like the idea of this mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape which is a hot point for a significant part of the community.

I appreciate the community outreach by Q Factor and Z Portfolio and also appreciate the project's potential as a legacy one in this historic part of SE Denver. Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Robin Singer-Starbuck

Robin Singer-Starbuck | 303.884.8735 | [robin69camaro@msn.com](mailto:robin69camaro@msn.com)

**Marketing + Communications**



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

**9-19-19**

**Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202**

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

The property is located 0.3-miles from the Colorado Station, at the corner of two major arterial roads in S. Colorado Blvd. and E. Evans Ave in the Colorado Station general development plan (GDP) area.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add our company name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Neil Alderson  
Vice President – Capital Assets and Risk  
YMCA of Metropolitan Denver  
Denver, CO 80210

**YMCA OF METROPOLITAN DENVER**  
SCHLESSMAN FAMILY YMCA  
3901 East Yale Avenue, Denver, Colorado 80210  
(P) 720 524 2750 (F) 720 524 2745  
[www.DenverYMCA.org](http://www.DenverYMCA.org)

## **Robinson, Scott D. - CPD City Planner Senior**

---

**From:** SHARON Pearson <spears1349@msn.com>  
**Sent:** Tuesday, September 24, 2019 10:28 AM  
**To:** Robinson, Scott D. - CPD City Planner Senior  
**Subject:** [EXTERNAL] Rezoning Application #20181-00150

September 24, 2019

Scott Robinson  
Senior City Planner  
Community Planning & Development  
201 W. Colfax Ave., Dept 205  
Denver, CO 80202

Mr. Robinson,

I am writing this letter in support of the rezoning application (#2018I-00150) at the southeast corner of S. Colorado Blvd and E. Evans Ave from C-MX-5 to C-MX-12.

I have attended both the UHNC Meetings ( you were present at one of them), and the presentation given to the neighborhood by Q Factor and Z Portfolio.

The plans that were presented at the second meeting, although we realize they may not be the final outcome, reflected a better understanding of how we view our neighborhood than has been evidenced by other developers currently planning massive projects. Our neighborhood is surrounded - and the atrocity that has been built just south of the proposed Q Factor development definitely encourages us to become more involved in what is planned for our community. We do not need another five story (actually 6!) monolith built on the Q Factor site.

Allowing up to 12-story mixed-use zoning is warranted here to allow for a vibrant mix of uses, incorporation of plazas and private open space, building mass reduction and a better overall project design and quality. The addition of a possible hotel and nice restaurants would be a great addition to our neighborhood.

The project concept as presented by Q Factor and Z Portfolio envisions a truly mixed-use site concept including active ground floor uses; engaging site design with the incorporation of plazas and terraces for community enjoyment; and improvements to the pedestrian/streetscape that will help transition this area of Colorado Blvd. and Evans Ave into a more walkable and inviting destination for the neighborhood and community.

Q Factor and Z Portfolio have been proactive in meeting with the neighborhood group and the surrounding community is fortunate to have this joint landowner/development partnership pursuing a legacy project at this site in the City.

Please add my name of those in support of the rezoning application for Colorado and Evans.

Sincerely,

Sharon Pearson  
2400 S. Birch St.  
Denver, CO 80222