



TO: Denver City Council
FROM: Jason Morrison, AICP, Senior City Planner
DATE: September 8th, 2022
RE: Official Zoning Map Amendment Application #2021I-00227

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2021I-00227.

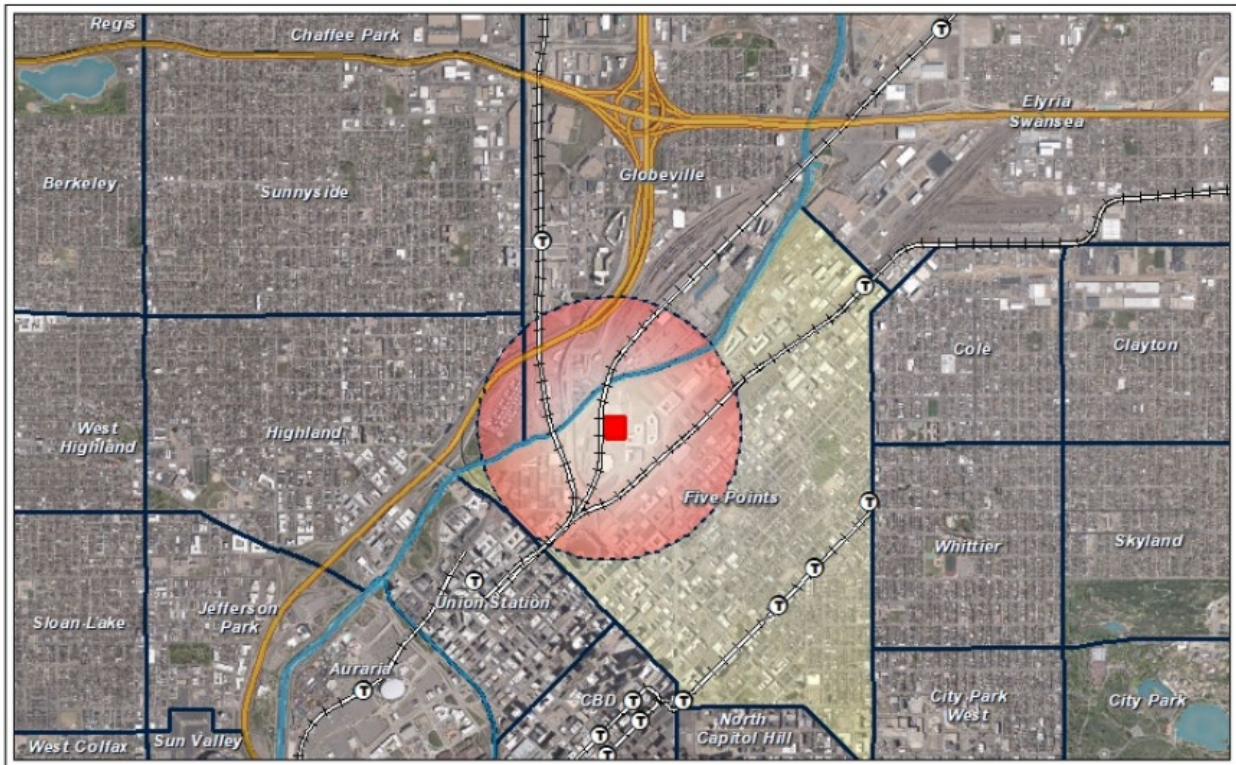
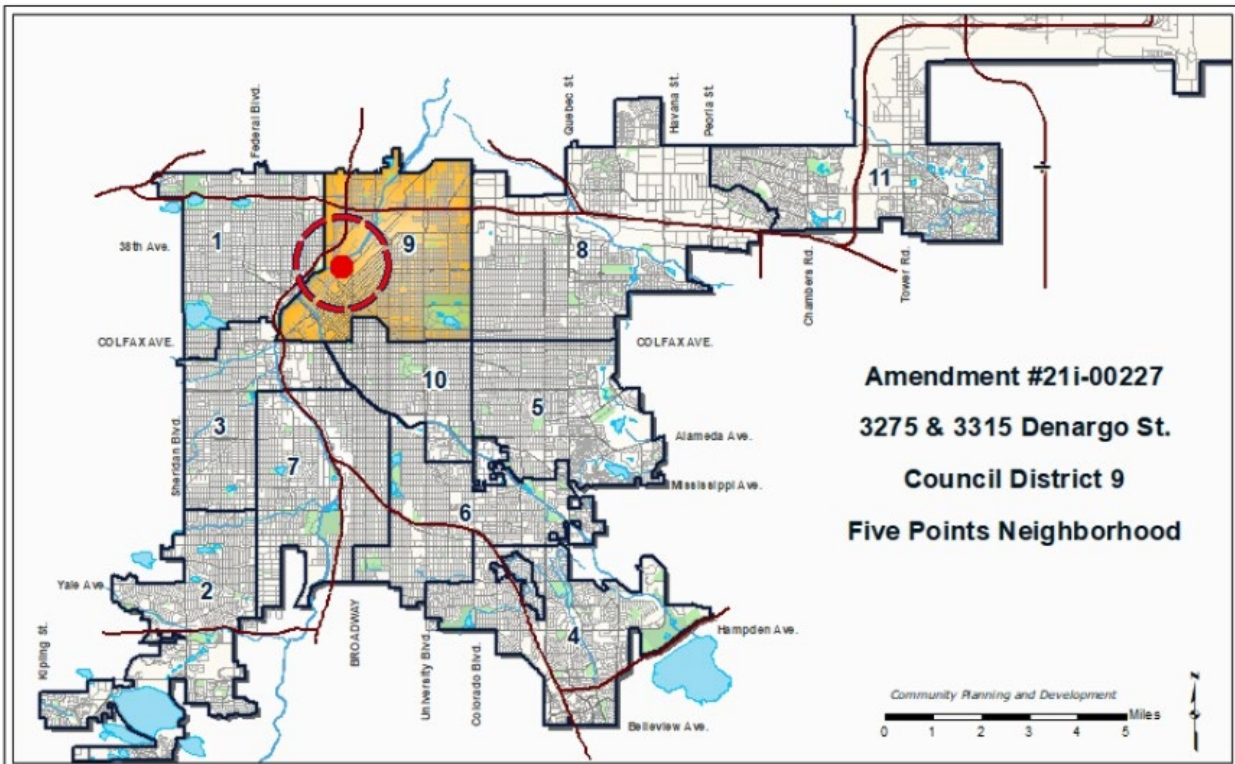
Request for Rezoning

Address: 3275 & 3315 Denargo Street
Neighborhood/Council District: Five Points / Council District 9
RNOs: Denver North Business Association, Reclaim the Eastside, RiNo Art District, The Heart of Five Points, United Community Action Network (UCAN), United Northeast Denver Residents, Inter-Neighborhood Cooperation (INC)
Area of Property: 166,598 square feet or 3.83 acres
Current Zoning: I-B, UO-2
Proposed Zoning: C-MX-16, DO-7
Property Owner(s): JV Lodo Denargo, LLC.
Owner Representative: Sarah Komppa, Tryba Architects

Summary of Rezoning Request

- The subject site consists of two parcels and is in the Five Points statistical neighborhood near the southwest corner of Denargo Street and Delgany Street.
- The properties, owned by JV Lodo Denargo, LLC., are occupied by a self-storage facility and an industrial warehouse.
- The property is currently zoned I-B, UO-2 which is a general industrial district that includes a billboard use overlay. The zone district allows general industrial uses and unlimited height.
- The applicant is requesting this rezoning to enable mixed-use development. Concurrent with this rezoning, the applicant is proposing to record an agreement that would ensure the development of affordable housing units on the subject site.
- The proposed zone district, C-MX-16, DO-7, can be summarized as follows:
 - The C-MX-16 zone district stands for Urban **C**enter, **M**ixed Use, with a maximum height of **16** stories, or 200 feet. The C-MX zone districts allow a wide range of residential and commercial uses with minimum build-to and increased transparency requirements intended to promote active pedestrian areas on public streets.
 - The River North Design Overlay (DO-7) is intended to promote high-quality, human-scale design, vibrant pedestrian-oriented streets, and active transportation. These design standards mandate a higher design quality and street level activation than the C-MX base zone district and the overlay would apply to the entire subject site.

Existing Context





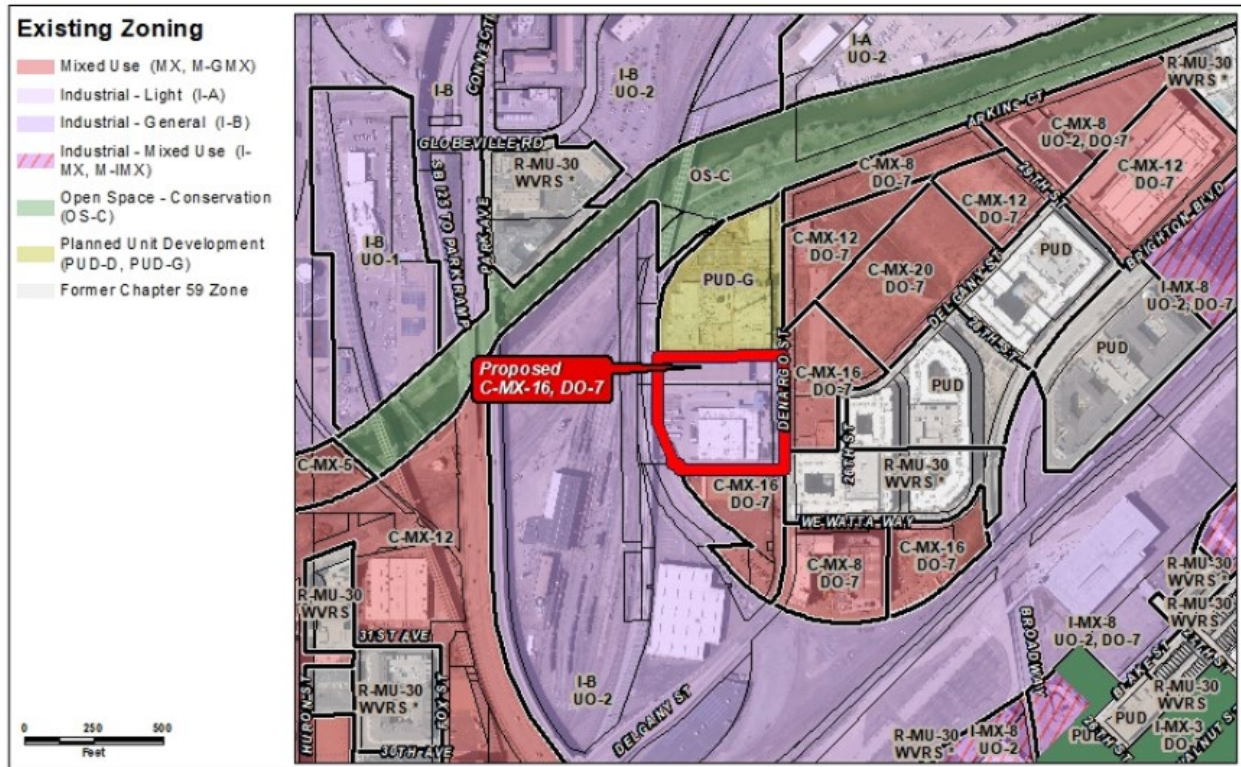
The subject site is located within the Five Points Neighborhood in an area commonly referred to as River North, or RiNo. Over the past several years, the area has been transitioning from industrial uses to a dense mix of residential and commercial uses. Many new uses have repurposed formerly industrial buildings while new buildings are typically of the General and Shopfront forms, with minimal setbacks and structured parking. Older buildings are often single-story, while newer development ranges from 4 to 7 stories, though taller buildings are planned in the immediate vicinity. Due to the area's industrial history, as well as natural and built barriers, the street network is less orthogonal than that of typical urban center zone districts, but detached sidewalks with tree lawns and street parking are becoming more prevalent.

The subject site is approximately one mile from the 38th and Blake commuter rail station and is immediately adjacent to the Burlington Northern Santa Fe railroad. Bus routes within walking distance of the site include 120X, 8, LX, 38, FF, and LD at Park Avenue and Delgany Street and route 48 along Broadway / Brighton Boulevard. Bike facilities in the vicinity include shared-use paths on Park Avenue and Broadway, a protected bike lane on Brighton Boulevard, and a multi-use trail along the South Platte River. Nearby destinations include Coors Field, The Denver Central Market and The Source food halls, and Larimer Street.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	I-B, UO-2	Mini-storage and industrial	2-story mini-storage office building and two large 1-story warehouses	The Denargo Market area is cut off by railroads on two sides and the South Platte on another. Major street connections are provided to Park Ave. and Broadway/Brighton Blvd. The block pattern is irregular. Vehicle parking is provided in structures for new residential buildings and in surface lots for industrial uses.
North	PUD-G #12	Multi-Unit Residential	7-story multi-unit residential structure	
South	C-MX-16, DO-7	Food processing	1-story warehouse with loading docks and large surface parking lot	
East	C-MX-16, DO-7	Multi-Unit Residential and Vacant	5-story multi-unit residential structure and a vacant 11.19-acre parcel	
West	I-B, UO-2	Railroad junction	N/A	

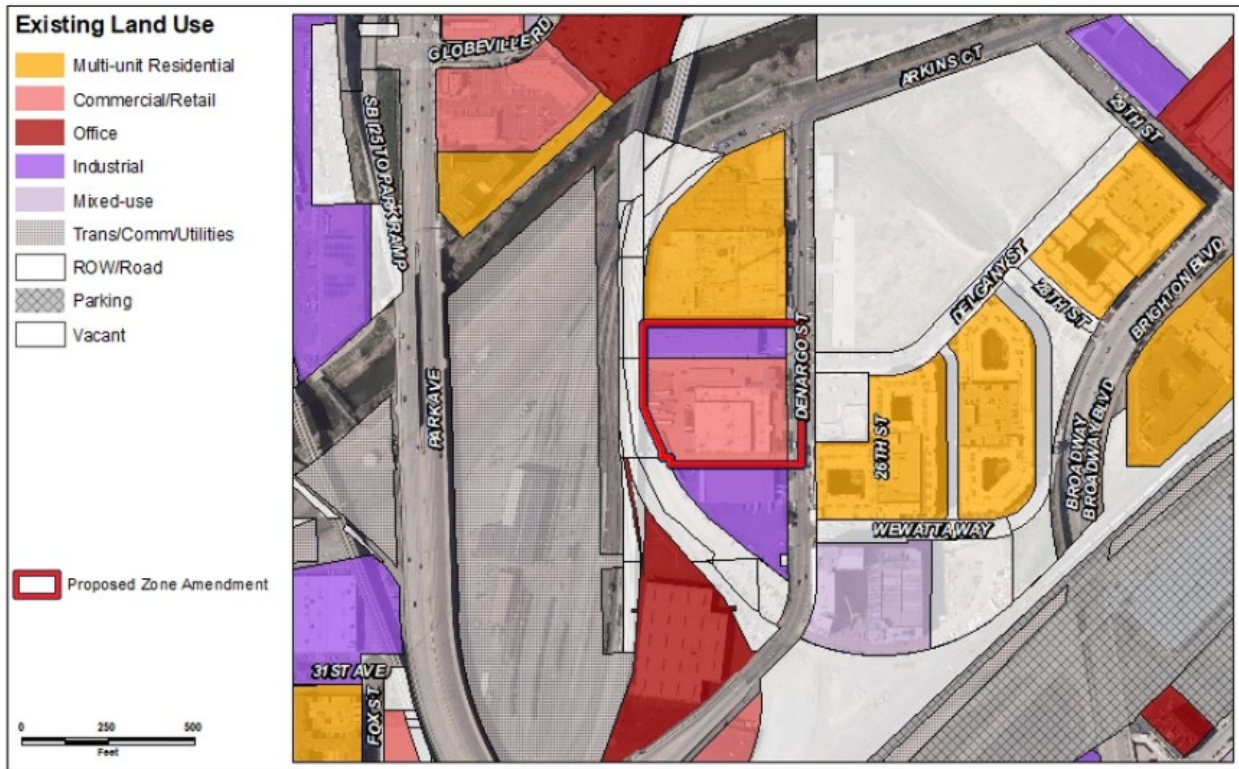
1. Existing Zoning



The existing zoning on the subject property is I-B, UO-2 which is a general industrial district that includes a billboard use overlay. The I-B district is “intended to be an employment area containing industrial uses that are generally more intensive than uses permitted in the I-A zone district. The overall purpose of the district is to promote industrial development and economic activity. No new residential uses may be established in the I-B zone district in order to promote and continue a stable employment base for the city” (DZC 9.1.2.1.C). The zone district allows general industrial uses and unlimited height, except in areas within 175 feet of a protected district, of which there are none in proximity to this site. However, the district does limit Floor Area Ratio to 2.0 for the allowed General and Industrial building forms. The district doesn’t specify a build-to standard but does establish a 20-foot minimum setback from a Primary Street and a 10’ setback from a Side Street. Surface parking is allowed between the building and the Primary and Side Streets. The district doesn’t specify transparency or pedestrian access standards. A Multi-Unit Dwelling would require 1.25 parking spaces per unit.

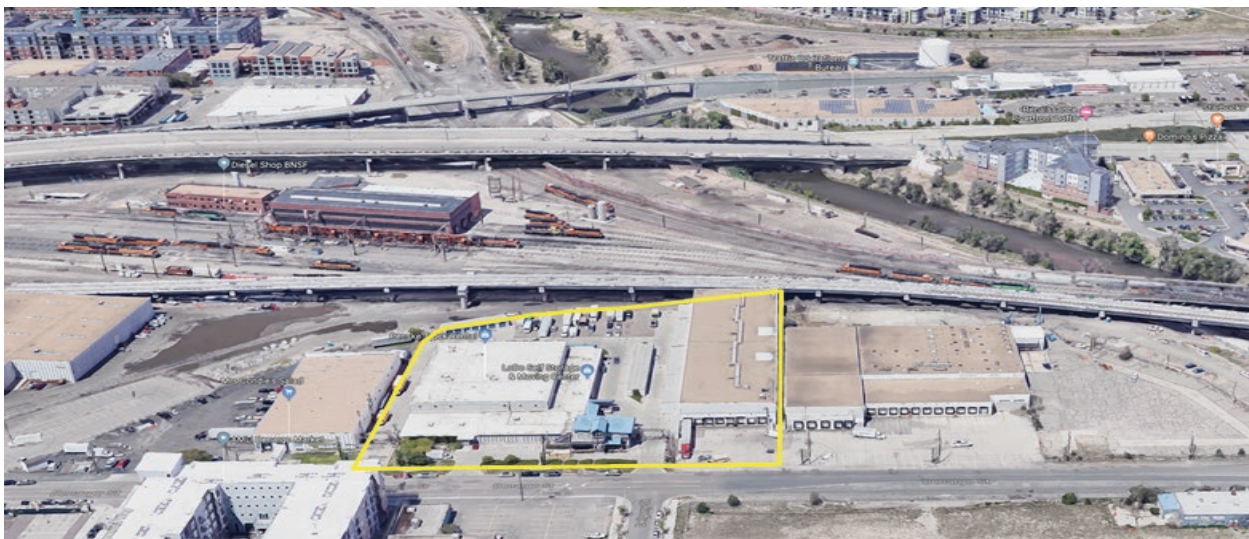
The UO-2 Billboard Use Overlay District allows “outdoor general advertising device” signs defined in Article 13. Currently, there are no billboards on the subject site and the applicant is not requesting to retain the UO-2 overlay. For additional details of the UO-2 district, see DZC Sections 9.1.3.3 and 9.4.5.11.

2. Existing Land Use Map



3. Existing Building Form and Scale

All images are from Google Street View.



Subject site, aerial view, looking west



Subject site, facing west from Delgany Street



South of the subject site, facing west from Delgany Street



West of the subject site, facing east from Park Avenue West



North of subject site, facing west from Denargo Street



East of subject site, facing east from Denargo Street

Proposed Zoning

C-MX-16 Zone District

The requested C-MX-16 zone district is “intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge” (Section 7.2.2.1). The district allows a variety of residential, civic, commercial, and industrial uses. The maximum height is 200 feet with allowable encroachments. The minimum Primary Street setback is 0’, except for the Town House building form which has a 10’ minimum Primary Street setback. The minimum build-to is 70% with 40% transparency on a Primary Street and 25% transparency on a Side Street. Surface parking is not allowed between the building and the Primary and Side Streets. Multi-unit dwellings

require 0.75 parking spaces per unit. For additional details regarding building form standards in the C-MX-16 zone district, see DZC Section 7.3.3.4.

DO-7 (River North Design Overlay)

The River North (RiNo) Design Overlay addresses a variety of urban design objectives. Per DZC Section 9.4.5.11, the purpose of the overlay district is to promote high-quality, human-scale design, vibrant pedestrian-oriented streets, and active transportation. Specifically, the overlay addresses build-to requirements, residential setbacks, parking location and access, and building design such as mass reduction and transparency. The DO-7 sets forth the following requirements in addition to any base DZC zone district:

- A 16-foot minimum street level height.
- 50% transparency along primary streets (compared to 40% in the C-MX zone districts) and 40% transparency along side streets (compared to 25% in the C-MX zone districts).
- For lots over 18,750 square feet in area or wider than 150 feet, 70% of all street level building frontages on Primary Streets must be occupied by street level nonresidential active uses. DZC Section 9.4.5.11.F.3 of the DO-7 overlay district defines street level nonresidential active uses by prohibiting several uses including all types of residential, Light Automobile Services, Mini-Storage Facilities, and Light Wholesale Trade or Storage.
- A limitation on visible parking above street level for structures over 5 stories or 70 feet in height.
- Incremental mass reduction for stories 3-16, where buildings that are 16 stories in height must provide a 30% mass reduction

Where standards in the DO-7 overlay zone district differ from standards in the C-MX-16 zone district, the DO-7 zone district standards shall apply.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized in the following table:

Design Standards	I-B, UO-2 (Existing)	C-MX-16 (Proposed)	DO-7 (Proposed)
Primary Building Forms Allowed	General; Industrial	Town House; General; Shopfront	Underlying Zone District
Height in Stories / Feet (max)	NA	16/200'+	Underlying Zone District
Primary Street Build-To Percentage (min)	NA	Townhouse; General: 70% Shopfront: 75%	70%
Primary Street Build-To Range (max)	NA	Non-residential: 0' - 10'* Residential: 0' - 15'*	Non-residential: 0' - 15' Residential: 7' - 20'
Primary Street Setback (min)	20'	0' to 10'*	Non-residential: 0' Residential: 7'
Side Street Build-To Percentage (min)	NA	Townhouse; General: NA Shopfront: 25%	Underlying Zone District
Street Level Height (min)	NA	NA	16'
Transparency, Primary Street	NA	Townhouse: NA General: 40% Shopfront – Non-residential: 60%; Residential: 40%	50%
Street Level nonresidential active uses (min % of Primary Street/Key Street frontage meeting Build-To requirement)	NA	NA	70%/100%

*Standard varies between building forms

+ The district allows incentive heights up to 22 stories and 275 feet with the provision of enhanced affordable housing.

Proposed Affordable Housing Agreement

Concurrent with the rezoning, the applicant is also facilitating a voluntary affordable housing agreement to be signed and recorded by the property owner. The agreement would apply to the entirety of the site. General terms under discussion as of the writing of this report include a commitment to construct at least 10% of total units as income restricted units affordable to households earning 60% or less of Area Median Income. A minimum of 20% of the income restricted units would have two or more bedrooms. The income restricted units would remain affordable for a minimum period of 99 years.

Summary of City Agency Referral Comments

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

Assessor: Approved – No Comments

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – See Comments Below

1. Will require additional information at Site Plan Review
2. An area of buried historical urban fill is potentially located in the vicinity of the Site. A map of potential areas of buried historical urban fill in Denver is available at <https://www.denvergov.org/opendata/dataset/city-and-county-of-denver-historical-fill-areas>. Historical urban fill can be associated with buried wastes, contaminated environmental media, and subsurface soil vapors, including methane gas. If present in concentrated amounts, methane gas can be a safety concern. The locations of buried fill areas are approximations and should not be used for detailed planning or engineering purposes. Based on potential subsurface impacts from historical uses at the property and in the area, along with the proposed residential or commercial use, the applicant should have assurance that surface and subsurface conditions are protective of worker health and safety during construction activities and for the future proposed site use. If not already completed, the applicant should complete environmental site assessments prior to redevelopment to help determine the presence, nature and extent of potential contamination at the site and to identify specific cleanup needs. If encountered during construction, contaminated soil, groundwater, and underground storage tanks should be properly managed in accordance with applicable regulations.

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – See Comments Below

1. Will require additional information at Site Plan Review
2. Project Coordinator does not take exception with proposed rezoning. Zoning Review in compliance with DZC will follow with Development Services plan review.

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – See Comments Below

1. DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	5/10/2022
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	7/5/2022
Planning Board Public Hearing (unanimous approval):	7/20/2022
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	7/18/2022
Land Use, Transportation, and Infrastructure Committee of the City Council:	8/2/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	8/22/2022
City Council Public Hearing:	9/12/2022

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received one letter of support from the Heart of Five Points RNO. To date, staff has received an email of opposition from the GES Coalition.
- **Other Public Comment:** To date, staff has received 17 additional letters of support.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *River North Plan (2003)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for mixed-use development, including an increase in allowed housing density, while also enabling additional affordable housing units close to services and amenities. It is therefore consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Accessible and Inclusive Goal 1 – *Ensure all Denver residents have safe, convenient, and affordable access to basic services and a variety of amenities* (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure are already in place. The proposed C-MX-16 zoning would allow for a broader variety of uses including housing, retail services, and employment while the DO-7 overlay will require enhanced building forms at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around transit, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life* (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

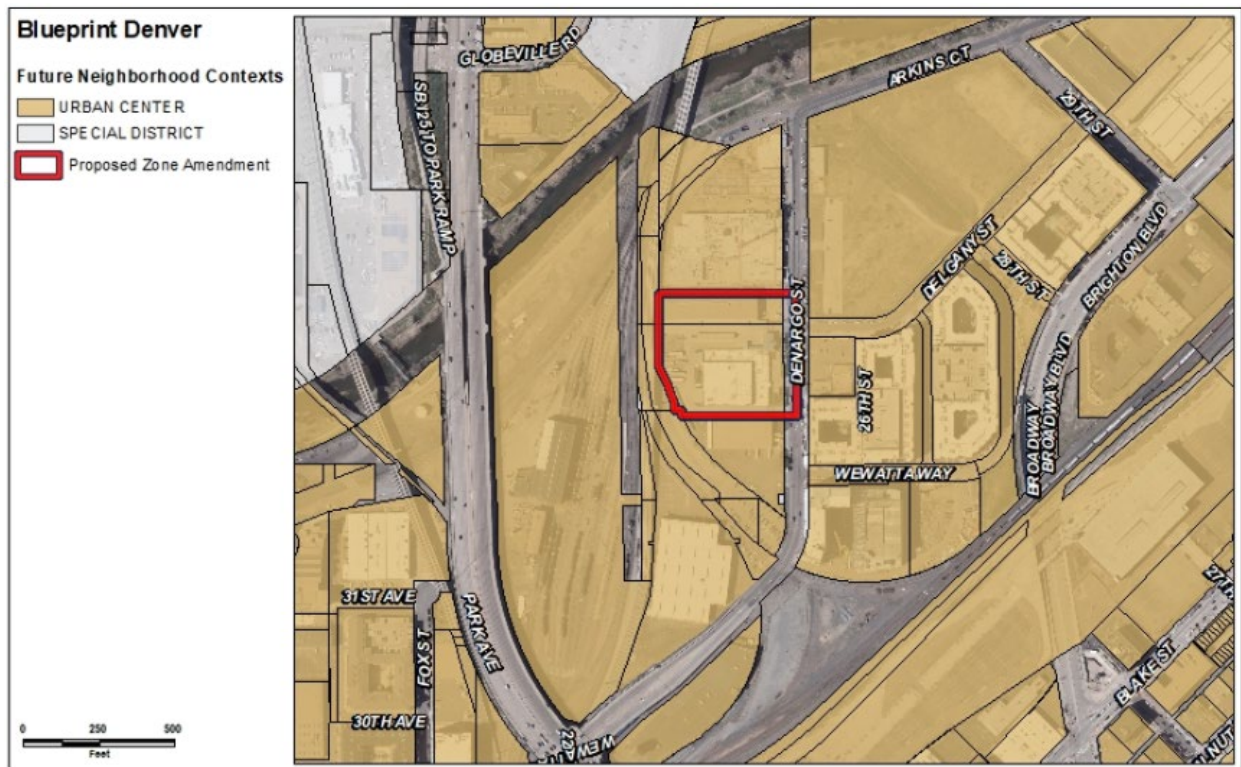
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods* (p. 54).

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested C-MX-16 zone district broadens the variety of uses allowing residents to live, work and play in the area; therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject site as "High Residential Area" within the "Urban Center" neighborhood context and provides guidance from the future growth strategy for the city.

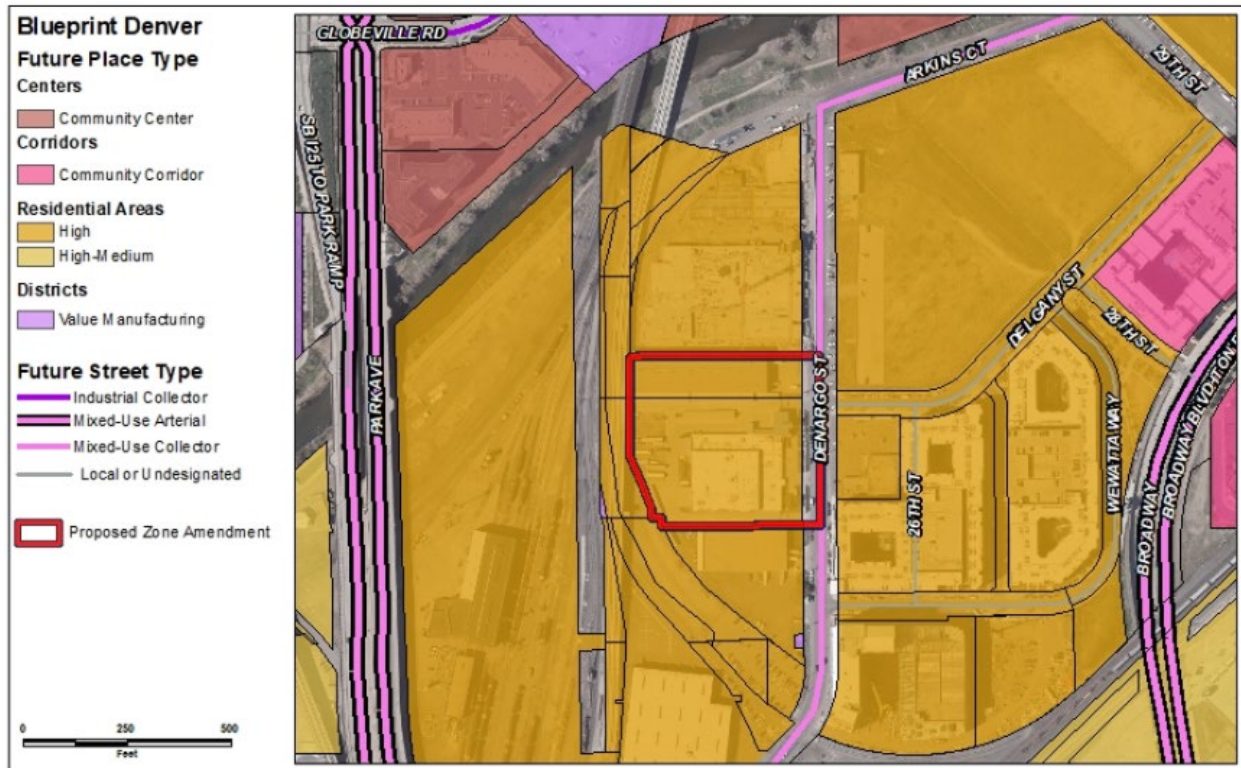
Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Center Neighborhood Context. "This context contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity" (p. 252). The proposed C-MX-16 zone district is part of the Urban Center context and is "intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge" and "the Mixed-Use districts are focused on creating mixed, diverse neighborhoods" (DZC 7.2.2.1). Since the proposed district allows a mix of uses

and allowable building forms that contribute to street activation, the proposed rezoning to an Urban Center context is appropriate and consistent with the plan.

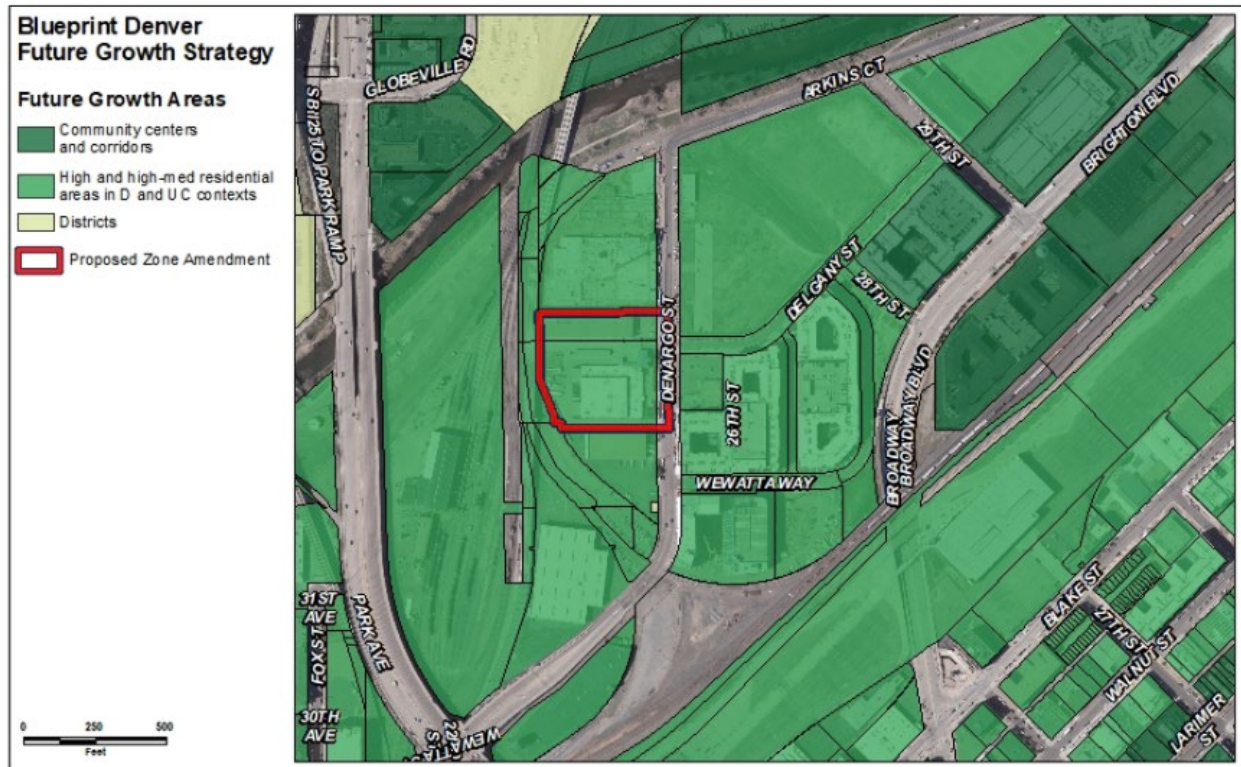
Blueprint Denver Future Places and Street Types



The Future Places map designates the subject property as a High Residential Area. Blueprint Denver describes the aspirational characteristics of High Residential Areas in the Urban Center context as having a “high mix of uses throughout including many large-scale multi-unit residential uses. Commercial uses are prevalent. Buildings are the tallest of the residential places of this context. There is high lot coverage and shallow setbacks” (p. 260). Consistent with this guidance, the proposed C-MX-16 district combined with the design overlay provides for a mix of uses and stringent building form standards that create an active street level presence. Given the High Residential height guidance in Blueprint Denver, the requested 16-story district height is consistent with the surrounding context and appropriate for High Residential in this location.

Blueprint Denver classifies Denargo Street as a Mixed-Use Collector. According to the plan, this street type supports a “varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback” (p. 159). The proposed C-MX-16 zone district with the DO-7 design overlay would allow a mix of residential and commercial uses at an intensity and orientation consistent with this street type classification.

Growth Strategy



Blueprint Denver designates the subject property as part of a High Residential Area in an Urban Center neighborhood context. High and High-Medium Residential Areas in Downtown and Urban Center neighborhood contexts are anticipated to see 15% of new housing growth and 5% of new employment growth by 2040 (p. 50-51). Focusing growth in these areas helps to provide a variety of housing, jobs, and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver (p. 49). The proposed map amendment to C-MX-16 will allow for continued residential and employment growth in a High Residential Area where it has been determined to be most appropriate. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

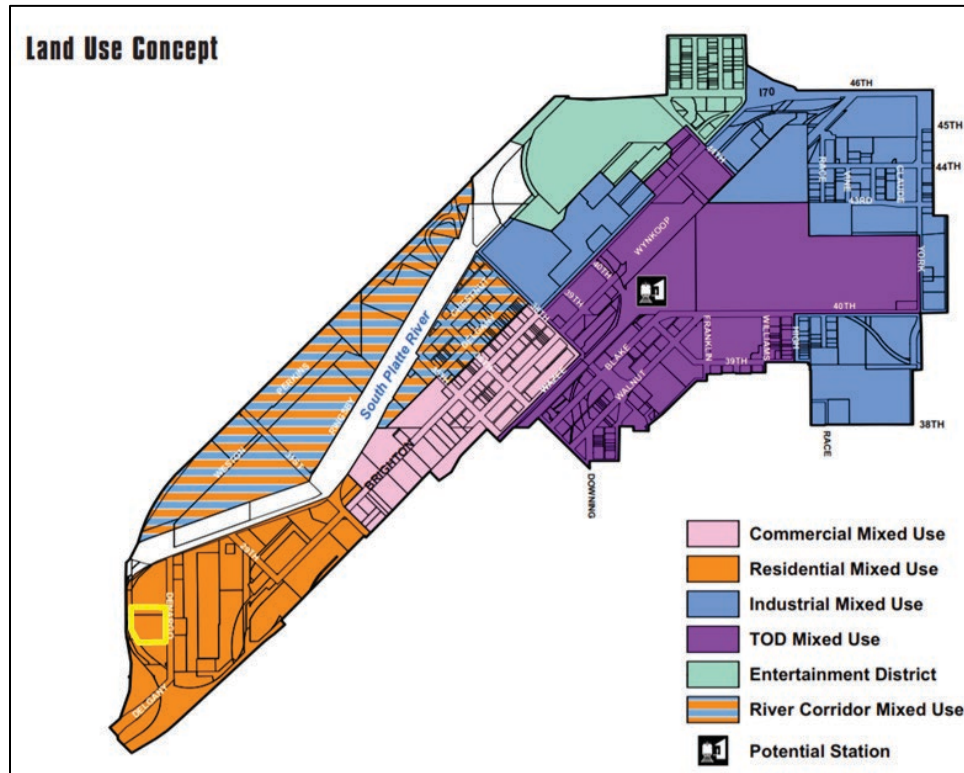
Other Applicable *Blueprint Denver* Policy Recommendations and Strategies

The proposed rezoning, with the inclusion of a design overlay, is also consistent with policies and strategies related to creating exceptional design outcomes in high-profile areas throughout Denver. "Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character" (p. 102).

- Land Use & Built Form: Design Quality & Preservation Policy 3, Strategy D – Use design overlays in limited areas to direct new development towards a desired design character unique to the area that cannot be achieved through other tools. Design overlays are most effective where a design vision has been articulated through a planning process (p. 102).

River North Plan (2003)

The River North Plan was adopted by City Council in 2003 and applies to the subject property. It designates the area Residential Mixed-Use and includes specific recommendations for the Denargo Market area, including “facilitate the redevelopment of the Denargo Market area into an exciting mixed-use community” (p. 59).



The plan recommends “Residential Mixed-Use zoning, Commercial Mixed-Use zoning, or a combination of both” for the Residential Mixed-Use areas (p. 84). The plan recommendations for the Denargo Market area are to “create a compact, mixed-use, pedestrian friendly development” and “ensure that urban design reinforces the pedestrian-oriented and transit-supportive character of the area and creates friendly and useable public spaces” (p. 76). The plan does not include specific building height recommendations, but suggests there should be “appropriate massing, scale, building heights and building size for new development with height limits along the South Platte River” (p. 76). This site is not located along the river where such height limits would apply.

The proposed C-MX-16 zone district would be consistent with the recommendations of the River North Plan by allowing residential, office, and retail uses in a pedestrian-friendly form. The allowed 16-story maximum height is appropriate for an urban development near downtown. The design and build-to requirements of the C-MX-16 zone district, in conjunction with the River North design overlay, would ensure an urban form compatible with a new, pedestrian-oriented development.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to C-MX-16, DO-7 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a walkable, urban area within proximity to downtown. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.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..."

Recent physical changes near the subject site include several new apartment buildings in the Denargo Market area, reconstruction of Brighton Boulevard, the addition of bicycle and pedestrian connections through the area, and new neighborhood park. The character of River North, and Denargo Market in particular, is rapidly changing and the rezoning request is justified to recognize the changing conditions.

In addition, the City has adopted the *Comprehensive Plan 2040* and *Blueprint Denver* since the approval of the existing I-B, UO-2 zone district. As stated throughout this report, the proposed rezoning meets the intent of these plans. The application also is justified by DZC Section 12.4.10.8.A.5, which says "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." This application proposes applying the supplemental zoning regulations of the DO-7. As further detailed below, application of the DO-7 to this site is consistent with the intent and purpose of the Design Overlay district, supplementing the otherwise generally applicable zone district standards with additional design limits appropriate to the River North area.

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

As described in the Denver Zoning Code, the General Character of the Urban Center (C-) district will include "multi-unit residential and mixed-use commercial strips and commercial centers." It is also described as follows: "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.” This rezoning request is to bring the subject Property’s zoning into conformance with existing and proposed zoning in the surrounding neighborhood, i.e. mostly a mix of C-MX districts.

According to the zone district intent stated in the Denver Zoning Code, the C-MX-16 district “applies to areas or intersections primarily served primarily by major arterial streets where a building scale of 3 to 16 stories is desired” (DZC Section 7.2.2.2.E). The site is located on a collector street but is in an area served by nearby arterial streets. The nearest arterial streets are two blocks east (Broadway/Brighton Boulevard) and two blocks south (Park Avenue West). Thus, the street classifications and desired building heights in this area are consistent with the zone district purpose and intent statements.

The River North Design Overlay (DO-7) has many purposes including “implement adopted plans; promote creative, high-quality, design in the general area covered by the adopted 38th and Blake Station Area Height Amendments and the RiNo Business Improvement District; provide flexibility to support the diverse design traditions of RiNo; activate the South Platte River frontage to promote the river as a neighborhood asset; maintain human scale and access to daylight as heights and densities increase throughout the district; promote vibrant pedestrian street frontages with active uses and street-fronting building entries; provide transitions between residential frontages and mixed-use streets; ensure that buildings are designed to adapt to new uses as the district changes and evolves; promote active transportation options, such as walking and biking; minimize potential conflict points between pedestrians and motor vehicles; minimize the visibility of surface and structured parking areas for vehicles; and encourage small, privately-owned, open spaces to increase design diversity along the street frontage and support pedestrian activity.” (DZC Section 9.4.5.11.B). The site, with its proximity to the South Platte River and adjacency to the newly reconstructed Brighton Boulevard warrants special attention to detail with regards to activation, building entries and other human-scaled elements. The site is located within the area of the RiNo Business Improvement District. Thus, the proposed map amendment is consistent with the purpose statements of the design overlay district.

Attachments

1. Application
2. Public Comment



Zone Map Amendment (Rezoning) - Application

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

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

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

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

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

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

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

3275 and 3315 Denargo Street Rezoning Application Attachments

April 20, 2022

Table of Contents

- 1.Review Criteria Narrative
- 2.Reason for Request
- 3.Outreach Summary
- 4.Authorization to Represent Property Owner
- 5.Authorization to Sign on Behalf of a Corporate Entity
- 6.Proof of Ownership (Deeds)

Attachment 1: Review Criteria Narrative

Review Criteria Narrative

3275 and 3315 Denargo Street Rezoning Application

April 20, 2022

Included:

- General Review Criteria: Consistency with Adopted Plans
- General Review Criteria: Uniformity of District Regulations and Restrictions:
- General Review Criteria: Public Health, Safety, and Welfare
- Review Criteria for Non-Legislative Rezoning: Justifying Circumstances:
- Review Criteria for Non-Legislative Rezoning: Consistency with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District

General Review Criteria: Consistency with Adopted Plans

Rezoning 3275 and 3315 Denargo Street as proposed aligns with the following adopted City & County of Denver plans:

Plan Title	Key Areas of Alignment
River North Plan (2003)	The River North Plan calls out Denargo Market for “significant mixed-use development with destination commercial uses, anchored by housing, and benefitting from its relationship to the river corridor and downtown,” (p. 75).
River North Design Overlay District (DO-7) (2017)	The Project supports many key purpose statements from the River North Design Overlay , including the promotion of “creative, high-quality design,” the promotion of “vibrant pedestrian street frontages with active uses and street-fronting building entries,” the promotion of “active transportation options such as walking and biking,” (DZC 9.4.5.11.B, numbers 2, 6, and 9).
Housing an Inclusive Denver (2018)	The Project’s anticipated affordable housing provisions under the forthcoming agreement with the Department of Housing Stability will align with the Housing an Inclusive Denver goal to “promote development of new affordable, mixed-income and mixed-use housing stock,” (p. 120). It further supports the goals of this plan by creating affordable housing in “areas of opportunity...that have strong amenities such as transit, jobs, high quality education and health care,” (p. 7).
Comprehensive Plan 2040 (2019)	<p>This map amendment and the proposed supporting voluntary affordable housing agreement, supports many of the overarching Vision Elements in Comprehensive Plan 2040. Specifically, this amendment will support the vision to be equitable, affordable and inclusive, to create strong and authentic neighborhoods, and to ensure this area of the City is economically diverse and vibrant.</p> <p>This amendment also supports many key Goals of Comprehensive Plan 2040, some of which are listed below.</p>

	<p>1.2 Support housing as a continuum to serve residents across a range of incomes, ages and needs.</p> <p>1.5 Reduce the involuntary displacement of residents and businesses.</p> <p>2.2 Enhance Denver’s neighborhoods through high-quality urban design.</p> <p>3.1 Deliver a multimodal network that encourages more trips by walking, rolling, biking and transit.</p> <p>3.6 Build and maintain safe bicycle and pedestrian networks.</p> <p>4.3 Sustain and grow Denver’s local neighborhood businesses.</p> <p>4.8 Expand participation in arts and culture and ensure that arts and culture are accessible to all.</p> <p>6.1 Create and enhance environments that support physical activity and healthy living.</p>
<p>Blueprint Denver (2019)</p>	<p>The Project supports many goals of Blueprint Denver, only some of which are highlighted below:</p> <p>The “Neighborhood Contexts” section of Blueprint Denver assigns the Urban Center neighborhood designation to the parcels included in this application (p.139). An Urban Center includes a “A high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms.</p> <p>The “Future Places” section of Blueprint Denver proposes high-intensity residential uses for the Project Area included in this application (p. 143). According to Blueprint Denver, “While the focus is residential, these are typically mixed-use areas with many commercial, retail and other complementary uses” (p.149).</p> <p>The “Urban Center Places” section of Blueprint Denver recommends the Denargo Project Area as a High-Density Residential Area, that would create an urban center neighborhood where development is “the most intense...of the city outside of downtown,” (p. 255). The plan continues to support a</p>

'mix of uses throughout-including many large-scale multi-unit residential buildings....[and where] buildings are generally the tallest of the residential places in this context," (p. 261).

The "Growth Strategy" section of **Blueprint Denver** recommends the Denargo Project Area as a High Growth Residential Area, where "a strategic and intentional approach to direct most of our growth to key centers and corridors helps to achieve citywide equity goals to benefit all residents," (p. 248).

The "Residential Areas" section of **Blueprint Denver** describes mobility in Urban Centers as "A continuous and well-connected pedestrian network and high levels of bicycle network connectivity," (p.260).

This application is also consistent with the 1) context (urban center), 2) future place (residential high) and 3) growth strategy mapped for this area in **Blueprint Denver**.

The Urban Center Context notes that "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. Urban center areas are easily navigated and accessible due to predictable street grids, well-connected sidewalk networks, and strong connections to rail service and the transit priority street network. These areas offer good walkability and access to amenities. Parking is predominately managed on-street, with off-street demand met with parking garages." This describes the Denargo Market neighborhood, and this map amendment would support the evolution of this neighborhood into an Urban Center.

The Future Place: Residential High classification in **Blueprint Denver** describes "a high mix of uses throughout, including many large-scale, multi-unit residential uses. Commercial uses are prevalent. Buildings are generally the tallest of the residential places in this context. There is high lot coverage and shallow setbacks." Again, this describes the Denargo Market neighborhood, and this map amendment would support the evolution of this neighborhood into an Urban Center by ensuring these parcels develop accordingly.

Blueprint Denver highlights the Future Street Types and classifies Denargo Street, which abuts these parcels in question, as a Mixed Use Collector Street. Mixed Use Streets are described as including a "mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented,

	<p>typically multi-story, usually with high building coverage with a shallow front setback. A street wall is present but may vary.” Collector Streets are described as something “between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets.” This rezoning supports the classifications and associated descriptions for Denargo Street.</p> <p>Lastly, Blueprint Denver outlines the growth strategy for this area as a “High & Med-High” area, where “most growth is guided to regional centers, community centers and corridors, select districts and high and medium-high intensity residential areas.” This map amendment supports this growth strategy by encouraging additional density where Blueprint Denver recommends it happen.</p>
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Additionally, the applicant is aware of the **South Platte River Corridor Study**. While not an officially adopted plan, the parcels subject to this map amendment are included in the boundaries of the South Platte River Corridor Study. The applicant is supportive of the document’s purpose to study “the potential cleanup and reuse of river- oriented development and neighborhood revitalization along the urbanized South Platte River corridor in Denver.” This rezoning would support the results of this study “to encourage economic development and investment along the corridor.” (p. iv.)

The applicant is also aware of the **Railroad Safety Report** (July, 2016). The parcels subject to this map amendment are proximate to the Burlington Northern Santa Fe Railroad and the RTD N Line tracks. Similar to recently developed multi-family projects, future development on the site will do all that is required to support the City’s goal of keeping residents, visitors, employees, City staff and First Responders safe in the unlikely event of rail incidents.

General Review Criteria: Uniformity of District Regulations and Restrictions:

The parcels subject to this map amendment were rezoned in 2010 to I-B, UO-2. Since that time, the neighborhood has transformed significantly into a mixed-use district. Currently the parcels are surrounded by land with C-MX, DO-7 zoning designations. The application of C-MX-16 and the DO-7 Design Overlay provide consistency with neighboring C-MX parcels within the DO-7 boundary while aligning with Denver plan guidance documents. Specifically, the adjacent parcels to the south and east have C-MX-16, DO-7 zoning designations. The intent is to match these neighbors to create consistency in the neighborhood.

General Review Criteria: Public Health, Safety, and Welfare

The nature of the proposed map amendment is to permit redevelopment of two parcels of land located within an area defined as an Urban Center in *Blueprint Denver*. The proposed map amendment allows for development as envisioned in *Blueprint Denver* and it aligns with the following goals and recommendations relating to health, safety, and welfare as outlined in *Blueprint Denver*.

1. *Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets. (A) Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including...High and medium-high residential areas in the downtown and urban center contexts, (P.72).*

Blueprint Denver designates the parcels included in this application as part of an Urban Center where “residential uses are high intensity” and “While the focus is typically residential, these are typically mixed-use areas with many commercial, retail, and other complementary uses.”(p. 149 *Blueprint Denver*). Dense mixed- use development will provide necessary housing, commercial office space, and amenities in this growing neighborhood.

2. *Capture 80% of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts, (P.86).*

According to the Urban Center Places map (P.255), the parcels included within this application are intended to provide an opportunity for high density housing.

3. *Preserve high-value manufacturing areas and allow low-value manufacturing areas to transition to higher intensity uses.*

While the parcels within the Denargo Market neighborhood were formerly zoned for industrial uses, nearly all the parcels have since undergone rezonings to allow for greater density and mixed-use development. The parcels subject to this map amendment are the last to undergo the rezoning process to allow for mixed use density as called for by *Blueprint Denver*.

4. *Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.*

The proposed CM-16 DO-7 zoning supports safe and active streets by including requirements such as build-to, transparency, and street level active uses. The DO-7 active use requirements will ensure this pedestrian experience is further enhanced with retail uses or street-level activity.

5. *Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure.*

The proposed C-MX-16 DO-7 zoning designation provides opportunities for mixed-use development where residents can live, work, and recreate easily in the same neighborhood. The parcels subject to the proposed map amendment can be accessed via the South Platte River Trail as well as the Brighton Boulevard cycle track, providing commuters with safe alternative transportation options.

Additionally, concurrent with this rezoning application, the applicant intends to enter into a voluntary affordable housing agreement with the City of Denver and is in advanced discussions with the Office of Housing Stability (HOST). This agreement will be brought before City Council simultaneously with the rezoning map amendment.

Review Criteria for Non-Legislative Rezoning: Justifying Circumstances:

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 due to the changing conditions in the immediate neighborhood of Denargo Market. For example, multiple new apartment buildings are complete or under construction, Brighton Boulevard has been transformed from an industrial connector street to a multi-modal street serving pedestrians, cyclists and cars. In short, the character of River North, and Denargo Market in particular, is rapidly changing and the rezoning request is justified to recognize these changing conditions.

Additionally, 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. This application proposes applying the supplemental zoning regulations of the DO-7, and the application of the DO-7 to this site is consistent with the intent and purpose of the Design Overlay district, supplementing the otherwise generally applicable zone district standards with additional design limits appropriate to the River North area.

The rezoning of these parcels would not only realign the zoning with plan guidance documents, but it will also make the zoning consistent with surrounding parcels that were rezoned to various C-MX designations, including CMX-16. Applying the DO-7 overlay to these parcels provides further consistency with the neighborhood since these parcels are located within the DO-7 boundary outlined by the City of Denver.

Blueprint Denver explains that “Centers should be consistent with the character of the surrounding area in scale and design” and “They should have an active street level presence and contain a good mix of commercial, retail, office, and residential uses.” (p.256) The intent statements of the proposed C-MX-16 zone district and the DO-7 support this.

The following intent statements for Mixed Use zone districts (including C-MX-16) are consistent with Urban Centers as described in *Blueprint Denver*:

- A. *The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate public street edge.* Mixed use zoning design criteria supports multilevel buildings that occupy a high level of lot coverage to activate the public realm. The application of the DO-7 overlay further refines these criteria with high levels of transparency, street level active uses, and building articulation at ground level.

B. *Mixed Use zone districts are intended to enhance the convenience, ease, and enjoyment of transit, walking, shopping, and public gathering within and around the city’s neighborhoods.*

The proposed density supports smart growth in the Denargo Market neighborhood as envisioned in Denver plan guidance documents.

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

This proposal aims to expand the application of CM-X and DO-7 zoning across the site to establish a larger cohesive mixed-use community.

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

The build-to-requirements reinforce the *Blueprint Denver* intent statement that Urban Centers “should have an active street level presence and contain a good mix of commercial, retail, office, and residential uses (p.256).”

Review Criteria for Non-Legislative Rezoning: Consistency with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District

<i>Denver Zoning Code Language</i>	<i>Application Consistency</i>
Neighborhood Context Description	
<p>Section 7.1.1 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.</p>	<p>The parcels subject to this map amendment are located along Denargo Street, a mixed-use arterial street. The proposed zoning height will allow for up to 16 stories of either commercial office or residential uses with street level activation, both of which are appropriate for this location.</p>
<p>Section 7.1.2 STREET, BLOCK AND ACCESS PATTERNS The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached</p>	<p>The parcels included in this proposal are currently tied into the regulating street network within the Denargo Market neighborhood. Future development will maintain consistency with the existing street grid and right-of-way improvements (i.e. sidewalks, tree lawns, and street parking).</p>

sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.	
<p>Section 7.1.3 BUILDING PLACEMENT AND LOCATION All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.</p>	The parcels included in this proposal are tied into an existing network of streets. Any internal circulation will be an extension of the established grid. Setbacks and parking requirements will be consistent with adjacent parcels due to the same C-MX-16 zoning designation.
<p>Section 7.1.4 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.</p>	The proposed C-MX-16 zoning directly aligns with the surrounding parcels to ensure appropriate height relationships within the Denargo Market neighborhood.
<p>Section 7.1.5 MOBILITY There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.</p>	The parcels are directly connected to a future protected bicycle lane along Denargo Street.
7.2.2.1 General Purpose	
<p>7.2.2.1.A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.</p>	The proposed CM-X-16, DO-7 zoning includes design criteria such as street level active uses, ground level transparency, and build-to requirements in order to activate the public realm. Future development on these parcels will be required to adhere to design requirements that will contribute significantly more activation than the current zoning would require.
<p>7.2.2.1.B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.</p>	The proposed CM-16, DO-7 zoning supports smart growth in the Denargo Market neighborhood through density and a mix of uses. Future office and/or residential uses with street level activation will support the overall development of the neighborhood as a place where residents and visitors can live, work, and recreate.
<p>7.2.2.1.C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the</p>	The proposed zoning aligns with the surrounding parcels to ensure a smooth height transition throughout the Denargo Market neighborhood. The application of the DO-7 overlay further

transition between commercial development and adjacent residential neighborhoods.	contributes to consistency at the ground level with activation design requirements.
7.2.2.1.D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.	This proposal aims to expand the application of CM-X and DO-7 zoning across the site to establish a larger cohesive community with a mix of uses that support one another.
7.2.2.1.E. In the Urban Center Neighborhood Context, the Mixed Use zone districts require the same level of pedestrian enhancements as the Main Street zone districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use zone districts and the Main Street zone districts is Main Street districts mandate shopfront buildings at the street edge.	This proposal includes the DO-7 overlay as part of the zoning designation to ensure consistency in public realm enhancements that go beyond the requirements of the C-MX zoning.
7.2.2.1.E. Mixed use buildings have a shallow front setback range. The build-to requirements are high.	The proposed C-MX-16 zoning requires a high build-to requirement (70%) with 0' setbacks.
7.2.2.2. Specific Intent	
7.2.2.2.E – Mixed Use – 16 (C-MX-16) C-MX-16 applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 16 stories is desired.	The parcels subject to this map amendment are located along a mixed-use arterial street. As such, the 16-story designation is appropriate, as evidenced by the surrounding C-MX-16 parcels.

Attachment 2: Reason for Request

Reason for Request

3275 and 3315 Denargo Street Rezoning Application

February 11, 2022

Summary

This application requests an amendment to the zoning designations for the parcels at 3275 and 3315 Denargo Street from I-B, UO-2 to C-MX-16, DO-7. The rezoning of these parcels would not only realign the zoning with plan guidance documents but will also make the zoning consistent with surrounding parcels. Rezoning efforts within the Denargo Market neighborhood over the past few years have supported Denver's growth plans for an Urban Center by applying C-MX zoning and this application requests to continue this effort. This amendment proposes to match the zoning designations of the parcels directly adjacent on the east and south sides. Both sites have recently acquired C-MX-16, DO-7 designations. Applying the DO-7 overlay provides further consistency with the neighborhood since these parcels are located within the DO-7 boundary outlined by the City of Denver.

The parcels included in this map amendment request are part of a rapidly transforming mixed-use neighborhood. These parcels are some of the last remaining sites in the neighborhood to undergo a rezoning for C-MX designations. The current I-B, UO-2 zoning designations reflect the former industrial uses associated with site rather than the future high-intensity mixed uses recommended by plan guidance documents. Rezoning to C-MX-16, DO-7 expands on the public and private investments for smart growth in this quickly developing Urban Center.

In addition to adherence with plan guidance documents, this map amendment request also supports Denver's goals for health, safety, and welfare. This rezoning supports Denver's goal to build housing in walkable, active neighborhoods with multimodal connections. Because these parcels are located on a future protected bike lane, development on these sites supports Denver's goal to encourage alternative modes of transportation. In order to ensure future development supports equity goals for inclusionary housing, the applicant will enter into an agreement with the Department of Housing Stability to provide housing for residents with a range of incomes and needs.

Ultimately, this rezoning provides an opportunity to achieve growth in accordance with Denver's vision for the future. High density housing and commercial uses will help to sustain an active and inclusive neighborhood near one of the City's greatest amenities, the South Platte River.

Attachment 3: Outreach Summary

3275 and 3315 Denargo Street Rezoning Application, Outreach Summary as of 05/06/22

City of Denver Staff Meetings

- 10/20/21 - Pre-Application Meeting with Planning Services (Jason Morrison)
- 11/3/21 – Meeting with HOST (Andrew Johnston) re: affordable housing commitments
- 4/11/22 – Meeting with HOST (Andrew Johnston) re: affordable housing commitments

City Councilmember Meetings

Councilmember	District	Outreach Date/Method(s)	Meeting Date	Notes
CdeBaca	9	11/19/21 – Email 5/3 - Email	12/9/22 (Virtual)	Councilwoman CdeBaca did not want to meet with us and referred us to her Community Liaison (the meeting was held 12/9/21); we reached out to Councilwoman CdeBaca's office again on May 3 rd
Ortega	At Large	11/19/21 – Email 12/2/21 – Email		Declined meeting; emailed information on 1/5 and 1/11
Kniech	At Large	11/5/21 - Email	12/14/21 (Virtual)	Declined meeting; emailed information on 1/14
Sandoval	1	11/5/21 - Email		
Flynn	2	11/5/21 - Email	11/18/21 (Virtual)	Declined meeting; emailed information on 1/14
Torres	3	11/5/21 - Email		
Black	4	11/5/21 - Email	12/10/21 (Virtual)	Declined meeting; emailed information on 1/14
Sawyer	5	11/5/21 - Email		
Kashmann	6	11/5/21 - Email	11/23/21 (Virtual)	Declined meeting; emailed information on 1/14
Clark	7	11/5/21 - Email	1/10/22 (Virtual)	
Herndon	8	11/5/21 - Email	12/3/21 (Virtual)	
Hinds	10	11/5/21 - Email	11/23/21 (Virtual)	
Gilmore	11	11/5/21 - Email	12/1/21 (Virtual)	

Registered Neighborhood Meetings

RNO	Outreach Date/Method(s)	Meeting	Required RNO?	Notes
DeNo Business Association	11/19/21 – Email 1/13/22 – Email 2/9 - Email 3/15 – Email 3/23/22 – Email 3/29/22 – Email 4/14 - Email	1/11/22 (Virtual)	Yes	Emailed follow-up information on 1/13/22 Board drafting support letter
United Northeast Denver Residents	11/19/21 – Email 1/21/22 – Email 2/10 – Email 2/22 - Email	May	Yes	
INC	11/19/21 – Email 12/2/21 – Email 4/14/22 – Email	Pending if requested by RNO	Yes	
Denver for All	11/19/21 – Email 12/2/21 – Email 2/8/22 - Email	Pending if requested by RNO	Yes	
District 9 Neighbor Coalition	11/19/21 – Email 12/2/21 – Email	Pending if requested by RNO	Yes	
Reclaim the East Side	11/19/21 – Email 12/2/21 – Email 2/8/22 – Email 4/14/22 - Email	Pending if requested by RNO	Yes	
UCAN	11/19/21 – Email 12/2/21 – Email 2/8/22 – Email 4/14/22 - Email	Pending if requested by RNO	Yes	
Rio Norte	11/19/21 – Email 12/2/21 – Email 2/8/22 – Email	Pending if requested by RNO	No	
Curtis Park	11/19/21 – Email 12/2/21 – Email 2/8/22 – Email 4/14/22 - Email	Pending if requested by RNO	No	
RINO Arts District	1/4/22 – In Person Conversation 1/7/22 – Email (attached)	Pending if requested by RNO	Yes	
Heart of Five Points	4/1/22 – Email 4/6/22 – Email 4/14/22 - Email	Requested by RNO, scheduling in process	Yes	Coordinating a meeting date ASAP
Ballpark Collective	2/8/22 – Email 4/14/22 - Email	Pending if requested by RNO	No	
GES Coalition	3/16/22 – Email 4/1/22 – Email 4/14/22 – Email 5/3/22 – Emails (2)	Declined meeting	No	

Attachment 4: Authorization to Represent Property Owner

JV LoDo Denargo LLC

February 4, 2022

Community Planning and Development
Rezoning
201 West Colfax Avenue, Department 205
Denver, Colorado 80202

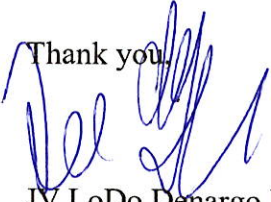
RE: Rezoning Application

Dear Rezoning Department:

The undersigned represents that I am an authorized owner of the property described opposite my name and that I do hereby request initiation of the rezoning application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate.

Property Owner Name: JV LoDo Denargo LLC
Property Address: 3275 & 3315 Denargo Street, Denver, CO 80216
Property Ownership: 100%
Ownership Document: Special Warranty Deed dated November 4, 2021
Authorized Representative: Sarah Komppa, Tryba Architects
1620 Logan Street, Denver, Colorado 80203
303-831-4010

Thank you



JV LoDo Denargo LLC
Authorized Signatory
Lee Golub

Attachment 5: Authorization to Sign on Behalf of a Corporate Entity

CERTIFICATE OF

JV DENARGO LLC

JV LoDo Denargo LLC, a Delaware limited liability company, hereby certifies as follows as of this 4th day of February, 2022:

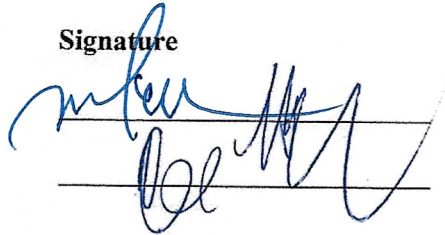
1. Attached hereto as Exhibit A is a true, correct and complete copy of the Written Consent (the "Consent") of the Board of Directors of Golub Real Estate Corp. ("Golub") setting forth the signing authority of certain officers of Golub on behalf of JV LoDo Denargo LLC.
2. Below are the specimen signatures of certain authorized signatories of Golub authorized pursuant to the Consent to execute certain documents on behalf of JV LoDo Denargo LLC.

Name and Title

Michael Newman, Director

Lee Golub, Director

Signature



Dated: February 4, 2022

JV LoDo Denargo LLC,
a Delaware limited liability company

By: JV Denargo LLC,
a Delaware limited liability company
its sole member

By: GF Denargo Investor, LLC
a Delaware limited liability company
its manager

By: GOCO Denargo Investors, LLC
its administrative manager

By: Golub Real Estate Corp.
Its manager

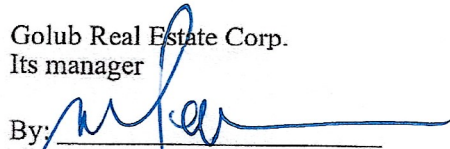
By: 
Name: Michael Newman
Title: Director

EXHIBIT A

**WRITTEN CONSENT
OF THE BOARD OF DIRECTORS OF
GOLUB REAL ESTATE CORP.**

FEBRUARY 4, 2022

The undersigned, being all of the members of the Board of Directors (collectively, the “**Board**”) of Golub Real Estate Corp., an Illinois corporation (the “**Corporation**”), do hereby adopt the following resolutions by written consent:

WHEREAS, pursuant to the Bylaws of the Corporation, as amended from time to time (as amended, the “**Bylaws**”), the Board has the full, exclusive and complete power of management and control of the conduct and operation of the Corporation business subject to the terms of the Bylaws;

WHEREAS, the Corporation is the manager of GOCO Denargo Investors, LLC, which is the administrative manager of GF Denargo Investor, LLC, which is the manager of JV Denargo LLC, which is the sole member of JV LoDo Denargo, LLC (“**LoDo**”);

WHEREAS, LoDo owns that certain real property commonly known as 3275 and 3315 Denargo Street, Denver, CO 80216. (collectively, the “**Property**”);

WHEREAS, LoDo will enter into certain applications and agreements relating to the zoning of the Property (the “**Zoning Applications**”);

SIGNATURE AUTHORITY

WHEREAS, the Board desires to grant to and confirm that each of the officers of the Corporation (each, an “**Officer**”) has the authority to enter into and bind the Corporation with respect to any and all Zoning Applications to be executed by the Corporation in its capacity as the manager of GOCO Denargo Investors, LLC, which is the administrative manager of GF Denargo Investor, LLC, which is the manager of JV Denargo LLC, which is the sole member of LoDo.

RESOLVED, that each Officer is authorized to act on behalf of the Corporation in its capacity as the manager of GOCO Denargo Investors, LLC, which is the administrative manager of GF Denargo Investor, LLC, which is the manager of JV Denargo LLC, which is the sole member of with respect to the Zoning Applications. The execution and delivery by the Corporation (in its capacity as the manager of GOCO Denargo Investors, LLC, which is the administrative manager of GF Denargo Investor, LLC, which is the manager of JV Denargo LLC, which is the sole member of LoDo) prior to the date of this Written Consent by the Board is hereby ratified, confirmed and approved in all respects as acts of the Corporation.

ENABLING RESOLUTION

RESOLVED, that each Officer, be and hereby is authorized and directed in the name of and on behalf of the Corporation to make all such arrangements, to do and perform all such acts, to execute and the Zoning Applications, and to do everything that such Officer may deem to be reasonable and necessary or appropriate in order to fully implement the foregoing resolutions, and that any and all prior acts done

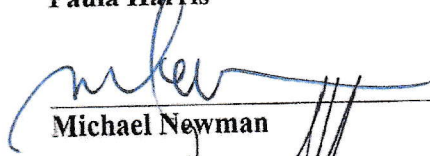
on behalf of the Corporation consistent with the foregoing resolutions be, and the same are hereby, ratified, confirmed and approved in all respects as acts of the Corporation.

[SIGNATURE PAGE FOLLOWS]


IN WITNESS WHEREOF, all of the members the Board have made, executed and delivered this
Written Consent as of the date written above.



Paula Harris



Michael Newman



Lee Golub

EAST\187924711.1

Attachment 6: Proof of Ownership (Deeds)

3275 DENARGO ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
JV LODO DENARGO LLC 625 N MICHIGAN AVE STE2000 CHICAGO, IL 60611- 3179	02274-03-009-000	GARDEN ADD B9 & VAC 33RD AV ADJ & VAC MONCRIEFF PL ADJ BEGSW COR L4 B9 TH N 155FT E 410 FT S 320FT W 335FT N 20FT W 25FT N 20FT A/L 21DEG 48MIN 05SEC 134.6FT TO POB	INDUSTRIAL- WAREHOUSE	474B

3315 DENARGO ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
JV LODO DENARGO LLC 625 N MICHIGAN AVE STE2000 CHICAGO, IL 60611-3179	02274-04-001-000	S 80FT OF L 20 TO 35 INC & N 1/2 VAC W 33 AVE ADJ BLK 5GARDEN AVE	INDUSTRIAL-FOOD PROCESSING	474B



11/08/2021 03:28 PM
City & County of Denver
Electronically Recorded

R \$33.00

WD

D \$2,160.00

After Recording Return to:
Polsinelli PC
1401 Lawrence Street, Suite 2300,
Denver, Colorado 80202
Attn: Kristin Walker

SPECIAL WARRANTY DEED

LODO SELF STORAGE, LLC, a Colorado limited liability company, whose address is PO Box 2890, Evergreen, Colorado 80437-2890, and AFTCO 3315 LLC, a Colorado limited liability company, whose address is PO Box 2890, Evergreen, Colorado 80437-2890 (collectively, "Grantor"), for the consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to JV LoDo Denargo LLC, a Delaware limited liability company, whose address is c/o Golub Real Estate Corp., 625 North Michigan Avenue, Suite 2000, Chicago, Illinois 60611, the real property that is described on Exhibit A attached hereto and made a part hereof, with all its appurtenances, and warrants the title to the same against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Signed as of this 4th day of November, 2021.

[signature pages follow]

20000310711



\$33.00

DF \$2,160.00

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date set forth above.

GRANTOR:

LODO SELF STORAGE, LLC,
a Colorado limited liability company

By: Aftco Inc., a Colorado corporation,
its Manager

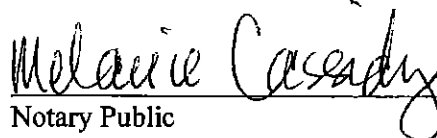
By: 
Minor M. Scott III, President

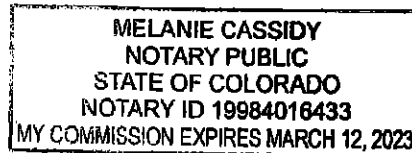
STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 3rd day of November, 2021, by Minor M. Scott III, as President of Aftco Inc., a Colorado corporation, as Manager of LODO SELF STORAGE, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3.12.2023


Notary Public



Signature Page to Special Warranty Deed

AFTCO 3315 LLC,
a Colorado limited liability company

By: Aftco Inc., a Colorado corporation,
its Manager

By: [Signature]
Minor M. Scott III, President

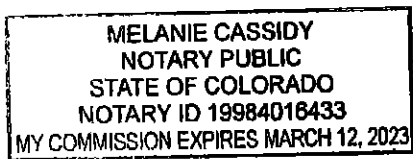
STATE OF COLORADO)
CITY AND COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 3rd day of November, 2021, by
Minor M. Scott III, as President of Aftco Inc., a Colorado corporation, as Manager of AFTCO 3315
LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 3.17.2023

[Signature]
Notary Public



Signature Page to Special Warranty Deed

**EXHIBIT A
TO
SPECIAL WARRANTY DEED**

Legal Description of Property

PARCEL I:

A parcel of land located in Block 9, of the Garden Addition to Denver and the vacated portions of West 33rd Avenue, and West Moncrieff Place, City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the Southwest corner of Lot 4, of said Block 9, Garden Addition to Denver;

Thence Northerly along the West line of said Lot 4 extended said West line being the Easterly line of the Burlington Northern Railroad property a distance of 155.00 feet to the Southwest corner of a parcel of land recorded in Book 9790 at Page 863, Denver County records;

Thence on a deflection angle to the right of 90°00'00" along the South line of said parcel a distance of 410.00 feet to a point on the West right-of-way of Denargo Street as described in Ordinance No. 163-1949, Denver County records;

Thence on a deflection angle to the right of 90°00'00" along said right-of-way a distance of 320.00 feet to a point on the Northerly line of Block 10, of said Garden Addition;

Thence on a deflection angle to the right of 90°00'00" along said Northerly line extended a distance of 335.00 feet to the Northwest corner of Lot 7, Block 10, of said Garden Addition said point being on the Easterly line of the Burlington Northern Railroad property;

Thence along said Easterly line the following four (4) courses:

- 1) Thence on a deflection angle to the right of 90°00'00" a distance of 20.00 feet;
 - 2) Thence on a deflection angle to the left of 90°00'00" a distance of 25.00 feet;
 - 3) Thence on a deflection angle to the right of 90°00'00" a distance of 20.00 feet to the Southwest corner of Lot 33, of said Block 9, Garden Addition to Denver;
 - 4) Thence on a deflection angle to the left of 21°48'05" a distance of 134.60 feet to the Point of Beginning,
- City and County of Denver,
State of Colorado.

PARCEL II:

A tract of land 100.0 feet wide, being all those portions of Block 5 and of vacated West 33rd Avenue in Garden Addition to Denver and of unplatted property in the West 1/2 of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, all in the City and County of Denver, State of Colorado, together bounded and described as follows:

Beginning at the Southeast corner of that certain land heretofore conveyed by Union Pacific Railroad Company to the J. S. DILLON & SONS STORES CO., INC. by Warranty Deed dated June 12, 1962, which is a point in the West line of Denargo Street that is 558.41 feet distant North from the East and West center line of said Section 27, measured along said West line of Denargo Street, said point being 11.45 feet distant East measured at right angles, from the East line of said Garden Addition; Thence West along the South boundary line of said tract heretofore conveyed, which is a straight line at right angles to the East line of said Garden Addition, a distance of 411.45 feet to the Southwest corner of said tract heretofore conveyed which is in the West line of Lot 35 in said Block 5; Thence South, at right angles, along the West line of said Lot 35 in Block 5 and along the extension of said West line, a distance of 100.0 feet; Thence East, at right angles, a distance of 411.45 feet to a point in the West line of Denargo Street; Thence North, at right angles, along said West line of Denargo Street, a distance of 100.00 feet to the Point of Beginning,

City and County of Denver,
State of Colorado.

**EXHIBIT B
TO
SPECIAL WARRANTY DEED**

Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2021, a lien not yet due and payable.
3. Mineral reservations, Covenants, Conditions and Restrictions in Warranty Deed recorded March 22, 1966 in Book 9577 at Page 252.
4. Mineral reservations in Warranty Deed recorded March 4, 1969 in Book 9998 at Page 405.
NOTE: Relinquishment and Quitclaim recorded May 6, 1988 at Reception No. R-88-0263786.
5. Reservations for utility purposes as disclosed in Ordinance No. 161, Series of 1947 recorded January 5, 1987 at Reception No. 00072493.
NOTE: Ordinance No. 344, Series of 1981 recorded July 8, 1981 at Reception No. 060689 surrenders, relinquishes and releases easements for the North 1/2 of West 33rd Avenue.
NOTE: Ordinance No. 315, Series of 1988 recorded October 21, 1988 at Reception No. R-88-0272244 vacates a portion of the reserved easements in vacated West Moncrieff Place.
6. Easement Agreement recorded September 14, 1998 at Reception No. 9800152849.
7. Rights of parties with unrecorded leases.
8. The following matters disclosed by ALTA/NSPS Land Title Survey, dated December 1, 2020, prepared by Engineering Service Company, under Project No. 1508.1 to wit:
 - a. Southwesterly corner of Parcel I building encroaches into Denver Water Easement.
 - b. Overhead electrical wires without benefit of recorded easement.

From: [Ali Duncan](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Denargo Market Rezoning Application – 3275 and 3315 Denargo Street
Date: Sunday, July 17, 2022 4:53:18 PM

Jason Morrison, Senior City Planner
Community Planning and Development

City and County of Denver

201 W. Colfax Avenue, Dept. 205

Denver, CO 80202

Dear Mr. Morrison,

This letter is to confirm that we, The Heart of Five Points Neighborhood Association, have met with the developers Golub and Formativ and have been informed of the project at 3275 and 3315 Denargo Street.

At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

We are encouraged to see that the development will provide affordable housing above the requirements of the city's proposed policy, and much-needed neighborhood amenities, and will supplement their other development in the area. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels. They are continuing operation of the current business on the site and will until development, upon which there will be several construction, retail, and operational jobs created over time. For this reason, we believe the development of this site will have a net positive impact on jobs in the community. It will also provide necessary resources for neighborhood vitality and is in line with our values as an organization.

Thank you for your consideration,

Ali Duncan

--





July 21, 2022

Dear Mr. Morrison,

This letter is to confirm that we have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7. We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and offer significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. The development and future operations of the site is a job creation opportunity that will be a net positive for jobs in north Denver.

Thank you for your consideration.

Sincerely,

RYAN AIDS
Executive Director



June 29, 2022

Jason Morrison, Senior City Planner
Community Planning and Development
City and County of Denver
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

Re: 3275 and 3315 Denargo Street

Dear Mr. Morrison,

This letter is to confirm that the Board of Directors of the Denver North Business Association met with developers Golub and Formativ in January regarding their project at 3275 and 3315 Denargo Street.

We understand they are now in negotiations with HOST to have 10% of the rental housing available for households at 60% AMI. They have also indicated a plan for neighborhood-serving retail, a community garden in partnership with Denver Urban Gardens, and pop-up businesses throughout the plazas. We are encouraged to see that the development will provide affordable housing above the requirements of the city's proposed policy, much needed neighborhood amenities, and will supplement their other development in the area.

The plans for this project align with the developer's larger plan for the area, as indicated in their 2021 rezoning over the adjacent parcels. For these reasons, we believe development of this site will have a net positive impact in the community. At this time and with the information on hand, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

Should you have any questions, you may email us at manager@denvernorthbusinessassociation.org. Thank you for your time.

Best,

A handwritten signature in blue ink, appearing to read "Jeremy Stern", with a long horizontal flourish extending to the right.

Jeremy Stern, President
Denver North Business Association



9/3/2022

Scott Robinson, Senior City Planner
Community Planning and Development, City and County of Denver
Wellington E. Webb Municipal Building
201 W Colfax Avenue
Denver, CO 80202

Re: 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227

Dear Mr. Robinson

We write to offer our support for the proposed rezoning application for C-MX-16 DO-7. The plans for this project are consistent with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. RiNo Art District provided a letter of support for that rezoning on March 11th, 2021.

We are excited to see the continued renewal of this area, including the provision of affordable housing and active street level uses.

Sincerely,

John Deffenbaugh | Senior Director of Strategy & Projects
RiNo Art District, BID, GID

Sarah Kaplan, Senior Development Project Administrator, City and County of Denver
Charity Von Guinness, Executive Director, RiNo Art District
Diana Merkel, Board Chair, RiNo BID

From: djacoby@vectormedicalgroup.com
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Tuesday, July 26, 2022 3:23:07 PM

Dear Mr. Morrison,

This letter is to confirm that I have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street.

As a result, I would like to offer my support for their proposed rezoning application for C-MX-16 DO-7.

It has been encouraging to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail.

This project will compliment and tie-in appropriately with the significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market.

The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north Denver.

Thank you for your consideration,

|
Dana Jacoby



Dana L. Jacoby, CEO
Vector Medical Group, LLC
Cell: 202-997-6974
www.vectormedicalgroup.com
DJacoby@vectormedicalgroup.com

From: [Bob Brown](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Tuesday, July 26, 2022 2:48:46 PM

Dear Mr. Morrison,

This note is to confirm that I have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

As a stakeholder in the neighborhood, we are encouraged to see that the development will tie-in appropriately by adding a mix of both affordable and market rate residential units as well as much needed neighborhood amenities and retail. Additionally, the plan for this project seems to align with the developer's broader vision for the area as it includes significant improvements to accommodate riverfront and open space areas within the neighborhood.

As employment and population growth continue to flourish in Denver, we feel this is a net positive for the City and County as it allows for continued growth within the urban core while promoting a true live, work, play lifestyle. We hope you find this reasonable and thank you for your consideration.

Sincerely,

Bob Brown
Director



2420 17th Street, Suite 3015|Denver, CO 80202
Tel: 512.904.2201|Mobile: 512.921.8279
www.crea.com

From: [Andy Schlauch](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Wednesday, July 27, 2022 11:36:54 AM

Dear Mr. Morrison,

This email is to confirm that we have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. ***At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.***

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market.

Sincerely,

Andy

- - -

Andy Schlauch

CEO

303-898-9153

MAINSRING

mainspringco.com

From: [Ashley Pelletier](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Thursday, July 28, 2022 8:32:04 AM

Dear Mr. Morrison,

This letter is to confirm that I have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will complement and tie in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north Denver.

Thank you for your consideration,

--



Ashley Pelletier

ASLA, PLA

[Senior Associate](#)

+1 401 374 6804
sasaki.com
@SasakiDesign
Check out our blog

From: [Joshua Brooks](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Wednesday, July 27, 2022 11:24:48 PM

Dear Mr. Morrison,

This letter is to confirm that I have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will complement and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north denver.

As an urban planner and designer with national experience in urban redevelopment I am encouraged by groups like Golub and Formativ who are trying to make Denver a better place for all through quality development that emphasizes public realm, affordable housing, transit, and sound economic resilience. I wish that more groups were as committed to sound city building as Golub and Formativ and hope that this project can continue to represent the very best of infill development within the city.

Thank you for your consideration.

--


Joshua Brooks

Principal | Denver Office Director

+1 720 776 4675
sasaki.com
@SasakiDesign

From: [Lockwood, Isabelle](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Friday, July 29, 2022 3:13:18 PM


Dear Mr. Morrison,

This letter is to confirm that I have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

As a stakeholder in the neighborhood, we are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north denver.

Thank you for your consideration,

Isabelle Lockwood | Vice President, Development
[AMLI Residential](#) | 7535 E. Hampden Ave. Suite 675 | Denver ,CO 80231
O: 303.799.4033 M: 781.640.9169

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From: [Tom Kiler](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Sean Campbell](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Tuesday, August 2, 2022 8:06:31 AM

Dear Mr. Morrison,

Hope you're well. Sean and Josh from Formativ have walked us through their project and proposed rezoning at 3275 and 3315 Denargo Street.

We would like to offer our support for their proposed rezoning application for C-MX-16 DO-7, because it is consistent with the rezoning efforts that have already taken place within the surrounding area. Also, the project will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. It will also connect to the significant riverfront and open space improvements within Denargo Market. All very positive improvements for the neighborhood and our City.

Thank you for your consideration,
Tom

Tom Kiler
MANAGING DIRECTOR
EDENS
2700 Larimer Street, Suite B
Denver, CO 80205
Phone/Fax 720.785.5612 | **Cell** 202.360.3337

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From: [Henry Schoenhoff](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Friday, August 5, 2022 9:08:17 PM

Dear Mr. Morrison,

I have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, I would like to offer my support for their proposed rezoning application for C-MX-16 DO-7.

I am encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will complement and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in North Denver.

Best,

Henry
Renter at 3025 N Vine St.

From: [Keith Pryor](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Friday, August 5, 2022 10:56:28 AM

Dear Mr. Morrison,

This letter is for support of the developers Golub and Formativ for the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, I would like to offer My support for their proposed rezoning application to C-MX-16 DO-7.

The proposed zoning change is in line with adopted City plans and meets all requirements set forth.

Plus the willingness to include a deeper affordable housing for additional height is in line with city guidelines and is much needed.

I am in full support of this rezoning

Thank you
Keith Pryor
303-881-9873

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north denver.

From: [Ryan Green](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Friday, August 5, 2022 9:17:58 AM

Dear Mr. Morrison,

This letter is to confirm that I, Ryan Green, have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north denver.

From: [Joe Plastino](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Wednesday, August 31, 2022 11:05:31 AM

Dear Mr. Morrison,

This letter is to confirm that I, Joe Plastino, have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, I would like to offer my support for their proposed rezoning application for C-MX-16 DO-7.

As a resident in the neighborhood I am encouraged to see that the development will provide much needed housing to our city, which will include market rate units and income restricted units at a level above the new EHA policy requirement. Additionally, I am excited that the project will provide much needed retail to this area. As indicated in their 2021 re-zoning of the adjacent parcels in the neighborhood, their current plans for this project align with their broader vision for the area, inclusive of significant park and riverfront improvements. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. As job and population growth continue to flourish in Denver, I feel this is a net positive for the city as it allows for continued growth within the urban core.

Thank you for your consideration,
Joe Plastino

Joe Plastino
Analyst | Investment Sales
Walker & Dunlop
1225 17th Street, Suite 1660
Denver, CO 80202
P: [720-821-5246](tel:720-821-5246) M: [610-724-4319](tel:610-724-4319)
JPlastino@walkerdunlop.com

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From: [Blaine Eichner](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Wednesday, August 31, 2022 1:48:37 PM

Dear Mr. Morrison,

This letter is to confirm that I, Blaine Eichner, have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, I would like to offer my support for their proposed rezoning application for C-MX-16 DO-7.

As a resident in the neighborhood, I am encouraged to see that the development will provide much needed housing to our city, which will include market rate units and income restricted units at a level above the new EHA policy requirement. Additionally, I am excited that the project will provide much needed retail to this area. As indicated in their 2021 re-zoning of the adjacent parcels in the neighborhood, their current plans for this project align with their broader vision for the area, inclusive of significant park and riverfront improvements. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. As job and population growth continue to flourish in Denver, I feel this is a net positive for the city as it allows for continued growth within the urban core.

Thank you for your consideration,
Blaine A. Eichner

From: [Jamie Saunders](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Wednesday, August 31, 2022 9:12:17 PM

Dear Mr. Morrison,

This letter is to confirm that I, Jamie Saunders, have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, I would like to offer my support for their proposed rezoning application for C-MX-16 DO-7.

As a resident in District 9, I am encouraged to see that the development will provide much needed housing to our city, which will include market rate units and income restricted units at a level above the new EHA policy requirement. Additionally, I am excited that the project will provide much needed retail to this area. As indicated in their 2021 re-zoning of the adjacent parcels in the neighborhood, their current plans for this project align with their broader vision for the area, inclusive of significant park and riverfront improvements. After purchasing the property in 2021, they have continued to operate the current business on the site and will continue to do so until development. As job and population growth continue to flourish in Denver, I feel this is a net positive for the city as it allows for continued growth within the urban core.

Thank you for your consideration,

Jamie Saunders

From: [Maya](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [EPA Nolan Hahn](#)
Subject: [EXTERNAL] 3275 and 3315 Denargo St. Re-Zoning Map Amendment – 2021I-00227
Date: Sunday, September 4, 2022 3:53:29 PM

Dear Mr. Morrison,

This letter is to confirm that we, Maya Oren and Nolan Hahn, have spoken with the developers Golub and Formativ and have been informed of the project and proposed rezoning at 3275 and 3315 Denargo Street. At this time, we would like to offer our support for their proposed rezoning application for C-MX-16 DO-7.

We are encouraged to see that the development will provide affordable housing above the requirements of the city's new EHA policy and much-needed neighborhood amenities and retail. This project will compliment and tie-in appropriately with their planned development on adjacent parcels and significant riverfront and open space improvements within Denargo Market. The plans for this project align with the developer's larger plan for the area which was indicated in their 2021 rezoning over the adjacent parcels within Denargo Market. After purchasing the property in 2021, they have continued to operate of the current business on the site and will continue to do so until development. The development and future operations of the site is a job creation opportunity and will be a net positive for jobs in north Denver.

Thank you for your consideration,
Maya and Nolan

From: [Nola Miguel](#)
To: [Savannah Mantele](#); [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: alfonso@gescoalition.com; [Weinig, Brad J. - HOST Director of Catalytic Partnerships](#)
Subject: [EXTERNAL] Re: Meeting Request: GES and Golub/Formativ for LoDo Self Storage Rezoning
Date: Wednesday, August 3, 2022 9:56:44 AM

Savannah,

Just want to be clear that we do NOT support this project as it does not have any commitment to 0-50AMI nor affordable homeownership opportunities nor larger units needed for the people in GES and Five Points being displaced. We do not believe that his project meets the needs for health, safety nor wellbeing to merit a 16 story entitlement. We drew this line to say that we do not want to waste our time when not a single "affordable" unit will meet the needs of the people in the surrounding neighborhoods.

Please do not represent us as being in support or neutral, we oppose this project because it does not include a single unit at 0-50 AMI rental or 50-80AM homeownership. Its disappointing that our specific asks were not properly represented to City Council and possibly not to HOST that we would like to see some lower AMI units.

Thanks,
Nola

On Tue, May 3, 2022 at 1:45 PM Savannah Mantele <Savannah@sewaldhanfling.com> wrote:

Thanks for your response and your candor. While the final development plan is unknown at this time, the developer is committing to the city to providing 10% of any residential development at 60% AMI or lower. Rental versus ownership is TBD. As you know, this is beyond what would be required under the Expanding Housing Affordability policy and thus why they are continuing with the application before the policy is finalized.

Let me know if you have any further questions,

Savannah Mantele

Sewald Hanfling Public Affairs

Mobile: 303.304.0031

From: Nola Miguel <nola@gescoalition.com>
Date: Tuesday, May 3, 2022 at 11:14 AM
To: Savannah Mantele <Savannah@sewaldhanfling.com>
Cc: alfonso@gescoalition.com <alfonso@gescoalition.com>
Subject: Re: Meeting Request: GES and Golub/Formativ for LoDo Self Storage Rezoning

Hi Savannah, Thanks for your persistence. I believe that you are pretty familiar with our platform and we dont want to waste either of our time. If your effort is willing to include

rental units under 50AMI and/or homeownership opportunities in the 50-80AMI range that our neighbors in GES would be eligible for we would love to discuss our support further.

My impression is that your project is not in that range?

Thanks,

Nola

On Tue, May 3, 2022 at 11:06 AM Savannah Mantele <Savannah@sewaldhanfling.com> wrote:

Hi Nola and Alfonso,

We are still finalizing the rezoning application for official submittal and I wanted to reach back out to see if you would like to have a conversation about the details of the application and larger site context. Please let me know any availability for this meeting virtually or in person.

Best,

Savannah Mantele

Sewald Hanfling Public Affairs

Mobile: 303.304.0031

From: Savannah Mantele <Savannah@sewaldhanfling.com>

Date: Thursday, April 14, 2022 at 3:25 PM

To: nola@gescoalition.com <nola@gescoalition.com>, alfonso@gescoalition.com <alfonso@gescoalition.com>

Subject: Re: Meeting Request: GES and Golub/Formativ for LoDo Self Storage Rezoning

Hello,

I wanted to follow-up once again on the request below and see if you have any interest in a presentation on Formativ and Golub's rezoning application on the LoDo Self Storage site.

Thanks,

Savannah Mantele

Sewald Hanfling Public Affairs

Mobile: 303.304.0031

From: Savannah Mantele <Savannah@sewaldhanfling.com>

Date: Friday, April 1, 2022 at 2:34 PM

To: nola@gescoalition.com <nola@gescoalition.com>, alfonso@gescoalition.com <alfonso@gescoalition.com>

Subject: Meeting Request: GES and Golub/Formativ for LoDo Self Storage Rezoning

Hi Nola and Alfonso,

I hope you have both been well. I am reaching out because we are once again representing the developers Golub and Formativ as they apply for a rezoning in the Denargo Market Area.

They purchased the LoDo Self Storage site in November 2021. They have since submitted an application for a rezoning over the property 3275 and 3315 Denargo Street requesting C-MX-16, DO-7. It is currently zoned I-B, UO-2. This rezoning will help them align with the plans for the larger area as indicated in the May 2021 rezoning over the adjacent 13 acres which includes: a fully affordable housing building in partnership with Urban Ventures now under construction, transportation infrastructure including multimodal, riverfront revitalization, public open space, and retail. They are in the process of negotiating with HOST and CPD for affordable housing requirements and are also in communication with potential retailers and vendors for this site specifically. They also have been operating the storage facility since the purchase and plan to continue until it is ready for development.

As a strong community presence in adjacent neighborhoods, we would like to meet with you to discuss the project and welcome any feedback. Please let me know if you have a time you would like to meet in the next couple of weeks.

Best,

Savannah Mantele
Sewald Hanfling Public Affairs
Mobile: 303.304.0031

--

Nola Miguel, MSW, Co-Director

nola@gescoalition.com

GES Coalition Organizing for Health and Housing Justice

<https://www.gescoalition.com>

Office: 3455 Ringsby Ct., suite 96, Denver, CO, 80216

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303-596-6425--cell

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Nola Miguel, MSW, Co-Director

nola@gescoalition.com

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