

Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT		☐ CHECK IF POINT OF CONTACT FOR APPLICATION ☐ 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	
*Map amendment applications for a PUD district must be initiated by all (100%) of the owners, or authorized representatives, subject to the rezoning application (DZC Sec. 12.4.10.4.A.1)		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address(s) and/or boundary description):			
Assessor's Parcel Number(s):			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed PUD Type (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	☐ General PUD	☐ Detailed PUD	
Proposing Subareas:	☐ Yes	☐ No	
List the zone district(s) on which the PUD will be based:			
Deviations from Standard Zone District:	Deviation	Why deviation is necessary	
Provide a list of proposed deviations from the standard zone district and a detailed explanation of why the deviation is needed. Please use an attachment, if necessary.			
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?	☐ Yes - State the contact name & meeting date _____ ☐ No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	☐ Yes - if yes, state date and method _____ ☐ No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm and include sections in the review criteria narrative attachment	☒ Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans. 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 section. 1. Denver Comprehensive Plan 2040 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. 2. Blueprint Denver In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>. 3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):
General Review Criteria DZC Sec. 12.4.10.7.A.1 Only check this box if your application is not consistent with 12.4.10.7.A	☐ Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans. Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.	☒ Public Interest: The proposed official map amendment is in the Public Interest. In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city. ☒ 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. 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.

REZONING GUIDE

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Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria

DZC Sec. 12.4.10.9

Check boxes to the right to affirm and include a section in the review criteria narrative for each.

- ☒ The PUD District (and the PUD District Plan) is consistent and complies with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).
- ☒ The development proposed on the subject property is not feasible under any other Zone Districts, **and** would require an unreasonable number of variances or waivers and conditions.
- ☒ The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.
- ☒ The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

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.
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, please include a copy of the email chain. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

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)
- ☐ **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.) (if applicable)
- ☒ **Affordable Housing Review Team Acceptance Letter** (if applicable)

Last updated: December 3, 2024

Return completed form and attachments to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

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PROPERTY OWNER OR PROPERTY OWNER ☐ 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
PHILLIPS CENTER LLC	1675 E 35TH AVE, DENVER, CO 80205	100%	<u>Sarah Harman</u> Sarah Harman (Apr 14, 2025 14:15 MDT)	04/14/202	A	YES NO n/a
PHILLIPS CENTER LLC	3532 N FRANKLIN ST DENVER CO, 80205	100%	<u>Sarah Harman</u> Sarah Harman (Apr 14, 2025 14:15 MDT)	04/14/202	A	YES NO
PHILLIPS CENTER LLC	3558 N GILPIN ST, DENVER, CO 80205	100%	<u>Sarah Harman</u> Sarah Harman (Apr 14, 2025 14:15 MDT)	04/14/202	A	YES NO
						YES NO

List of Exhibits

- Exhibit A:** Property Legal Descriptions:
- Overall Legal Descriptions Associated with Street Addresses
- PUD Sub Area Legal Descriptions
- Exhibit B:** Proof of Ownership, Assessors Record
- Exhibit C:** Review Criteria Narrative: Description of Consistency with Adopted City Plans DZC Sec. 12.4.10.7.A
- Exhibit D:** Review Criteria Narrative: Public Interest DZC Sec. 12.4.10.7. B
- Exhibit E:** Review Criteria Narrative: Consistency with Context, Zone District Purpose and Intent DZC Sec. 12.4.10.7.C
- Exhibit F:** Outreach Documentation
- Exhibit G:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit H:** Individual Authorization to Sign on Behalf of a Corporate Entity
- Exhibit I:** Affordable Housing Review Team Acceptance
- Exhibit J:** PUD Criteria DSCS 9.6.1.1
- Exhibit K:** PUD - G 38
- Exhibit L:** Deviations From Standard Zone Districts

Exhibit A

Property Legal Descriptions

For the subject properties located at:

- **3532 N. Franklin St**

HYDE PARK ADDITION, BLOCK 21, PT LOTS 1 TO LOT 30 INCLUDING ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 21, THEN NORTH 370.16 FEET, THEN EAST 223.04 FEET, THENCE SOUTH 100.02 FEET, THENCE WEST 77.21 FEET, THEN SOUTH 270.10 FEET, THEN WEST 145.9 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

- **1675 E. 35TH Ave**

HYDE PARK ADDITION, BLOCK 21, PT LOTS 16 TO 30 AND ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THEN WEST 120.25 FEET, THEN NORTH 270.10 FEET, THEN EAST 77.21 FEET, THEN NORTH 100.02 FEET THEN EAST 43.04 FEET, THEN SOUTH 370.08 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

- **3558 N. Gilpin St**

LOTS 1 TO 3 INCLUSIVE, BLOCK 22, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT A
SHEET 1 OF 5

LAND DESCRIPTION SUBAREA "A"

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 15, AND LOTS 27 THROUGH 30 INCLUSIVE, AND THE VACATED ALLEY WITHIN BLOCK 21, HYDE PARK ADDITION AS VACATED BY ORDINANCE NO. 74, SERIES 1946, RECEPTION NO. 449093, AND ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 21, HYDE PARK ADDITION, THENCE N89°49'01"W, ALONG THE SOUTH LINE OF SAID VACATED ALLEY ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932 AND THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 141.08 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE N00°09'27"E, ALONG THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 370.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE S89°49'16"E, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 266.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21;

THENCE S00°09'59"W, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 97.57 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

EXHIBIT A
SHEET 2 OF 5

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,794 SQUARE FEET OR 1.487 ACRES, MORE OR LESS.

LAND DESCRIPTION SUBAREA "B"

A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 26, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE S89°49'01"E, ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 125.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 21;

THENCE N00°09'59"E, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 272.66 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

EXHIBIT A
SHEET 3 OF 5

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,762 SQUARE FEET OR 0.775 ACRES, MORE OR LESS.

LAND DESCRIPTION SUBAREA "C"

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 3, BLOCK 22, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

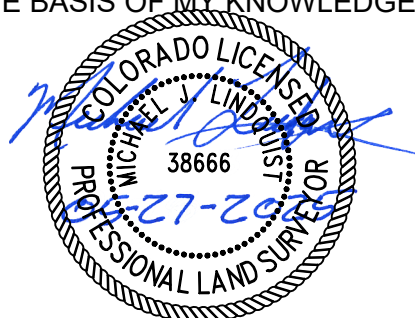
CONTAINING 9,373 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

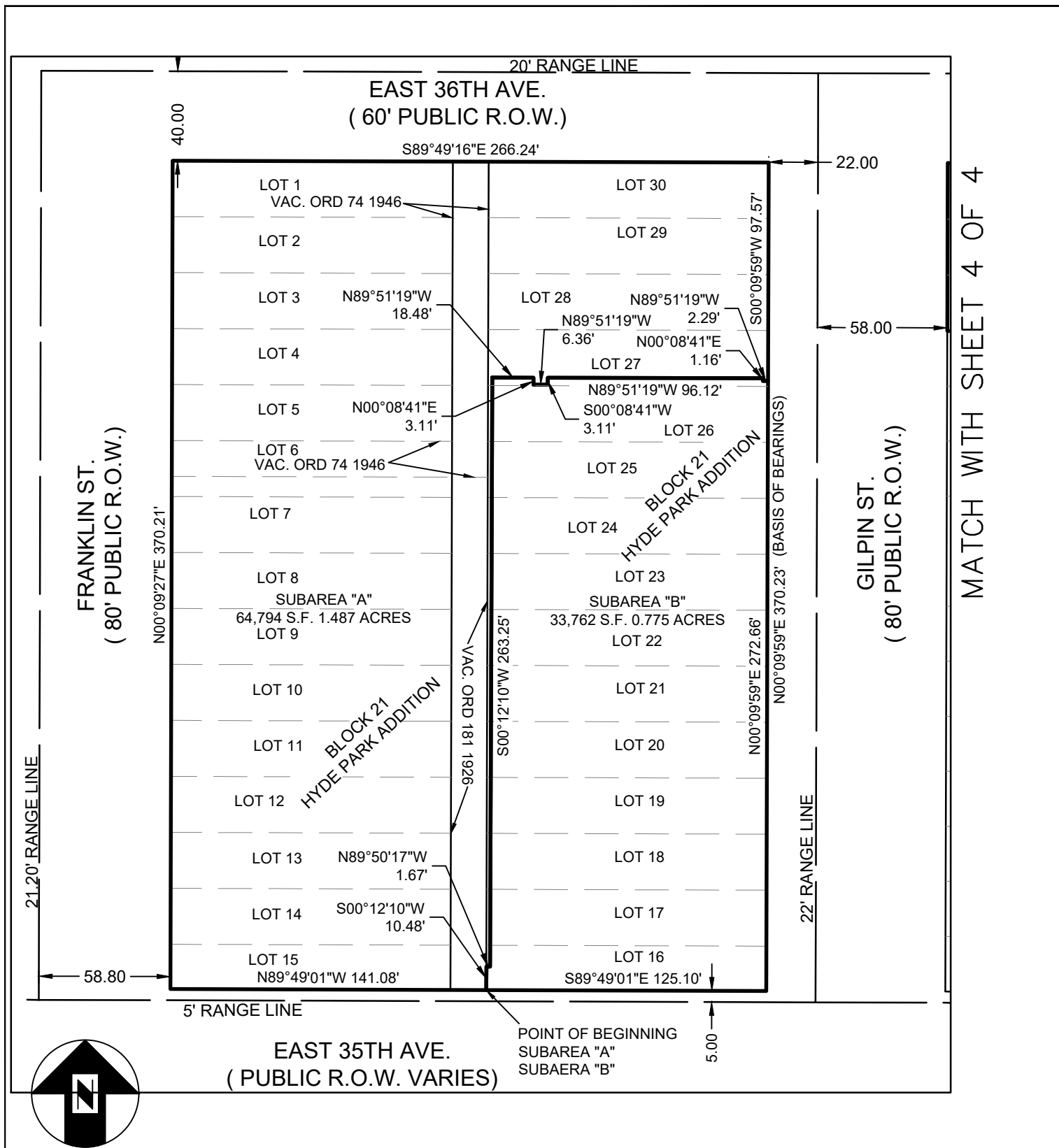
BASIS OF BEARING: BEARINGS USED HEREIN ARE BASED ON A EAST LINE ON BLOCK 21, HYDE PARK ADDITION ALONG GILPIN STREET., BEING N00°09'59"E USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE NORTH ON EAST 36TH STREET BY A FOUND YELLOW PLASTIC CAP PLS 16109 AT THE NORTHEAST CORNER OF LOT 30. AND MONUMENTED AT THE SOUTH AT EAST 35TH STREET BY A NAIL AND WASHER PLS 16109 AT THE SOUTHEAST CORNER OF LOT 16

LEGAL DESCRIPTION STATEMENT:

I, MICHAEL LINDQUIST, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

MICHAEL LINDQUIST, COLORADO PLS 38666
WILSON & COMPANY
990 S. BROADWAY, SUITE 220
DENVER, CO 80209
(303) 297-2976





24-500-295

						SHT. NO:	4 OF 5	WILSON & COMPANY 1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693	TRAMWAY CENTER SUBAREA "A" AND "B" 3532 N FRANKLIN ST 31675 E 35TH AVE CITY AND COUNTY OF DENVER
						SCALE:	1" = 60'		
						DWN. BY:	TJB	DATE:	
						CHK. BY:		10-22-2024	
						PROJ. MGR:	MJL	10-22-2024	
NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D	CLIENT APP:			

Exhibit B

Proof of Ownership, Assessor's Records

Subject Properties:

1. 1675 E. 35th St.;
2. 3532 N. Franklin St.;
3. 3558 N. Gilpin St.

1675 E 35TH AVE

Owner	PHILLIPS CENTER LLC 1600 N DOWNING ST STE300 DENVER, CO 80218-1533
Schedule Number	02262-20-003-000
Legal Description	HYDE PARK ADD B21 PT L16 TO 30 & ALL VAC ALLEYS WITHIN COMSE COR L16 TH W 120.25FT N 270.10FT E 77.21FT N 100.02FT E43.04FT S 370.08FT
Property Type	TPOB COMMERCIAL-MISC IMPS
Tax District	DENVER

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	36,763	Zoned As:	R-MU-20

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

Current Year			
Actual	Assessed	Exempt	
Land	\$1,470,500	\$410,270	\$427,300
Improvements	\$176,300	\$49,190	
Total	\$1,646,800	\$459,460	

Prior Year			
Actual	Assessed	Exempt	
Land	\$1,470,500	\$410,270	\$427,300
Improvements	\$176,300	\$49,190	
Total	\$1,646,800	\$459,460	

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 77..486 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	4/25/2024	4/25/2024	4/25/2024
Original Tax Levy	\$1,245.97	\$1,245.97	\$2,491.94
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$1,245.97	\$1,245.97	\$2,491.94
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N

Pending Local Improvement ⓘ N

Real estate property taxes paid for prior tax year: **\$1,739.26**

Assessed Value for the current tax year

Assessed Land	\$410,270.00	Assessed Improvements	\$49,190.00
Exemption	\$427,300.00	Total Assessed Value	\$459,460.00

3532 N FRANKLIN ST

Owner	PHILLIPS CENTER LLC 1600 N DOWNING ST STE300 DENVER, CO 80218-1533
Schedule Number	02262-20-002-000
Legal Description	HYDE PARK ADD B21 PT L1 TO 30 & ALL VAC ALLEYS WITHIN COM SWCOR B21 TH N 370.16FT E 223.04FT S 100.02FT W 77.21FT S270.10FT W 145.9FT
Property Type	TPOB INDUSTRIAL-SCHOOL
Tax District	DENVER

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	59960
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1940	Basement/Finish:	0/0
Lot Size:	61,687	Zoned As:	R-MU-20

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

Current Year			
Actual	Assessed	Exempt	
Land	\$2,467,500	\$680,060	\$1,802,630
Improvements	\$4,989,000	\$1,391,930	
Total	\$7,456,500	\$2,071,990	

Prior Year			
Actual	Assessed	Exempt	
Land	\$2,467,500	\$680,060	\$1,802,630
Improvements	\$4,989,000	\$1,391,930	
Total	\$7,456,500	\$2,071,990	

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * 77..486 *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/22/2024	2/22/2024	
Original Tax Levy	\$5,619.29	\$5,619.29	\$11,238.58
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$5,619.29	\$5,619.29	\$11,238.58
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N

Pending Local Improvement ⓘ

N

Real estate property taxes paid for prior tax year: **\$5,596.98****Assessed Value for the current tax year**

Assessed Land	\$680,060.00	Assessed Improvements	\$1,391,930.00
Exemption	\$1,802,630.00	Total Assessed Value	\$2,071,990.00

3558 N GILPIN ST

Owner	PHILLIPS CENTER LLC 1600 N DOWNING ST STE300 DENVER, CO 80218-1533
Schedule Number	02262-19-001-000
Legal Description	L 1 TO 3 INC BLK 22 HYDE PARK ADD
Property Type	COMMERCIAL-MISC IMPS
Tax District	DENVER

Print Summary

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	9,370	Zoned As:	PUD

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

Current Year

Actual	Assessed	Exempt	
Land	\$374,800	\$104,570	\$94,400
Improvements	\$14,100	\$3,930	
Total	\$388,900	\$108,500	

Prior Year

Actual	Assessed	Exempt	
Land	\$374,800	\$104,570	\$94,400
Improvements	\$14,100	\$3,930	
Total	\$388,900	\$108,500	

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **77..486** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	4/25/2024	4/25/2024	4/25/2024
Original Tax Levy	\$294.45	\$294.45	\$588.90
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$294.45	\$294.45	\$588.90
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N

Pending Local Improvement ⓘ

N

Real estate property taxes paid for prior tax year: **\$396.84****Assessed Value for the current tax year**

Assessed Land	\$104,570.00	Assessed Improvements	\$3,930.00
Exemption	\$94,400.00	Total Assessed Value	\$108,500.00

EXHIBIT C

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7A)

This application proposes to rezone the approximately 2.47-acre property located at 1675 E. 35th Avenue, 3532 N Franklin Street, and 3558 N Gilpin Street from former Chapter 59 zoning of R-MU-20 with waivers & PUD 534 to a new Denver Zoning Code General PUD to facilitate use of the Property that is consistent with the recommendations in the adopted Plans and provides public benefits as described herein

The Property is in the Cole Neighborhood and occupies the entire block between E. 35th and E. 36th Avenues, and Franklin and Gilpin Streets. The Property also includes a parcel on the east side of Gilpin Street south of 36th Avenue that will not be altered. This Property includes the existing and operational 60,000 Sq. Ft. Tramway Nonprofit Center (home to 15 community serving non-profits), a 37,000 Sq. Ft. vacant parcel on the same zone lot, and a surface parking lot across Gilpin Street. The building is listed on both the State and National Historic Registers, contributing to the justification to allow for new PUD zoning. Public benefits related to the conservation of this building are further described in Exhibit J.

The existing context surrounding the Property is U-SU-A, U-MX-2x, and PUD. The Property is located less than a mile from the 38th and Blake transit station which provides access to multiple light rail lines and bus routes. Located within ½ mile of York Street, Martin Luther King Blvd, and 31st Avenue - all which are designated Medium Capacity Transit Corridor in Blueprint Denver. The Property is also within ½ a mile of several RTD routes on Bruce Randolph Avenue, 31st Avenue, Downing Street, York Street, and 40th Avenue. There are bicycle priority streets nearby on Franklin Street. The proposed rezoning will allow for reinvestment and redevelopment of the vacant lot to facilitate the development of a multifamily residential building. The existing parking lot will remain unaltered. The successful rezoning will allow for much needed affordable housing which will blend in with, support, and sustain the existing character of the neighborhood. As is further described in Exhibit J, the PUD affords public benefits related to conservation of the historic building, reduced overall entitlements for building height and massing and permanent deed restricted affordable housing.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Elyria & Swansea Neighborhoods Plan (2015).

The proposed map amendment is consistent with the objectives and recommendations of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and*

- *offers opportunities for increased amenities.*
- *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life.*

GOAL 3: Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.

STRATEGIES:

- Support the stewardship and reuse of existing buildings, including city properties.

VISION ELEMENTS: EQUITABLE, AFFORDABLE AND INCLUSIVE

GOAL 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

STRATEGIES:

- *Increase development of housing units close to transit and mixed-use developments.*

GOAL 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.

STRATEGIES:

- Create a greater mix of housing options in every neighborhood for all individuals and families.

GOAL 3: Develop housing that is affordable to residents of all income levels.

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

- *Promote infill development where infrastructure and services are already in place.*
- *Focus growth by transit stations and along high and medium-capacity transit corridors.*
- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*

The rezoning will enable the development of housing that will implement these Comp Plan 2040 goals at an infill location where infrastructure is already in place. This PUD is designed to address the public benefit of increased opportunities for affordable housing that contributes to and enhances the neighborhood character. The Property is close to bike friendly routes, Transit Stations, and multiple RTD transit routes allowing it to be accessible by multiple modes of transportation. This rezoning will enable much needed residential uses in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

The proposed map amendment is consistent with the objectives and recommendations of *Blueprint Denver 2019*:

Recommendations:

Land Use and Built Form – Housing:

- Policy 6: Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

The **Blueprint Denver** *Place* designation for the subject property is *Low Residential* in an *Urban* neighborhood context.

Urban neighborhoods are described as:

“The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities.

The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options.” (BPD pg. 221)

Residential areas are described as:

“Areas where the predominate use is residential. Although they are primarily residential in nature, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, parks and commercial/retail uses.” (BPD pg. 232)

Urban Residential Low-Medium Land use and Built Form:

“Mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed- use along some arterial and collector streets and at intersections. Vacant institutional uses on corners or at select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. Higher-intensity buildings should be compatibly integrated.”(BPD pg. 101)

Rezoning the Property will implement these Blueprint recommendations. PUD Sub Area A, with U-MX-2x as a base Zone District retains a context sensitive mixed use and commercial node. PUD Sub Area B uses U-RX-3 zoning as its base district, allowing for appropriately scaled multifamily residential per Blueprint Recommendations. These are appropriate districts that exemplify the characteristics of Urban neighborhoods and are in character with and implement a Low-Medium Residential area. The Denver Zoning Code states that Residential Mixed Use zone district standards are intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighbors. The intended redevelopment of the Property will be consistent with and implement these Blueprint recommendations and enable the public benefits described in Exhibit J.

Growth Strategy for this area is designated as:

All other areas of the city: 10% of new jobs and 20% of new households.

The PUD zoning implements the City's growth strategy for this area by allowing a moderate increase in residential uses while also sustaining employment and creating the potential for new jobs, all of which are examples of public benefits enabled by the PUD.

Street Type for the Property is designated as:

Residential Collector: "Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context." (BPD pg. 160)

The full City Block Property includes frontage on Franklin Street, a residential collector, establishing an opportunity for context sensitive mixed-use activity throughout the PUD. With the transit stations and RTD bus routes nearby along with bike friendly routes and dedicated lanes, this makes it an ideal multimodal accessible location for both residents and those visiting the Property for services and amenities.

Blueprint Equity Concepts:

Applying Equity Concepts for Small Rezoning:

In Blueprint Denver Section 3.1; Plan In Action: Applying Blueprint Denver to Rezoning, Blueprint states:

"Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings".

While Blueprint Denver acknowledges that Equity Concepts are difficult to apply to small parcel rezonings such as this one we believe these are important criteria to address in our city. This rezoning will bring public benefits and contribute to a more equitable Denver in the following ways:

Equity Concept 1: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity

It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities." (BPD pg. 40)

The proposed rezoning will allow for reinvestment and redevelopment of a vacant lot to facilitate the development of a multifamily residential building. The successful rezoning will allow for much needed affordable housing which will blend in with, support, and sustain the existing character of the neighborhood.

Equity Concept 2: Improving Access to Opportunity - creating more equitable access to quality-of-life amenities, health and quality education.

The proximity of an amenity (including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods.” (BPD pg. 32-35)

Amenities Proximate to the Property:

Grocery with fresh fruit and vegetables:

- Safeway
- La Tienda Garcia
- Natural Grocers

Transit:

- Multiple RTD Bus routes
- RTD 38th & Blake A Line Rail Stop
- RTD 30th & Downing Light Rail Station
- Bike Priority: Franklin Street, Williams Street, Bruce Randolph Blvd., 31st Avenue

Parks and Recreation:

- St. Charles Recreation Center
- Russell Square Park
- George Morrison Sr. Park
- Mestizo-Curtis Park

Schools & Libraries:

- Wyatt Academy
- Manual High School
- Cole Middle School
- Denver Language School – Gilpin Campus
- Whittier
- Ford-Warren Library

Health Care Services:

- Presbyterian St. Lukes Hospital
- Kaiser Permanente
- St. Joseph Hospital
- Children’s Hospital

The Property has relatively more Access to Opportunity and is an ideal place to introduce more housing. Rezoning to the PUD will allow residents to have access to these quality-of-life amenities. The Property will continue to provide important community services at the Tramway Nonprofit Center; all easily recognized public benefits of the PUD.

Equity Concept 3: Reducing Vulnerability to Displacement - stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

The Property is in an area that is designated as relatively more vulnerable to displacement. Rezoning to the PUD will allow for the development of affordable housing along with its current civic uses which should help mitigate both residential and business displacement by offering below market rents.

The Property is in a historically rich neighborhood that continues to be a desirable area to live, work, and play. The proposed PUD offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. Mitigating displacement through PUD enabled affordable housing development is a public benefit.

The proposed map amendment is consistent with many objectives of the *Elyria & Swansea Neighborhoods Plan (2015)*.

The applicable neighborhood plan for the Property is the *Elyria & Swansea Neighborhoods Plan* which was adopted in April of 2015. One of the stated goals for this plan is: "Preserving opportunities for affordable living, and providing existing residents with an opportunity to remain and grow with the neighborhood."

The new PUD Zoning will implement the following The *Elyria & Swansea Neighborhoods Plan* recommendations and strategies:

The *Elyria & Swansea Neighborhoods Plan* recommends reversing the trend of a declining population and recommends expanding housing throughout the neighborhood, especially near commuter rail stations.

The *Elyria & Swansea Neighborhoods Plan* also includes a variety of recommendations that the new PUD will enable:

Under Recommendation 1 – Establish a Balanced Land Use Strategy, the PUD implements the Neighborhood Plan by addressing the following:

B.3 INCREASE HOUSING CHOICES:

- Encourage investment in new housing to expand the total number of residences and to provide for a diversity of housing types to bring more people of all ages and income levels into the neighborhood.

Under Recommendation 2 – Develop and Implement an Urban Design Strategy, the PUD addresses the following:

B.8 ESTABLISH MAXIMUM BUILDING HEIGHTS TO SUPPORT A VARIETY OF LAND USES AND COMMUNITY PLACES:

- Accommodate infill development in vacant or underutilized areas.

Under Recommendation 5 – Improve Access to Housing, Jobs, Services & Education, the PUD implements the Neighborhood Plan by addressing the following:

B.23 INCREASE ACCESS TO HOUSING:

- Identify funding sources, such as the Mile High TOD Fund and the Colorado Housing and Finance Authority's Low Income Housing Tax Credit program, to acquire and develop property for workforce housing and mixed income projects near transit stations and other neighborhood amenities. The PUD will enable LIHTC financing through CHFA.
- Identify vacant and distressed parcels, blocks and potential redevelopment sites with a priority to develop those sites for new residential housing. Regularly check the status of government or quasi-government owned properties, such as the City and County of Denver, the Denver Housing Authority, the Colorado State Land Board, Colorado Department of Transportation and the Regional Transportation District, to see if suitable parcels become available for development. The Property includes a large vacant parcel capable of supporting multifamily housing.

B.24 ESTABLISH AFFORDABLE AND MIXED INCOME HOUSING STRATEGIES AND FUNDING OPPORTUNITIES:

- Identify properties owned by Denver Housing Authority and explore opportunities to rehabilitate existing housing, create infill development on vacant land or redevelop properties that could be updated to accommodate more residents with limited incomes in the neighborhood. The Property will support infill development on vacant land.
- Promote a mix of income-diverse residential units that serve critical needs individuals (those requiring services in addition to housing), workforce populations in the rental market, and workforce populations ready to pursue home ownership. Services are offered onsite at the Tramway Nonprofit Center.

B.25 IMPROVE ACCESS TO JOBS AND SERVICES:

- Rezoning to PUD will create opportunities to expand job training through workforce center training, language training, job incubator centers, and to coordinate existing job training programs.
- Within the existing Tramway Non-Profit Center, this will encourage continued coordination between non-profit service organizations that focus on the neighborhood, and government agencies to identify gaps in service needs, and to avoid potential redundancies in service or neighborhood outreach efforts.

All of these Neighborhood Plan goals B3, B8, B23, B24 and B25 are further examples of the PUD delivering public benefits to the community and the City as a whole.

EXHIBIT D
Public Interest

REVIEW CRITERION DZC § 12.4.140.7. B – Public Interest

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plans. The rezoning will also facilitate increased housing density near employment centers, services and amenities while also promoting a walkable, urban neighborhood within walking distance of public transit. The proposed rezoning is in the public interest because it directly implements adopted policy from Comprehensive Plan 2040 and Blueprint Denver.

The PUD also enables the public benefits outlined in Exhibit J.

EXHIBIT E
Consistency With Context, Zone District Purpose and Intent

REVIEW CRITERION DZC § 12.4.10.7. C – (i) Consistency with Neighborhood Context, (ii) Zone District Purpose and (iii) Intent

(i). Consistency with Neighborhood Context:

The proposed map amendment rezoning to PUD meets the criteria of the Urban Neighborhood Context by utilizing the U-MX-2x and U-RX-3 as base Zone Districts. Under the PUD future use of the Property will comply with the Urban Context Standards in the Denver Zoning Code. The PUD is consistent with this Urban neighborhood context that, just like the Property, generally consists of primarily single-unit and two-unit residential uses, and small-scale multi-unit residential uses and commercial areas that are typically embedded in residential areas. The Urban Neighborhood Context is characterized by low-scale buildings except for underutilized and vacant locations such as the Property which are capable of accepting additional density. The property is well positioned to comply with and implement these U-MX-2x and U-RX-3 zone district requirements. There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system (DZC, Division 5.1). The proposed rezoning will enable development that is consistent with the Urban Neighborhood context description.

(ii) Zone District Purpose:

According to DZC 5.2.4.1A, the Residential Mixed Use zone districts are intended to promote safe, active, pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm. Per DZC 5.2.4.1C, Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods. The proposed map amendment is requesting to restructure the existing PUD to enable additional multifamily housing near the Central Business District, employment centers, near amenities, nearby hospitals, parks, recreational centers, public transit, and existing infrastructure.

(iii) Intent:

The proposed PUD amendment is consistent with the zone district General Purpose and Specific Intent (DZC 5.2.4.2A) for Mixed Use (U-MX-2x) and Residential Mixed Use (U-RX-3), which applies areas served primarily by local or collector streets where a building scale of 1 to 3 stories are desired.

Former Chapter 59: Additionally, the proposed map amendment supports *Blueprint Denver's* growth strategy by aligning zone districts with plan recommendations and moving areas that retain Former Chapter 59 zoning into the current Denver Zoning Code.

Blueprint Denver contains numerous recommendations related to rezoning out of the Former Chapter 59 zoning code. The proposed rezoning is consistent with the following policies and strategies:

- **Land Use & Built Form, General Policy 3:** “Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible” (p. 73)
 - Strategy A. “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73)

EXHIBIT F

LETTERS OF SUPPORT & NEIGHBORHOOD OUTREACH

NOTE: Placeholder. Support Letters will be requested and added to this Exhibit F when the community has reviewed the final PUD.

EXHIBIT F

Part 1

Community Outreach Summary

Community Outreach Log

**Tramway Non-Profit Center, 35th & Franklin
Chapter 59 R-MU-20 & PUD 534 to PUD**

Case Number: 2024I-00043

DATE	ACTIVITY
11/15/2024	Met with District 9 Councilman Darrell Watson to brief him on PUD rezoning for the property and to discuss: (i), appropriate community outreach and public engagement efforts and, (ii), briefing other members of City Council.
December	Met individually with Tramway Nonprofit Center tenants.
1/2/2025	Met with Cole Registered Neighborhood Association leadership.
1/13/2025	Contacted Sandy Douglas via email.
1/16/2025	Presented in person at Cole RNO's general meeting.
1/17/2025	Launched web page with rezoning info and ULC contact information: urbanlandc.org/Cole-tramway-rezoning .
1/22/2025	Flyered the eight blocks of homes immediately surrounding the Tramway block with info about rezoning proposal, web page and rezoning open house. Provided in English and Spanish.
1/22/2025	Sent direct mail to occupants as well as listed owners of 3500 block of N. Gilpin St. (immediate neighbors to vacant parcel) with info about rezoning proposal, web page and
1/22/2025	Sent details for Cole RNO social media/newsletter about rezoning proposal, web page and rezoning open house.
1/22/2025	Provided details for Wyatt Academy's family newsletter about rezoning proposal, web page and rezoning open house. Provided in English and Spanish.
1/17/2025 - ONGOING	Responded to community members' inquiries stemming from flyers and other outreach.
1/29/2025	Hosted community open house at Tramway Nonprofit Center. Live Spanish translation was offered and used.
4/15/2025	Cole RNO distributed fliers to immediate Gilpin street neighbors notifying them of ULC presentation at April 17 RNO meeting.
4/17/2025	Made presentation and provided updates at the Cole RNO general meeting. Responded to questions. Straw Pole Vote taken, positive feedback on PUD rezoning request received.
5/15/2025	ULC meets with Cole RNO board in person to discuss details of the rezoning, gather input and address questions.
5/17/2025	ULC hosts a booth at the Cole neighborhood festival at the St. Charles Recreation Center to share rezoning information, gather input and answer questions.

EXHIBIT F
Part 2
Development Services Concept Meeting

On Page 1 of the PUD Application, the “No” box is checked regarding having had a concept or a pre-application meeting with Development Services.

The Applicant’s (Urban Land Conservancy) development partner for the affordable housing community in Sub Area B is Medici Communities. Sub Area B is also the portion of the Property subject to the Affordable Housing Agreement with HOST that accompanies this PUD rezoning application.

As of the submittal date of this application, Medici is preparing but has not yet submitted their concept plan review with CPD Development Services. Medici anticipates submitting for concept plan review in mid-June, 2025.

Exhibit G

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

**PHILLIPS CENTER LLC
1600 N DOWNING STREET, STE 300
DENVER, CO 80218**

September 12, 2024

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
825 Speer Blvd, Suite 312
Denver, CO 80218
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent PHILLIPS CENTER LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 1675 E 35th Avenue, 3532 N Franklin Street, and 3558 N Gilpin Street in Denver, CO.

Sincerely,

A handwritten signature in black ink, appearing to be 'Sarah Harman', with a stylized flourish extending to the right.

Sarah Harman

PRINT NAME (Authorized Representative of PHILLIPS CENTER LLC)

Exhibit H

Individual Authorization to Sign on Behalf of a Corporate Entity

GRANT AGREEMENT AND ASSIGNMENT OF LIMITED LIABILITY COMPANY INTEREST

THIS GRANT AGREEMENT AND ASSIGNMENT OF LIMITED LIABILITY COMPANY INTEREST (this "Agreement and Assignment"), dated to be effective as of November 1, 2007, is entered into by and between The Gary-Williams Foundation, a Colorado nonprofit corporation ("Grantor") and Urban Land Conservancy, a Colorado nonprofit corporation ("Grantee").

RECITALS

WHEREAS, Grantor is exempt from federal income tax as an organization described in §501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") and is classified as a private foundation pursuant to §509 of the Code; and

WHEREAS, in accordance with the Internal Revenue Service tax determination letter attached as Exhibit A, Grantee is exempt from federal income tax as an organization described in §501(c)(3) of the Code, and is classified as a public charity pursuant to §509(a)(3) of the Code; and

WHEREAS, Grantee's charitable purposes include building and preserving real property community resources needed to support urban neighborhoods in Colorado; and

WHEREAS, Grantor is the sole member and manager of Phillips Center LLC, a Colorado limited liability company (the "LLC"), which owns and manages real estate for charitable purposes; and

WHEREAS, Grantor desires to transfer, for no consideration, all of its membership interest in the LLC (the "Transferred Interest") to Grantee for general support of Grantee's charitable purposes (the "Grant"); and

WHEREAS, because Grantor is a private foundation, it must document that the Grant is expended for a charitable or educational purpose.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement and Assignment, the parties agree as follows:

1. **Grantee Representations.** Grantee represents that it is exempt from federal income tax as an organization described in §501(c)(3) of the Code, and is classified as a public charity pursuant to §509(a)(3) of the Code, and that there is no issue presently pending before any office of the Internal Revenue Service concerning any proposed changes in its tax-exempt status under those sections of the Code. Grantee further represents that this Grant is made and shall be used exclusively for Grantee's charitable purposes.

2. Assignment. Grantor hereby irrevocably gives, assigns, transfers and conveys, as a gift and without consideration, all of its right title and interest in and to the Transferred Interest, to Grantee.

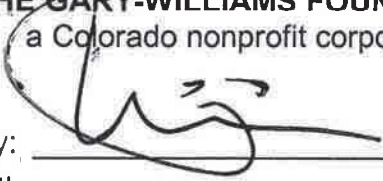
3. Acceptance. Grantee hereby (i) accepts the gift, assignment, transfer and conveyance of the Transferred Interest, as set forth in paragraph 2 above, (ii) agrees to assume Grantor's rights, duties and obligations as the sole member of the LLC, and (iii) agrees to be bound by the terms of the Operating Agreement of the LLC dated as of February 7, 2007 and attached as Exhibit B.

4. Publicity. Grantee will allow Grantor to review and approve the text of any proposed publicity concerning the Grant prior to its release.

5. Governing Laws. This Agreement is entered into in Denver, Colorado, and shall be governed by the laws of the State of Colorado.

IN WITNESS WHEREOF the parties have executed this Agreement and Assignment to be effective as of the date first above shown.

THE GARY-WILLIAMS FOUNDATION,
a Colorado nonprofit corporation

By: 
Title: President
"Grantor"

URBAN LAND CONSERVANCY,
a Colorado nonprofit corporation

By: 
Title: President
"Grantee"

URBAN LAND CONSERVANCY
BOARD OF DIRECTORS
Resolution #2021-11-1BD
Amended Signature Authority

WHEREAS, the Urban Land Conservancy (“ULC”) Board of Directors has previously approved resolutions designating ULC’s President and CEO Aaron Miripol and the then-serving Vice President of Real Estate and Vice President of Master Site Development as Authorized Representatives with respect to signing contracts on behalf of ULC and/or its affiliate entities formed for the purpose of holding and developing real property;

WHEREAS, the individuals holding the position of Vice President of Real Estate and Vice President of Master Site Development have changed in recent years; and

WHEREAS, the names of those individuals remain on resolutions where there are still actions being taken on the named properties resulting in Aaron Miripol being the only authorized signature for the execution of Contracts and any other agreements, assignments, closing statements, affidavits, or other documents as are requested to effect the sale, redevelopment, disposition of properties including all amendments or modifications thereof (collectively, the “Property Documents”).

THEREFORE, BE IT RESOLVED THAT all previously adopted Board Resolutions naming the former Vice Presidents of Real Estate, Debra Bustos and Mark Marshall, and/or the former Vice President of Master Site Development, Tony Pickett (collectively, the “Former Authorized Representatives”) are hereby amended to revoke the signature authority of the Former Authorized Representatives and to replace those names with ULC’s current Vice President of Real Estate, Sarah Harman, and ULC’s current Vice President of Master Site Development, Erin Clark (together, the “Current Authorized Representatives”).

FURTHER RESOLVED, that each of the Current Authorized Representatives, acting singly, are hereby authorized, empowered and directed to take any and all actions on behalf of ULC and the Company (as such term may be defined in applicable previously adopted Board resolutions) necessary to effect the transactions referenced therein.

CERTIFICATION

I, Dawn Bookhardt, as Secretary of Urban Land Conservancy, a Colorado nonprofit corporation, hereby certify and declare that the foregoing is a full, true and correct copy of the resolution duly passed and adopted by the ULC Board of Directors (“Board”) at a regular meeting of the Board held on November 9, 2021, at which meeting a quorum of the Board was present and voted in favor of said resolution; that said resolution is now in full force and effect; that there is no provision in the Articles of Incorporation or Bylaws of ULC limiting the power of the ULC Board to pass the foregoing resolution and that such resolution is in conformity with the provisions of such Articles of Incorporation and Bylaws.

IN TESTIMONY WHEREOF, I have hereunto set my hand as of November 9, 2021.

A handwritten signature in blue ink, appearing to read 'Dawn Bookhardt', is written over a light blue circular stamp.

Dawn Bookhardt, Board Secretary

Exhibit I

Affordable Housing Review Team Acceptance: *Application and Email Correspondence*

Total number of units	
Number of market-rate units	
Number of income-restricted units	
Proposed area median income (AMI)	
Community supporting uses (if any) such as daycare, food pantry, etc.	
Source(s) of funding (list all that apply) (e.g., LIHTC 9%, LIHTC 4%, HOST, CDOH, CASR)	
Projected date that building permits must be issued (based on funding source requirements)	
Projected date of finance closing	
How will this project comply with the city's Mandatory Affordable Housing (MAH) requirements? If you are claiming an exception, please select the one you are claiming. See DRMC Sec. 27-222 for a list of exceptions.	
Will the project utilize any available MAH incentives ?	Base Compliance Incentives: ☐ Parking Alternative ☐ Permit Fee Reduction ☐ Street Level commercial, sales, service and repair exemption to the linkage fee Enhanced Compliance Incentives: ☐ Height Increase ☐ Floor Area Increase ☐ Parking Exemption



Please provide your development schedule in the box to the right OR include a development schedule with this application when it is submitted.

Please include the following: funding application deadlines/milestones, anticipated city review submittal dates (i.e. when will you apply for concept plan, SDP, etc.), permit issuance deadline, finance closing deadlines, LIHTC expiration deadlines, construction completion.



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

AHRT Acceptance_Rezoning Only_ULC Tramway

Collins, Emily A. - CPD CA2308 Administrator II <Emily.Collins@denvergov.org> Fri, Mar 7, 2025 at 11:44 AM
To: Bruce O'Donnell <bodonnell@starboardrealtygroup.com>, "Ibanez, Edson - CPD Senior City Planner" <Edson.Ibanez@denvergov.org>
Cc: "Hill, Caeli - CPD Development Project Administrator Senior" <Caeli.Hill@denvergov.org>

Hello!

Our team has reviewed the provided Affordable Housing Review Team (AHRT) application form and determined the project meets our program eligibility. Based on the eligibility criteria and our current capacity, we have determined the project is accepted for Rezoning Only. The project review will be handled by our dedicated staff on the Planning Services team.

Please note that any other entitlement applications, such as concept and Site Development Plan, require a new AHRT application for consideration on program inclusion. Acceptance is not guaranteed and a decision will be based on current capacity at the time of application.

Thanks,



Emily Collins, AICP | EHA Administrator
Community Planning and Development | City and County of Denver
Pronouns | She/Her/Hers
phone: (720) 865-2971 | Emily.Collins@denvergov.org

From: Bruce O'Donnell <bodonnell@starboardrealtygroup.com>
Sent: Monday, March 3, 2025 4:09 PM
To: Collins, Emily A. - CPD CA2308 Administrator II <Emily.Collins@denvergov.org>; Ibanez, Edson - CPD Senior City Planner <Edson.Ibanez@denvergov.org>
Subject: [EXTERNAL] AHRT Application Attached

Emily -

Following up on our earlier discussions, please find attached my AHRT application (rezoning only) for the Urban Land Conservancy's Tramway property in the Cole neighborhood at 35th & Gilpin. We are working with Edson Ibanez (cc here) at CPD who is our case manager for a rezoning to a PUD that will enable the development of a new 100% affordable multifamily building.

Please let me know if you need anything more from me to determine AHRT eligibility for the rezoning.

Thanks, and I look forward to working together,

Bruce

Bruce C. O'Donnell



STARBOARD REALTY GROUP, LLC

STARBOARD Realty Group, LLC

Work: 720-441-3310

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E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

Affordable Housing Review Team Required Information

To be considered for the program, please provide the following information for your affordable housing project.

Date:

Applicant Name:

Applicant Phone Number:

Applicant Email Address:

Project Name:

Project Address:

Select all boxes that apply to your project:

☐ Rezoning Only

☐ Residential/ADU Building Permit Only*

☐ Site Development Plan (SDP) Required

☐ Commercial Building Permit Only**

* Residential Building Permit- Single or Two-Unit and ADU projects

** Commercial Building Permit Only (no related SDP) – 3+ units/interior renovations

Exhibit J

PUD Criteria DZC Sec. 9.6.1.1 and Community Benefits

DZC Sec. 9.6.1.1 General Purpose and Intent:

A. The general purpose of a Planned Unit Development zone district ("PUD District") District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

B. "Unique and extraordinary circumstances" that justify use of a PUD District include, but are not limited to, the following:

- 1. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;*

The full city block Zone Lot that includes PUD Sub Areas A and B includes the existing Tramway Nonprofit Center Building. For Sub Area B to be developable, the boundary between the two sub areas must be the exterior walls of the building. Only this solution allows for vehicular access and drive aisles that meet code requirements. It also results in Sub Area A being an unusually shaped parcel and Sub Area B having smaller dimensions than would be typical for development of an apartment building. In addition, Sub Area A, because exterior building walls are on the lot lines, has zero on-site parking.

Where a customized zoning approach is necessary to protect and preserve the character of a Historic Structure or historic district;

The existing Tramway Nonprofit Center is on the National and State Historic Register. PUD zoning affords the opportunity for a customized zoning approach that protects and preserves the character of this building by providing design guidance and development standards appropriate for conserving the character of the building.

- 2. Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans;*

A portion of the property, Sub Area C is zoned PUD 534 from Chapter 59. Sub Areas A and B have Chapter 59 customized zoning: R-MU-20 with waivers. From a practical standpoint, the waivers effectively make this portion of the site an antiquated PUD as well. The new PUD will have base zone districts from the DZC that will bring the property in conformance with current DZC zoning regulations and adopted plans than does the Chapter 59 customized zoning in place for the entire site today.

3. *Where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.*

The proposed development is phased in the sense that Sub Area A is built out and will benefit from Phase 2 when Sub Area B develops. In addition, restricting building height in Sub Area A to the existing height allows the transfer of currently entitled height and density from Sub Area A to Sub Area B, creating an inner dependency that necessitates a customized zoning approach.

C. A PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility.

The PUD, by using base zone districts in the "U", Urban context will assure the use of the property is consistent with the neighborhood context and character. Additionally, the PUD includes conservation requirements to the existing Tramway Non-Profit Center in Sub Area A which further assures maintaining the existing context and character of the property. Rather than dealing with economic feasibility, the PUD enables the development of vacant Sub Area B under the DZC "U" context for the purpose of facilitating the development of context sensitive permanently affordable housing.

~ INTENTIONALLY LEFT BLANK ~

D. In return for the flexibility in site design with respect to the arrangement, heights, and setbacks of buildings, densities, open space and circulation elements, development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

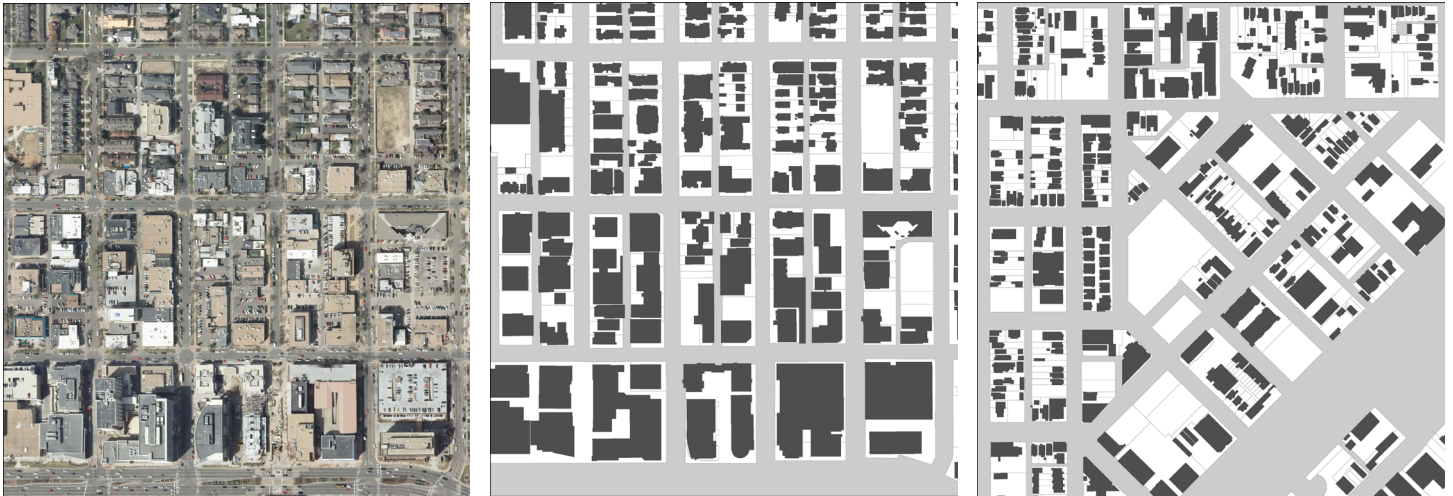
Public Benefits built into the PUD include:

1. New multifamily building with 100% of the units being permanently deed restricted affordable housing, assuming CHFA LIHTC approval; whether or not CHFA LIHTC approval is achieved, ULC can implement an additional assurance to permanent affordability via ULC's 99-year ground lease deed restriction guaranteeing affordability..
2. Continued use and operation of the community serving Tramway Nonprofit Center, providing below market rents to local community serving nonprofit tenants. In addition to providing a diverse range of wrap around community services, these tenants employ and serve local residents.
3. Conservation of the Tramway Nonprofit Center to include architectural and building era appropriate design criteria and height limitations.
4. The height of the existing building in Sub Area A will be limited to its current height of 36 feet. The current Chapter 59 zoning allows for building heights of 45 feet covering 100% of Sub Area A and Sub Area B. The PUD limits the height of Sub Area A to the height of the existing building, thereby reducing overall height and massing on 65% of the total area at the lower building height.

Exhibit K

PUD - G 38 (Planned Unit Development)

PUD-G 38 **DRAFT**



1620, 1625, 1675 E 35th Ave, 3532, 3580
N Franklin St & 3558 N Gilpin St.

Official Map Amendment #2024I-00122
Effective Date: MM/DD/2025

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 38 ESTABLISHED

The provisions of this PUD-G 38 apply to the land depicted on the Official Zoning Map with the label PUD-G 38, and more generally described as approximately 2.47 acres located at:

A. 3532 N FRANKLIN STREET:

HYDE PARK ADDITION, BLOCK 21, PT LOTS 1 TO LOT 30 INCLUDING ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 21, THEN NORTH 370.16 FEET, THEN EAST 223.04 FEET, THENCE SOUTH 100.02 FEET, THENCE WEST 77.21 FEET, THEN SOUTH 270.10 FEET, THEN WEST 145.9 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

B. 1675 E 35TH AVEUNE:

HYDE PARK ADDITION, BLOCK 21, PT LOTS 16 TO 30 AND ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THEN WEST 120.25 FEET, THEN NORTH 270.10 FEET, THEN EAST 77.21 FEET, THEN NORTH 100.02 FEET THEN EAST 43.04 FEET, THEN SOUTH 370.08 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

C. 3558 N GILPIN STREET:

LOTS 1 TO 3 INCLUSIVE, BLOCK 22, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 38 for the purposes of applying the zoning standards contained herein. All subareas established are shown generally in Figure 1-1 above and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 15, AND LOTS 27 THROUGH 30 INCLUSIVE, AND THE VACATED ALLEY WITHIN BLOCK 21, HYDE PARK ADDITION AS VACATED BY ORDINANCE NO. 74, SERIES 1946, RECEPTION NO. 449093, AND ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 21, HYDE PARK ADDITION, THENCE N89°49'01"W, ALONG THE SOUTH LINE OF SAID VACATED ALLEY ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932 AND THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 141.08 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE N00°09'27"E, ALONG THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 370.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE S89°49'16"E, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 266.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21;

THENCE S00°09'59"W, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 97.57 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,794 SQUARE FEET OR 1.487 ACRES, MORE OR LESS.

B. Subarea B Legal Description

A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 26, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE S89°49'01"E, ALONG THE SOUTH LINE OF SAID OF LOT 16, A DISTANCE OF 125.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 21;

THENCE N00°09'59"E, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 272.66 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

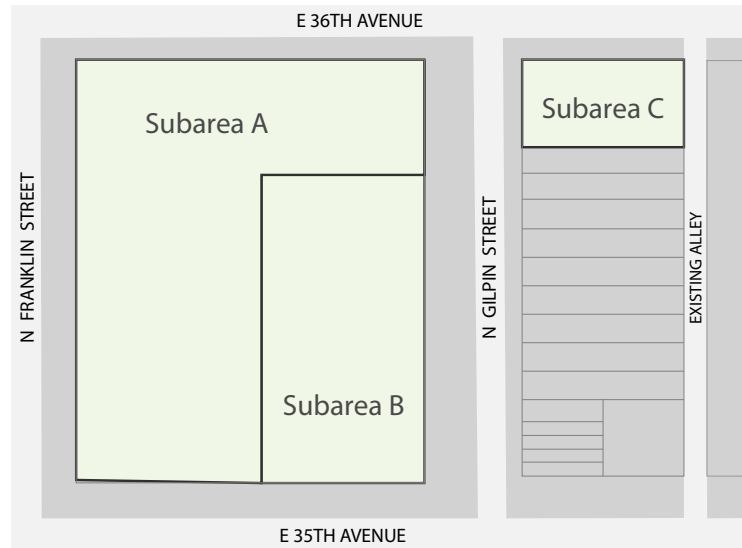
THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,762 SQUARE FEET OR 0.775 ACRES, MORE OR LESS.

C. Subarea C Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 3, BLOCK 22, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 9,373 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.



Not to Scale. Illustrative Only.

Figure 1-1 Subareas Established within PUD-G 38

1.1.2 Existing Building Established

“Existing Building” means the entirety of the primary structure located in Subarea A of PUD-G 38, as shown on the Site Plan in Appendix A, as such structure existed on June 6, 2025. The Existing Building’s footprint is 63,541 square feet, as measured according to Denver Zoning Code, Section 13.1.5.13, Building Footprint.

SECTION 1.2 PUD-G 38 GENERAL PURPOSE

The general purpose of PUD-G 38 is to support the continued use of the Existing Building, while advancing the development of new affordable housing within the urban context. PUD-G 38 facilitates conservation of the Existing Building, enhances community access to services and employment through the continued allowance of neighborhood-serving uses in the Existing Building, and increases affordable housing opportunities.

SECTION 1.3 PUD-G 38 SPECIFIC INTENT

The specific intent of PUD-G 38 is to:

- 1.3.1 Facilitate the creation of significant public benefits not achieved by a standard zone district, specifically:
 - A. Continuing community-serving uses and amenities in the Existing Building; and
 - B. Conservation of key architectural features of the Existing Motor Coach Division Building (Denver Tramway Company) identified as the Existing Building in Subarea A; and
 - C. Supporting infill development of income-restricted housing, together with execution of a concurrent Affordable Housing Plan.
- 1.3.2 To establish specific building form standards that accommodate the unique site and location and are compatible with the surrounding Urban Neighborhood Context.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 URBAN CONTEXT DESCRIPTION

All development in the PUD-G 38 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 38.

CHAPTER 3. DISTRICTS

SECTION 3.1 SUBAREA A: MIXED USE DISTRICT

All development in Subarea A of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.3, Mixed Use District, as specifically applicable to the U-MX-2x Zone District, as amended from time to time, except as modified in this PUD-G 38.

SECTION 3.2 SUBAREA B: RESIDENTIAL MIXED-USE DISTRICT

All development in Subarea B of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.4, Residential Mixed Use District, as specifically applicable to the U-RX-3 Zone District, as amended from time to time, except as modified in this PUD-G 38.

SECTION 3.3 SUBAREA C: RESIDENTIAL DISTRICT

All development in Subarea C of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.2, Residential District, as specifically applicable to the U-SU-A Zone District, as amended from time to time, except as modified in this PUD-G 38.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 38 shall comply with the Denver Zoning Code, Division 5.1, Urban Neighborhood Context, as amended from time to time, with the following modifications.

SECTION 4.1 DESIGN STANDARDS FOR SUBAREA A

All development in Subarea A of this PUD-G 38 shall comply with the district specific standards of Denver Zoning Code, Section 5.3, as applicable to the U-MX-2x district, as amended from time to time, with the following exceptions:

- A. The storefront building form shall be the only allowed primary building form.
- B. The maximum height of structures allowed is 42 feet.
- C. The minimum transparency requirement per street frontage shall be as follows:
 - 1. North Franklin Street: 25%
 - 2. East 35th Avenue: 8%
 - 3. East 36th Avenue: 8%
 - 4. North Gilpin Street: 22%

SECTION 4.2 DESIGN STANDARDS FOR SUBAREA B

All development in Subarea B of this PUD-G 38 shall comply with the district specific standards of the Denver Zoning Code, Section 5.3, as specifically applicable to the U-RX-3 Zone District, as amended from time to time.

SECTION 4.3 DESIGN STANDARDS FOR SUBAREA C

All development in Subarea C of this PUD-G 38 shall comply with the district specific standards of the Denver Zoning Code, Section 5.3, as specifically applicable to the U-SU-A Zone District, as amended from time to time.

SECTION 4.4 DESIGN STANDARDS EXCEPTIONS

Development in this PUD-G 38 shall comply with the Design Standard Exceptions in Section 5.3.7 of the Denver Zoning Code as applicable to U-MX-2x for Subarea A, U-RX-3 for Subarea B, and U-SU-A for Subarea C Zone Districts, as amended from time to time.

SECTION 4.5 CONSERVATION OF THE EXISTING BUILDING IN SUBAREA A

4.5.1 Intent

To maintain and conserve the unique architectural features of the Existing Building, while allowing for reasonable modifications, alterations, expansion, and reconstruction.

4.5.2 Applicability

This Section 4.5 shall apply to all development in Subarea A, including modifications, alterations, expansion or reconstruction of the Existing Building, except that reconstruction of the Existing Building after involuntary demolition or destruction shall comply with Section 4.5.3 of this PUD-G 38.

4.5.3 Conservation of Key Features of Existing Building

All development in Subarea A shall maintain, replace in-kind (like for like), match, closely align with, or duplicate the key features of the Existing Building by complying with the following design standards:

A. Conservation Required - General.

All development in Subarea A shall maintain, replace in-kind (like for like), match, closely align with, or duplicate the key features of the Existing Building.

B. Barrel Vault Roof.

The dimensions and curve radius of the Existing Building's barrel-vaulted roof (as shown in Figures 1-2) shall be matched or closely aligned.

C. Parapet Walls with Contrasting Caps.

The shape and dimensions of parapet walls and contrasting caps (as shown in Figure 1-3) shall be matched or closely aligned. The color, texture, and profile of parapet walls and contrasting caps shall be matched or closely aligned.

D. Window and Door Openings.

1. Replacement or repair of existing windows: The repair or replacement of windows shall maintain or replicate the size, location, and divided light design of the existing windows (as shown in Figure 1-5). The operation of the windows may be changed.
2. Replacement or repair of existing doors: The repair or replacement of doors shall be in the same location and maintain a similar size of opening.
3. New windows and doors:
 - a. New windows shall match or closely align with the existing windows in size and divided light design (as shown in Figures 1-3 and 1-5).
 - b. New door openings shall match or closely align with existing door openings in size.

E. Sliding Barn Doors and Hinge Doors on North and South Elevations.

Repair of existing sliding barn and hinge doors (as seen in Figure 1-5), including making them operable, shall be with in-kind materials that match or closely align the existing doors in shape, location, size, texture, and design.

F. Masonry Façade.

1. Repair of existing masonry facade. Repairs of the existing masonry facade shall be consistent with the following provisions:
 - a. Existing red brick shall be conserved and repointing shall use Type O mortar that matches or closely aligns with the existing mortar in color.
 - b. When replacement of the existing red brick is necessary, salvaged historic brick from existing walls of the Existing Building or salvage businesses shall be used whenever possible to maintain uniformity and integrity of the existing masonry façade. The salvaged historic brick shall match or closely align with the existing brick in size, color, and texture.
 - c. If salvaged historic brick is not available for use, new brick may be used as long as it matches or closely aligns the existing brick in size, color and texture.
 - d. Painting or applying stucco to the brick facade is prohibited, as this causes extreme damage to masonry.
2. New masonry: All additions shall use red brick that matches the Existing Building's brick in size and color.



Figure 1-2 Existing barrel vault roof (Source: Google Maps) Not to Scale. Illustrative Only.



Figure 1-3 Existing West elevation, with red brick, parapet and stone cap, and divided light windows. Not to Scale. Illustrative Only.



Figure 1-4 Existing West elevation showing window openings and divide light windows as well as showing fenestration pattern and solid to void ratio. Not to Scale. Illustrative Only.



Figure 1-5 Existing North elevation showing historic windows, fenestration pattern, sliding barn doors, and solid to void ratio. Not to Scale. Illustrative Only.

SECTION 4.6 INVOLUNTARY DEMOLITION OR INVOLUNTARY DESTRUCTION IN SUBAREA A

4.6.1 Intent

To require reconstruction of key features of the Existing Building in certain cases of involuntary destruction or demolition.

4.6.2 Applicability

This Section 4.6 shall apply to all development in Subarea A of this PUD-G 38 in the case of involuntary demolition or destruction of the Existing Building.

4.6.3 Development following Involuntary Demolition of the Existing Building

If the Existing Building is involuntarily demolished or destroyed as defined in Article 13 of the Denver Zoning Code, new development shall meet the following standards:

- A. If the Existing Building is involuntarily damaged or demolished, such that no more than 40% of the square footage of the Structure's Exterior Walls are damaged or demolished, the Existing Building shall be reconstructed in compliance with the design standards specified in Section 4.5 of this PUD G-38.
- B. If the Existing Building is involuntarily damaged or demolished, such that more than 40% of the square footage of the Structure's Exterior Walls are damaged or demolished, development after such event shall comply with the standards applicable in the U-MX- 2x zone district.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

All development in PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions and modifications.

There shall be no minimum vehicular parking requirements.

SECTION 5.1 USES AND REQUIRED PARKING FOR SUBAREA A

All development in Subarea A of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-MX-2x zone districts, as amended from time to time.

SECTION 5.2 USES AND REQUIRED PARKING FOR SUBAREA B

All development in Subarea B of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-RX-3 zone districts, as amended from time to time, with the following modifications:

5.2.1 Primary Uses

The only primary use allowed in Subarea B shall be Multi-Unit Dwelling, as that use is defined in Article 11 of the Denver Zoning Code.

SECTION 5.3 USES AND REQUIRED PARKING FOR SUBAREA C

All development in Subarea C of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-SU-A zone district, as amended from time to time,

with the following modifications:

5.3.1 Primary Uses

- A. Surface Parking, as defined in Article 11 of the Denver Zoning Code, is allowed as a primary use in Subarea C, subject to compliance with the use limitations in Section 6.4.1 of the PUD G-38 and subject to zoning permit review according to Section 12.4.1 of the Denver Zoning Code.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 38 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 38 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability in Subarea A & B

Development in Subarea A & B of this PUD-G 38 shall comply with the Denver Zoning Code, Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time.

6.3.2 Applicability in Subarea C

Development in Subarea C of this PUD-G 38 shall conform to Article 10, General Design Standards, of the Denver Zoning Code as specifically applicable to the U-SU-A Zone District and as amended from time to time, with the following exceptions:

A. Surface Parking - Landscaping Standards

1. An existing Surface Parking use legally established prior to June 6, 2025, in Subarea C is exempt from compliance with the requirements for perimeter surface parking lot landscaping in Sections 10.5.4.4.B Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way, 10.5.4.4.C Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone, and 10.5.4.5 Interior Surface Parking Lot Landscaping Standards of the Denver Zoning Code.
2. The parking lot landscaping standards stated in Section 10.5.4 of the Denver Zoning Code as amended from time to time, shall apply to the existing Surface Parking use if the Surface Parking use is enlarged or expanded after June 6, 2025.
3. If the existing Surface Parking use is changed to a different primary use, all applicable Article 10 standards in the Denver Zoning Code shall apply.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Establishment of uses in this PUD-G 38 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as amended from time to time, with the following modifications:

A. Parking, Surface

In this PUD-G 38, Surface Parking is allowed as a primary use only in Subarea C and subject to the following limitations:

1. Surface Parking of vehicles as a primary use of land in Subarea C is permitted only when the vehicle parking serves only a primary use or uses located in Subareas A or B. Surface Parking in Subarea C shall not provide parking to the general public (with or without a fee).

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE**6.5.1 Applicability**

Establishment of uses in this PUD-G 38 shall comply with the Denver Zoning Code, Article 12, Zoning Procedures and Enforcements, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**6.6.1 Applicability**

Development in this PUD-G 38 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time.

CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 38, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered, conflicts with a provision of this PUD-G 38, this PUD-G 38 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 38 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C and 9.6.1.5, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 38. The property rights vested through approval of this PUD-G 38 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as modified by this PUD-G 38.

Appendix A

Site plan to be added soon

EXHIBIT L
Deviations From Standard Zone District

PUD-G 38 has three Sub Areas, each with its own Base Zone District. PUD deviations from the standard zone districts are provided here for each Sub Area.

SUB AREA A, BASE ZONE DISTRICT U-MX-2x

Deviation from Base Zone District	Explanation for Deviation
• Limit building form to Shopfront only	Supports the public benefit for conservation requirements of Existing Building.
• Building height limit increased to 36 feet	Addresses existing as-is condition of Existing Building and its barrel vault roofs. Supports the public benefit for conservation requirements of the Existing Building.
• Customized transparency requirements	Reflects the as-is condition of the Existing Building and supports the public benefit for conservation requirements of the Existing Building.
• Limitation on expansion of Existing Building	Supports the public benefit for conservation requirements of the Existing Building.
• PUD requirements for conservation of Existing Building and identification of Key Features for conservation guidance	Necessitates and requires the public benefit for conservation of the Existing Building.
• Customized Involuntary Demolition Standards	Supports the public benefit for conservation requirements of the Existing Building.

SUB AREA B, BASE ZONE DISTRICT U-RX-3

Deviation from Base Zone District	Explanation for Deviation
• Limit permitted uses to only Multi-Unit Dwelling	Supports the public benefit for increasing affordable housing, is a companion tool to the Affordable Housing Plan with HOST that accompanies / is a companion to this PUD-G 38 rezoning; and also supports the CHFA application for LIHTC allocation. Responds to Community input regarding not wanting commercial uses in Sub Area B.

SUB AREA C, BASE ZONE DISTRICT U-SU- A

Deviation from Base Zone District	Explanation for Deviation
• Allows Surface Parking as a Primary Use	Supports the public benefit for increasing affordable housing. Supports the public benefit for conservation and the continued use of the Existing Building serving community-based non-profits. Responds to Community input regarding concerns about sufficiency of off-street parking.
• Customized Landscaping Standards	Assures continued use of the existing parking lot in its as-is condition.