

Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	DENVER HUBBING AUTHORITY	Representative Name	BRUCE O' DONNELL
Address	777 GRANT ST	Address	770 SHERMAN #108
City, State, Zip	DENVER, CO 80203	City, State, Zip	DENVER, CO 80203
Telephone	720-932-3000	Telephone	720-441-3310
Email	IGUERRA@DENVERHUBBING.ORG	Email	BODONNELL@STARBOARD-LLC.COM
*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
Please attach Proof of Ownership acceptable to the Manager for all property owners, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2500 E 44TH, 4348 COLUMBINE, 4301 + 4349 FURZBERG		
Assessor's Parcel Numbers:	160768642, 160768651, 160768634, 160768669		
Area in Acres or Square Feet:	55,140 SQ FT		
Current Zone District(s):	E-TU-B		
PROPOSAL			
Proposed Zone District:	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD	
Proposing SubAreas:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Intent of PUD:	SEE ATTACHED EXHIBIT A		
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	U-TU-B		
Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary:	Deviation	Why deviation is necessary	
	SEE ATTACHED		
	EXHIBIT A		

Last updated: September 29, 2015

Return completed form to rezoning@denvergov.org

311 FOR INFORMATION & CITY SERVICES

For Office Use Only:

Date _____ Fee _____

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> 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 an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input checked="" type="checkbox"/> 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 checked="" 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>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 on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</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>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
<p>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</p>	<p><input checked="" type="checkbox"/> The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development).</p> <p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6.</p> <p><input checked="" type="checkbox"/> 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.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> 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).</p> <p>Please provide an attachment describing how the above criteria are met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached as a Microsoft Word document)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Deviations from Standard Zone District

 Please list any additional attachments: **SEE ATTACHED LIST OF EXHIBITS**
PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO

Last updated: September 29, 2015

 Return completed form to rezoning@denvergov.org
311 FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

 720-865-2974 • rezoning@denvergov.org

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO
Housing Authority of the City and County of Denver <i>ISMAEL GUERRERO</i> Ryan Tobin	4348 N. Columbine St. 2500 E. 44th Ave. 4301&4349 N. Elizabeth St. 720-932-3000 rtobin@denverhousing.or	100%	<i>Ismael Guerrero</i>	12/13/17		

Exhibit F
Proof of Ownership, Assessors Record

2500 E 44TH AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204-0305	0224245011000	MOUATS RESUB OF PT OF SWANSEA B67 1ST ADD TO SWANSEA B'E' L1 & 2	RX ZONED VACANT LAND - (RES)	DENV

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Mill Levy:	81.547	Basement/Finish:	0/0
Lot Size:	6,900	Zoned As:	ETU
Effective Year Built:	0000	Document Type:	WD

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

4301 ELIZABETH ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204-0305	0224245010000	MOUATS RESUB OF PT OF SWANSEA B67 1ST ADD TO SWANSEA B'E' L6 TO 16	RX ZONED VACANT LAND - (RES)	DENV

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Mill Levy:	81.547	Basement/Finish:	0/0
Lot Size:	37,900	Zoned As:	ETU
Effective Year Built:	0000	Document Type:	WD

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

4348 COLUMBINE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204-0305	0224245012000	MOUATS RESUB OF PT OF SWANSEA B67 FIRST ADD TO SWANSEA B'E' W/2 OF L3 TO 5	RX ZONED VACANT LAND - (RES)	DENV

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Mill Levy:	81.547	Basement/Finish:	0/0
Lot Size:	5,170	Zoned As:	ETU
Effective Year Built:	0000	Document Type:	WD

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

4349 ELIZABETH ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204-0305	0224245013000	MOUATS RESUB OF PT OF SWANSEA B67 FIRST ADD TO SWANSEA B'E' E/2 OF L3 TO 5	RX ZONED VACANT LAND - (RES)	DENV

Property Description

Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Mill Levy:	81.547	Basement/Finish:	0/0
Lot Size:	5,170	Zoned As:	ETU
Effective Year Built:	0000	Document Type:	WD

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

Exhibit B
Legal Description

LOTS 19 TO 23, BLOCK 2, M. SUMNER'S ADDITION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

Exhibit E

**Letters of Authorization for STARBOARD Realty Group, LLC to act as Representative from
Denver Housing Authority & Habitat for Humanity of Metro Denver**

Housing Authority of the City and County of Denver
777 Grant Street
Denver, CO 80203

December 19, 2017

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for:

1. Habitat for Humanity of Metro Denver to apply on behalf of the Housing Authority of the City and County of Denver to rezone the property owned by the Housing Authority of the City and County of Denver located at 4348 N. Columbine St., 2500 E. 44th Ave., 4301 N Elizabeth St. and 4349 N. Elizabeth St. in Denver, CO.
2. For STARBOARD Realty Group, LLC to act on behalf of and represent the Housing Authority of the City and County of Denver for the purpose of submitting and processing the rezoning application for the property owned by the Housing Authority of the City and County of Denver located at 4348 N. Columbine St., 2500 E. 44th Ave., 4301 N Elizabeth St. and 4349 N. Elizabeth St. in Denver, CO.

Sincerely,

Housing Authority of the City and County of Denver

BY:



Ismael Guerrero
Authorized Representative



**Habitat
for Humanity®**
of Metro Denver

www.habitatmetrodenver.org

Main Office

3245 Eliot St.
Denver, CO 80211
303-534-2929
Fax: 303-534-2727
Construction Hotline:
720-496-2736

Habitat ReStores

303-421-5300

Denver

70 Rio Grande Blvd
Denver, CO 80223
Fax: 303-871-9900

Littleton

7890 W. Quincy Ave
Denver, CO 80123

Wheat Ridge

(I-70 and Ward Rd.)
10625 West I-70 Frontage Road
Wheat Ridge, CO 80033
Fax: 303-421-5301

Aurora

1640 Abilene St.
Aurora, CO 80012



December 19, 2017

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
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 Habitat for Humanity of Metro Denver for the purpose of submitting and processing the rezoning application for the property located at 4348 N. Columbine St., 2500 E. 44th Ave., 4301 N Elizabeth St. and 4349 N. Elizabeth St. in Denver, CO.

Sincerely,

Habitat for Humanity of Metro Denver

BY: 
Authorized Representative

Exhibit G

**Signature Authority Authorization from Denver Housing Authority &
Habitat for Humanity of Metro Denver**

RESOLUTION NO. 3093

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN APPLICATIONS ON BEHALF OF THE AUTHORITY AND ANY AFFILIATE ENTITY CONTROLLED BY THE AUTHORITY

The Board of Commissioners (the “Board”) of the HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO (the “Authority” or “DHA”) does hereby consent to, approve, and adopt the following resolutions:

WHEREAS, it is the policy of the Authority to require a resolution authorizing the Executive Director to enter into contracts for development activities in excess of \$150,000; and

WHEREAS, development activities of the Authority often include multiple sources of financing; and

WHEREAS, the Authority actively pursues financing in the form of grants, loans and other resource to fund development activities and services; and

WHEREAS, the Authority desires to submit applications for funding to support the development of projects and services consistent with the operations of the Authority; and

WHEREAS, the applications associated with potential funding including grants, loans and other resources often requires a signature on behalf of the Authority in order to authenticate the nature and intent of the applicant; and

WHEREAS, staff of the Authority will determine whether or not the nature and content of such applications are of value to the Authority prior to submission; and

WHEREAS, the nature and acceptance of an awarded or accepted application is and will remain subject to approval and acceptance by the Board consistent with policies of the Authority; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners (“the Board”) of the Authority does hereby authorize the Executive Director of the Authority to sign funding applications on behalf of the Authority or any affiliate entity controlled by the Authority; and

BE IT FURTHER RESOLVED, that the Board of the Authority does hereby authorize the Executive Director to assign this signature authority to designated staff.

BOARD APPROVED FINAL FEBRUARY 9, 2017

**AGENDA ITEM
RESOLUTION NO. 3093**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN
APPLICATIONS ON BEHALF OF THE AUTHORITY AND ANY AFFILIATE
ENTITY CONTROLLED BY THE AUTHORITY**

ITEM TO BE DECIDED:

Whether or not to approve Resolution No. 3093, which authorizes the Executive Director to sign funding applications on behalf of the Authority to fund activities that will support and finance efforts of development and operations of the Authority or any affiliate entity controlled by the Authority.

BACKGROUND:

The Authority regularly applies for funding that in part helps finance either directly or indirectly the development of projects or operational activities. These types of funding activities and associated applications are typical and part of the day to day activities of the Authority. New prudent practices in underwriting and processing of grants, loans or other applications for funding are now requiring an authorizing resolution in order to apply for or submit an application. Resolution 3093 will provide the requisite authority to the Executive Director to sign applications for funding associated with development and operations.

STAFF RECOMMENDATION:

Staff recommends that the Board approve Resolution No. 3093 authorizing the Executive Director to sign funding applications necessary to develop financing for development and operation activities of the Authority.

BOARD APPROVED FINAL FEBRUARY 9, 2017




Resolution

Board of Directors

Habitat for Humanity of Metro Denver

The Board of Directors of Habitat for Humanity of Metro Denver, Inc., hereby authorizes the CEO and Executive Director to sign all legal documents related to land purchase and development and all homeowner mortgage-related documents on behalf of Habitat for Humanity of Metro Denver, Inc.



Michael R. Miller, Board Secretary

February 27, 2017



EXHIBIT C
Description of Consistency with Adopted City Plans

REVIEW CRITERIA - The proposed map amendment is consistent with the following three adopted plans:

1. Denver Comprehensive Plan (2000)
2. Blueprint Denver (2002)
3. Elyria & Swansea Neighborhoods Plan (2015)

Statement of Consistency with Adopted City Plans:

1. The proposed map amendment is consistent with many objectives of ***Denver Comprehensive Plan 2000*** including:

Form and Use Strategy 1-B: “Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city’s character by building on a legacy of high-quality urban design and stable, attractive neighborhoods; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways and open space system.”

Form and Land Use Strategy 3-B: “Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.” As well as: “Support retention and expansion of businesses in industries historically important to Denver, including small business, health care, manufacturing, and federal and state government.”

Mobility Strategy 4-E: “Continue to promote mixed-use development, which enables people to live near work, retail and services.”

Legacies Strategy 3-A: “Identify areas in which increased density and new uses are desirable and can be accommodated.”

The proposed map amendment will also contribute to preserving and enhance the individuality, diversity and livability of Denver’s neighborhoods by fostering the following Plan objectives:

Congruency of land use and zoning: “...a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas.”

Compact development: “...improved neighborhood cohesion, reduced urban sprawl and residents more directly connected to services and amenities within their immediate living environment.”

2. The proposed map amendment is consistent with many objectives of **Blueprint Denver** including:

The **Blueprint Denver** future land use designation for the subject property is Urban Residential. The Property is also located in an Area of Change.

Blueprint Denver describes Urban Residential neighborhoods as “higher density and primarily residential but may include a noteworthy number of complementary commercial uses. New housing tends to be in mid- to high-rise structures, and there is a greater housing base than employment base.”

Blueprint Denver also states that “Areas of Change are areas where growth will be beneficial and can best improve access to jobs, housing and services with fewer auto trips.”

The **Blueprint Denver** Plan Strategy: Direct Growth to Areas of Change – the Property is in a **Blueprint Denver** identified Area of Change and also meets the following **Blueprint Denver** Areas of Change criteria, goals and objectives:

- Certain features of the Property characterize an Area of Change, such as:
 - The Property is largely underutilized land
 - The Property is in an area undergoing positive change that is expected to continue
- The Property also provides opportunities for the following **Blueprint Denver** Strategies including:
 - Housing, including affordable housing
 - Infill and redevelop vacant and underused properties
 - Compatibility between new and existing development
 - Balanced mix of uses
 - Economic activity—business retention, expansion and creation
 -

The new PUD zoning for the Property will allow these **Blueprint Denver** goals to be implemented.

The rezoning of the subject property will support the following stated goal of Blueprint Denver: “The City must be careful to encourage the retention of low-income residents. Whenever possible, new investment should be encouraged in a way that benefits local residents and supports entrepreneurial activity. Therefore, regulatory reform, strategic investments and aggressive housing programs must accompany the development of most of the Areas of Change to ensure that these become wonderful neighborhoods for all, not just for the fortunate few.”

New PUD zoning would encourage retention of low-income residents in a climate that is in need of affordable housing options and allow this **Blueprint Denver** goal to be realized.

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

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* identifies the site as an Area of Change and specifically notes this site as Infill Development Opportunity #9, focusing on opportunities for residential infill and redevelopment of underdeveloped parcels.

The *Elyria & Swansea Neighborhoods Plan* identifies the site as a location to introduce Urban Neighborhood Context, encouraging the use of alleys and limiting or prohibiting curb cuts for street access and promoting the use of detached sidewalks.

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 addresses the following:

- **B.2:** Single Family Duplex residential areas are moderately dense areas that are primarily residential. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings.
- **B.3:** 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 5 – Improve Access to Housing, Jobs, Services & Education, the PUD addresses the following:

- **B.23:** 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.

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.

Support the creation of family appropriate affordable housing projects that include more bedrooms and offer proximate and safe access to educational facilities, recreational opportunities and fresh food.

- **B.24:** Work with non-profit housing partners, Denver Office of Economic Development, CDOT and other financing entities to explore a replacement housing strategy associated with the CDOT I-70 acquisitions. New affordable housing units should be built in the neighborhood that will exceed the number of units acquired for I-70 expansion, in addition to the number of homes acquired for the original I-70 project construction.

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.

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.

Under a Healthy Elyria & Swansea Recommendation 1 – Improve Environmental Quality, the PUD enables the following:

- **D6:** Increase the tree canopy cover in the neighborhoods as prioritized in the Denver Urban Forestry Program and The Game Plan, including planting street trees, to provide an inviting and temperate outdoor environment for physical activity.

EXHIBIT D

Description of Justifying Circumstances and Neighborhood Context

Justifying Circumstances - One of the following circumstances exists:

1. The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.
2. 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.

Statement of Justifying Circumstances:

The DHA (Soon to be Habitat for Humanity) Property, located on the full vacant block of 43rd & Elizabeth, being rezoned to PUD is in a part of Denver undergoing significant transformation. The Elyria & Swansea community is undergoing tremendous change and experiencing development pressures driven by big transformative projects such as I-70 and the National Western. While many attributes of these changes are positive, Elyria & Swansea is also experiencing gentrification, a lack of affordability, reducing home ownership and displacement. Rapid development with rising prices is the norm. The proposed map amendment is in response to these changing conditions and the need for increasing the supply of for-sale affordable housing. (As anticipated in the *Elyria & Swansea Neighborhoods Plan*.)

The Property consists of underutilized vacant land that is efficiently served by existing infrastructure. Rezoning will further the policy goals and multiple City plan directions of converting the Property to a vibrant home ownership community with affordable family oriented housing availability. Conditions in the neighborhood and prices are rising exponentially, increasing the need for affordable housing thereby providing the legal basis for this map amendment application and rezoning request. Existing housing stock is being lost to the I-70 project.

This rezoning will be an implementation step of the policy, land use and transportation goals identified in the aforementioned Plans. Once rezoned, the Property can accommodate the urban densities prescribed in the plans. This rezoning is necessary for the following reasons:

1. Conformance with *The Elyria & Swansea Neighborhoods Plan*.
2. The ability to meet demand for additional affordable housing dwelling units in the City.
3. Further implementation of *Blueprint Denver*.

Completed, planned and underway development throughout the Elyria & Swansea Neighborhood has already or will imminently transform the area into a developing mixed-use urban infill community.

These changes include market rate development of all types, the opening of the RTD A and N lines and their respective nearby rail / TOD stations at 40th and Colorado; and The National Western; the lowering and reconfiguring of I-70, (and the related condemnation of over 50 homes in Elyria & Swansea); along with the tremendous growth in jobs in and near downtown, inducing nearby RiNo.

All these changing conditions justify the rezoning of the Property to PUD.

The proposed PUD and the affordable housing proposal offered by the applicant provide the form-based context to enable what the market, the community and Denver's elected officials desire for the furtherance of the neighborhood and affordable housing goals. Design elements imbedded in the PUD such as building height and orientation will help create a quality community the City and its residents will be proud of.

Statement of Consistency with Neighborhood Context and General Purpose of Zone Districts:

This map amendment application requests approval of the PUD Zone District for the Property. The PUD is based on the U-TU-B Zone District. The "U" Zone Districts are appropriate as they are intended for use in more Urban areas such as the Elyria& Swansea neighborhood.

The **General Intent** for this rezoning to PUD is as follows:

1. To Implement the Denver Comprehensive Plan and its supplements.
2. To implement both *Blueprint Denver* as well as the *Elyria & Swansea Neighborhoods Plan*.
3. Encourage minimizing new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking.
4. To facilitate implementation of Mayor Hancock's 3x5 initiative (increasing affordable housing production by 3000 new units in five years).
5. To implement the City's stated goals in the Gentrification Study to invest in the preservation of existing affordable housing, particularly rentals. [Denver Gentrification Study – Recommendation 4 – page 6]
6. The PUD standards are also intended to ensure new development contributes positively to established neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

REVIEW CRITERION DZC § 12.4.10.7.C - 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.

Future development of the Property will result in uniformity of PUD district regulations and restrictions (based on U-TU-B development standards.)

REVIEW CRITERION-The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.

Exhibit H
Community Outreach Documentation

Community Walk Report from 9.20.17

On September 20th, Swansea residents took the Habitat for Humanity staff who are working on the 43rd and Elizabeth project for a walk around their neighborhood. They shared their history and their hopes for Swansea and

Attendees from the neighborhood:

Chol Ater (12 years in Swansea), Elowa Ater (daughter)

Virginia Calderon (27 years in Swansea)

Frank Puebla (55 years in Swansea), Antoinette (42 years in Swansea), Eva (granddaughter)

George Marquez and Brenda (42 years in Swansea)

Stella Ronquillo and Tim (20 years in Swansea)

Angelina Torres (11 years in Swansea)

Candi Cdebaba (30 years in Swansea)

From Habitat for Humanity of Metro Denver:

Katie McKenna (community)

Kory Whitaker (design)

Kate Hilberg (construction)

We walked around the neighborhood and talked about what we saw and what was important to neighbors. Here is what we heard:

- Make it feel like part of the neighborhood
 - Homes should not look all the same. The homes in the neighborhood have a lot of variety.
 - Stucco, siding, stone and brick are all good materials to use.
 - Lots of color is important.
 - Pitched roofs with gables or hips are nice, but don't make them too pitched.
 - Individual identity is important.
 - There should be some space between the houses. 6' is good.
- Homeownership
 - If people own them, they will take care of their homes and there won't be so much trash.
 - There will be people to look out for illegal dumping.
 - House, yards, and fences should be easy to maintain.
 - Make space for trash and recycling bins to be stored, not left in the alley.
- Inviting/Welcoming
 - Front porches facing the street are important.

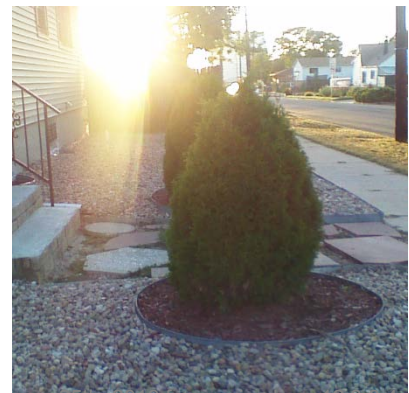
- Covered porches are nice, because they add protection to homeowners and visitors.
- Porches can have a roof over them or be built into the house.
- Covered stoops are also nice.
- Metal awnings are hard to keep looking nice.
- Colorful front doors are nice.
- Safe
 - Homes should be well lit in the front and back.
 - There should be fences to protect small children from running in to alley.
 - There should be protection for fences from cars pulling into parking spaces.
 - If the back yard is nice, people will be back there and there won't be trouble in the alley.
- Good landscaping
 - There should be green space in the front and the back.
 - Not too much lawn. Xeriscaping is nice and less expensive, but takes a while to grow.
 - Prefer no rock mulch.
 - People should have a choice. They are more likely to take care of it.
 - A variety of trees, such as pines, is nice.
 - Trees in the tree lawn should be big shade trees. Sprinklers in tree lawn are important for maintenance. Also, making the tree lawn feel like it is part of the yard, so that people know to maintain it.
 - A little sidewalk across tree lawn is helpful as people get older and need mobility. Also it is good to get to cars in the snow.

We reviewed the concept plan for the property at 43rd and Elizabeth and shared that we would report back to the group, as well as other neighbors, as we moved forward with planning.

- 32 homes for sale
- 16 duplexes, 8 facing Elizabeth St and 8 facing Columbine St
- Homes will be 2-story
- A new public alley in between (in line with the original driveway on the site), similar to typical blocks in the neighborhood.
- Each home will have a parking space off the alley.
- Habitat will sell the homes to families and will provide an affordable mortgage.
- Families will have sweat equity requirements.



20177 00047



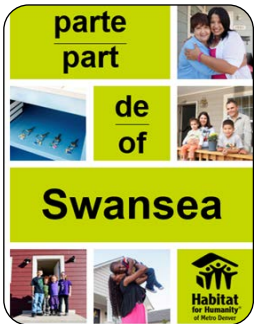
January 20th, 2016 fees waived per 12.3.3.4



Walk with Neighbors, 9/20/17

- Bilingual walking tour with 12 nearby neighbors to learn what elements they think should be incorporated into the site plans. Residents have lived in Swansea for 11-55 years, ranged in age from 15-71 and have deep knowledge and commitment to the community.
- Discussed topics including landscaping, fences, porches, building type and design, alleyway, rooflines, safety, and neighborhood history. See full report for additional detail.

Community Meeting, 10/24/17



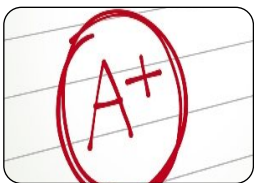
- Community open house to give neighbors the opportunity to learn about Habitat for Humanity, how to buy a Habitat home and share thoughts on elements that should be incorporated into the site plans. Dinner and children's activities were provided.
- 61 adults and 15 children attended. 51% prefer Spanish, 55% were interested in buying a home. 94% were from NE Denver.
- Habitat learned from neighbors about the character of the community, preference for larger homes (3/4 bed), about a strong desire for more affordable housing, and desire to continue living in the neighborhood.



Canvassing, ongoing

- Bilingual canvassers continue to visit residents at home. Our goal is to ensure neighbors know about the project, have information about Habitat's programs, can offer their suggestions and advice and know how to buy one of the homes if they are interested.

Homebuyer Education Classes, Jan & Feb 2018



- A series of 4 classes held at the Swansea rec center helped prospective homebuyers learn about how to prepare for buying a home and Habitat's program
- Attendees met Habitat staff, learned in a group setting and had time for 1:1 coaching to address specific questions. Assistance available in English and Spanish.



Connecting with Neighborhood Organizations, ongoing

- GES has a rich landscape of community organizations including community serving nonprofits, resident lead organizations, RNOs, and more informal groups.
- Habitat attended meetings of the GES Coalitions, GES CLT, Globeville Civic Partners, Swansea Parents, GES Business Association.
- The neighborhood has many RNOs, some of which are not meeting regularly. In these instances Habitat continues to connect with RNO leadership to gather feedback about the project. These RNOs include ES Neighborhood Association, Comunidades Unidas, and UCAN.

you're invited to a

Community Meeting



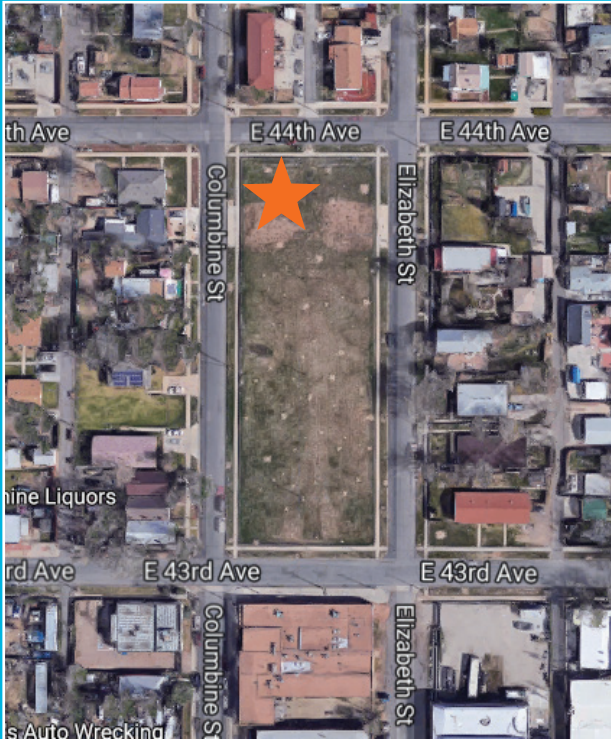
Habitat
for Humanity®
of Metro Denver





Habitat for Humanity of Metro Denver
3245 Eliot Street
Denver, CO 80211

Non-Profit Org.
US Postage
PAID
Denver, CO
Permit No.1999



20171-00047

Join us for a Community Meeting

Come learn about Habitat for Humanity's new development and how to buy a home in Swansea.

October 24th

5:30-7:30

Focus Points, 2501 48th Ave, Denver, CO 80216

Questions? Call Katie at 720-496-2718

Reunión Comunitario de las Casas Nuevas

Ven a conocer la nueva propiedad de Habitat y cómo comprar una casa en Swansea.

24 de Octubre

A las 5:30-7:30

Focus Points, 2501 48th Ave, Denver, CO 80216

Llame a Katie con preguntas - 720-496-2718

January 25th, 2018 fees waived per 12.3.3-4

PUD-G 18



4348 N Columbine St, 2500 E 44th Ave, 4301 & 4349 N Elizabeth St.

CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 18 ESTABLISHED

The provisions of this PUD-G 18 zone district apply to the subject area depicted on the Official Zoning Map with the label PUD-G 18, and legally described as Lots 1 Through 16, Block E, Mouat’s Resubdivision of Part of Swansea, and Block 67, 1st Addition to Swansea, City and County of Denver, State of Colorado.

SECTION 1.2 PUD-G 18 SPECIFIC INTENT

The specific intent of PUD-G 18 is to accomodate two rows of alley-loaded residential development under the U-TU-B zone district, recognizing that the subject block is significantly narrower than the surrounding blocks that have two rows of alley-loaded residential development.

CHAPTER 2. URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All development within PUD-G 18 shall conform to the Denver Zoning Code (“DZC”), Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 18.

CHAPTER 3. DISTRICTS

All development in this PUD-G 18 shall conform to the DZC, Division 5.2, Districts, as specifically applicable to the U-TU-B Zone District, as amended from time to time, and except as modified in this PUD-G 18.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 18 shall comply with the design standards in the DZC, Division 5.3 as specifically applicable to the U-TU-B Zone District, as amended from time to time, with the following modifications and exceptions.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 18 shall comply with the Duplex Building form standards in Section 5.3.3 of the DZC, as amended from time to time, with the exceptions and modifications set forth below.

4.1.1 Maximum Height and Siting

Height and Siting Building Form Standards shall conform to the standards in the U-TU-B Zone District, except as set forth below.

HEIGHT	PUD G 18
Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5
Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'
Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17'/17'
SITING	PUD G 18
ZONE LOT	
Zone Lot Size (min)	2,800 sf
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	Greater than 40' and less than 75'
Primary Street, where block sensitive setback does not apply (min):	8'
Side Street (min)	3'
Side Interior (min)	3'
Rear, alley/no alley	5'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	70%
PARKING BY ZONE LOT WIDTH	
Vehicle Access	From Alley only

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

All development in this PUD-G 18 shall conform to the DZC, Division 5.4, Uses and Required Minimum Parking, as specifically applicable to the U-TU-B Zone District, as amended from time to time, and except as modified in this PUD-G 18.

SECTION 5.1 ARTICLE 1 OF THE DENVER ZONING CODE

5.1.1 Applicability

Development in this PUD-G 18 shall conform to Article 1, General Provisions of the DZC, as amended from time to time.

SECTION 5.2 ARTICLE 10 OF THE DENVER ZONING CODE

5.2.1 Applicability

Development in this PUD-G 18 shall conform to Article 10, General Design Standards, of the DZC, as amended from time to time.

SECTION 5.3 ARTICLE 11 OF THE DENVER ZONING CODE

5.3.1 Applicability

Development in this PUD-G 18 shall conform to Article 11, Use Limitations and Definitions, of the DZC, as amended from time to time.

SECTION 5.4 ARTICLE 12 OF THE DENVER ZONING CODE

5.4.1 Applicability

Development in this PUD-G 18 shall conform to Article 12, Zoning Procedures and Enforcement, of the DZC, as amended from time to time.

SECTION 5.5 ARTICLE 13 OF THE DENVER ZONING CODE

5.5.1 Applicability

Development in this PUD-G 18 shall conform to Article 13, Rules of Measurement and Definitions, of the DZC, as amended from time to time.