



**DENVER**  
THE MILE HIGH CITY

**Community Planning and Development  
Planning Services**

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**TO:** Denver City Council  
Chris Herndon, President  
**FROM:** Deirdre Oss, Senior City Planner  
**DATE:** February 2, 2015  
**RE:** Application # 2014I-00043 – 1600 Raleigh Street - Official Map Amendment Request for Blocks 1-6 of South Sloan’s Lake Subdivision Filing No. 1 from C-MX-5 to C-MX-5/DO-5

**Staff Report and Recommendation**

Based on the criteria for review of this application submitted under Denver Zoning Code (“DZC”) Section 12.4.10.4.2.c.i, Staff recommends approval of Application 2014I-00043 from C-MX-5 to C-MX-5/DO-5.

**Request for Rezoning**

Application: #2014I-00043  
Address: 1600 Raleigh, more specifically Blocks 1-6 of South Sloan’s Lake Subdivision Filing No. 1 located between 17<sup>th</sup> Avenue, Conejos Place, Stuart Street and Perry Street (the “**SSL GDP area**”)  
Neighborhood/Council District: West Colfax Neighborhood / City Council District #1  
RNOs: Denver Neighborhood Association, Inter-Neighborhood Cooperation, Northwest Neighbors Coalition, Northwest Quadrant Association, Sloan’s Lake Citizen’s Group, Sloan’s Lake Neighborhood Association, West Colfax Business Improvement District, West Colfax Association of Neighbors  
Area of Property: Approx. 18 acres  
Current Zoning: C-MX-5  
Proposed Zoning: C-MX-5/DO-5  
Property Owner(s): EnviroFinance Group-South Sloan’s Lake I, LLC; Sloan’s Lake Apartments, LLC; Sloan’s Lake Metropolitan District No. 1  
Applicant Representative: Council District 1/Councilwoman Susan Shepherd



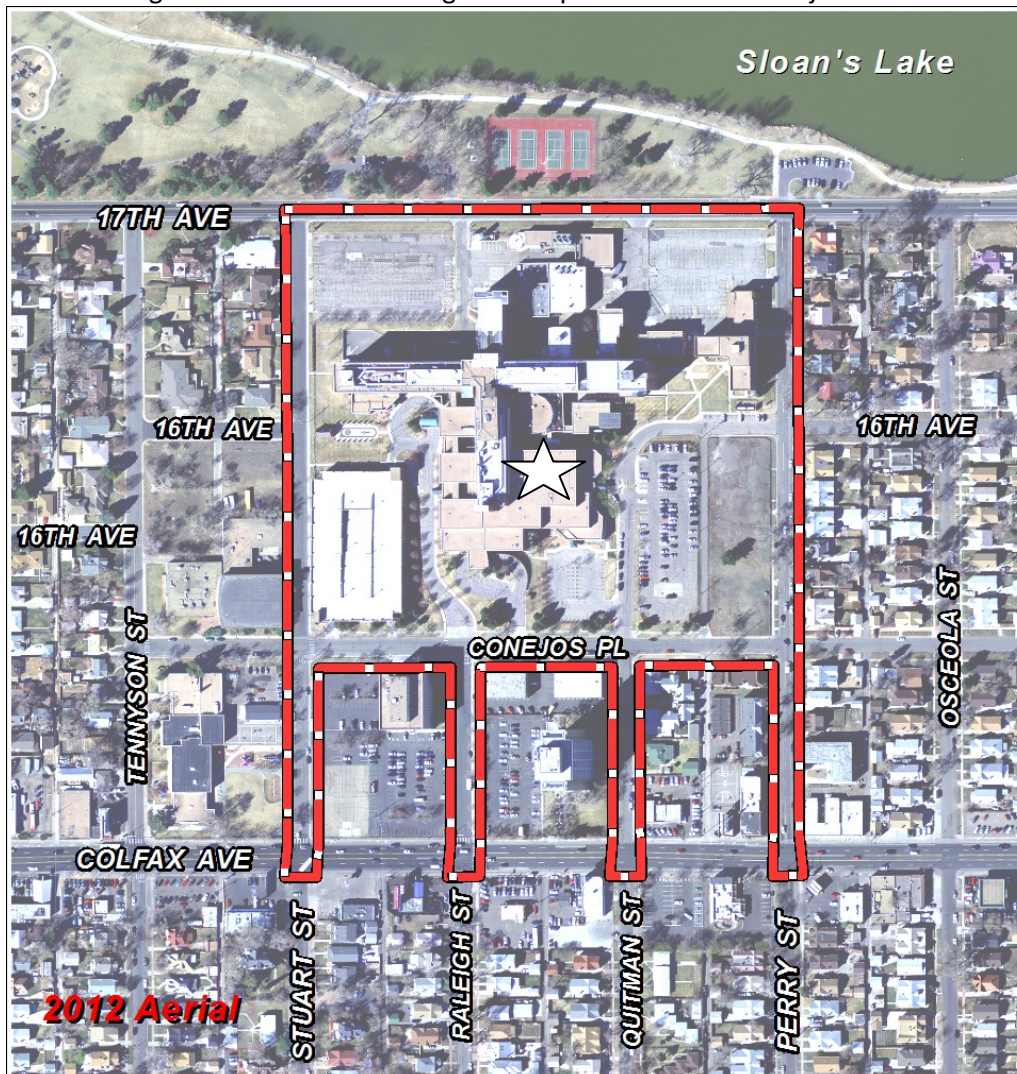
### Summary of Request and Background

The former St. Anthony Central Hospital property was purchased by EnviroFinance Group-South Sloan's Lake I, LLC (EFG) in January, 2013. While EFG still owns Blocks 1-4 of the subject property, Blocks 5 and 6 are now owned by South Sloan's Lake Apartments, LLC. Following approval of the South Sloan's Lake General Development Plan in 2014, Councilwoman Shepherd initiated a text amendment pursuant to DZC Section 12.4.11.4 to add the Sloan's Lake Design Overlay District, DO-5 (the "**DO-5 Overlay**") to the Denver Zoning Code. This proposed text amendment was approved January 5, 2015. The DO-5 Overlay creates height limits consistent with recommendations in the West Colfax Plan, as further refined by the SSL GDP.

This map amendment proposes to map Blocks 1-6 DO-5.

### Existing Context

The following summarizes the existing context proximate to the subject site:



	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	C-MX-5	Redevelopment site for former St. Anthony's Hospital	Vacant to be developed with two structures to be retained – four-story parking garage and 6 story Kuhlman Building	The existing pattern of development surrounding the site follows Denver's traditional orthogonal grid to 17 <sup>th</sup> Avenue which forms the southern boundary of Sloan's Lake Park. Blocks are rectilinear and served by alley. Toward Colfax to the south, larger parcels serve nonresidential uses within the grid structure.
North	OS-A	17 <sup>th</sup> Avenue/ Sloan's Lake Park	Park/Open Space/Parking	
South	C-MS-8 and U-TU-C/UO-3	Multifamily apartment, medical clinic - vacant	Lowrise-three story apartments and four story office	
East	U-TU-C	Mixture of Single Family, two-unit,	One-story lowrise	
West	U-SU-C2/ PUD	Residential and school	Lowrise residential, 1-2 story school	



## 1. Existing Zoning



The current C-MX-5 zone district was placed on the SSL GDP area in 2010 to replace Former Chapter 59 H-1-A and H-2 zoning as part of the Citywide rezoning effort and guided by recommendations in the 2006 West Colfax Plan. The Plan contemplated mixed-use redevelopment of the former Saint Anthony's Hospital. The C-MX-5 Zone District has a maximum height of 70 feet with allowable encroachments. The minimum front setback is generally 0' and the required "build-to" is within 10-15' for 70% of the zone lot frontage. A variety of mixed residential and commercial uses are allowed, and must adhere to upper story setback requirements of 20/25 feet for all development above 27 feet and 35/40 feet for portions of the building above 51 feet. These upper story setbacks do not limit overall height within the district. For additional details of the C-MX-5 zone district, see DZC Section 7.2.2.

## 2. South Sloan's Lake General Development Plan (SSL GDP)

In January 2014, the City's Development Review Committee approved the SSL GDP. The SSL GDP further refines the West Colfax Plan by providing a framework for development and land use concepts, infrastructure, and phasing to accommodate a new mixed-use development. The

SSL GDP includes specific recommendations for building height limitations adjacent to Stuart Street, Quitman Street, Perry Street, and 17<sup>th</sup> Avenue. Transitional height concepts do apply to parcels on which existing buildings will be retained, including the parking structure and the Kuhlman building.

### 3. Urban Design Standards & Guidelines

There are design standards and guidelines that are applicable to the property that are administered by the Metropolitan District. These are not City-adopted standards or guidelines.

### 4. Existing Land Use Map



**5. Existing Building Form and Scale**

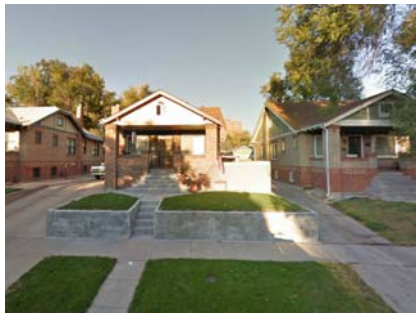
**1- Sloan's Lake Park**



**2 Sloan's Lake Park**



**3 West Colfax Neighborhood, Single unit detached, 1 story**



**4 West Colfax Neighborhood, Single unit detached, 1 story**



**5- West Colfax Avenue, 5-story office with surface parking**



**6 West Colfax Avenue, 2-story Multi-unit & 1-story commercial**



**7 Colfax Elementary School, 2-story**



**8 Yashiva Toras Chaim H.S. Seminary, 1-2-story**



## Summary of City Agency Referral Comments

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

**Asset Management:** Approve – No comments.

**Denver Fire Department:** Approve – No Comments.

**Development Services:** Approved.

**Development Services – Wastewater:** There is no objection to the rezone, however applicant should be under notice that the Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be necessary. These studies may result in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient.

**Public Works – City Surveyor:** Legal is approved.

## Public Review Process

- CPD staff provided informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on September 30, 2014.
- The property has been legally posted for a period of 15 days announcing the November 5, 2014 Denver Planning Board public hearing, and written notification of the Planning Board public hearing was sent to all affected registered neighborhood organizations and City Council members.
- Notification of the NAP Committee meeting was sent to all applicable RNOs and Council Districts on October 28, 2014.
- **Registered Neighborhood Organizations (RNOs)**  
As part of a comprehensive update to interested neighborhoods about redevelopment progress, EFG provided time for CPD staff at a public meeting on October 22, 2014 to present information concerning both the proposed text amendment to create the South Sloan's Lake Overlay District, DO-5, and this map amendment. The West Colfax Association of Neighbors (WeCAN) provided a letter of support for the proposed map amendment.
- **Planning Board:** Following testimony both in support and in objection to this rezoning, the Planning Board recommended unanimously to support the proposed map amendment to C-MX-5/ DO-5, with deliberation focused on review criteria including compliance with our adopted City plans and consideration for related height limitation guidance in the South Sloan's Lake GDP. Testimony offered in favor of the design overlay indicated that mapping of the overlay helps to implement plans for the St. Anthony's redevelopment. Testimony in objection to the amendment focused on (1) overall concern for development intensity and traffic and (2) concern about the way in which future development would adhere to the overlay and meet the intent of not only area plans but also the original St. Anthony's redevelopment task force

recommendations. The recommendations of the St. Anthony's redevelopment task force were incorporated into the West Colfax Plan appendix, and also provide consistent guidance for the approach of a proposed overlay to be applied to Blocks 1-6 of the SSL GDP. The Planning Board discussed the applicability of the GDP as part of the standard of review for a map amendment.

- **Neighborhoods and Planning Committee:** This item was presented to the N&P committee concurrent with the text amendment for the new South Sloan's Lake Design Overlay (DO-5) District – this text amendment was approved by City Council On January 5, 2015. During the meeting, Committee reviewed the DO-5 map amendment application and determined it is ready for hearing. Questions from Council related to long term plans for site redevelopment.

### **Criteria for Review / Staff Evaluation**

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

#### **DZC Section 12.4.10.7**

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

#### **DZC Section 12.4.10.8**

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

### **1. Map Amendment is Consistent with the City's Adopted Plans**

The map amendment is consistent with the City's following adopted plans<sup>1</sup>:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- West Colfax Plan (2006)
- Sloan's Lake General Development Plan (2014)

#### **Denver Comprehensive Plan 2000**

Denver's planning foundation is built on the acknowledgement that the combination of new development and traditional Denver form must blend to provide attractive, appropriately scaled urban places. The introduction of newer, higher intensity development adjacent to the West Colfax neighborhood is supported and guided by key aspects of various City plans, including the Denver Comprehensive Plan, as summarized below.

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<sup>1</sup> Denver Comprehensive Plan 2000 was approved by Planning Board and adopted by City Council ordinance. Blueprint Denver and the West Colfax Plan also were approved by Planning Board and adopted by City Council, and are supplements to the Comprehensive Plan. The SSL GDP is approved by the City's Development Review Committee; this committee consists of the managers of Community Planning and Development, Public Works, and Parks and Recreation, the Zoning Administrator, the chief of the Fire Department, and, at the discretion of the Manager of CPD, additional City agencies. GDPs are not considered supplements to the Comprehensive Plan.



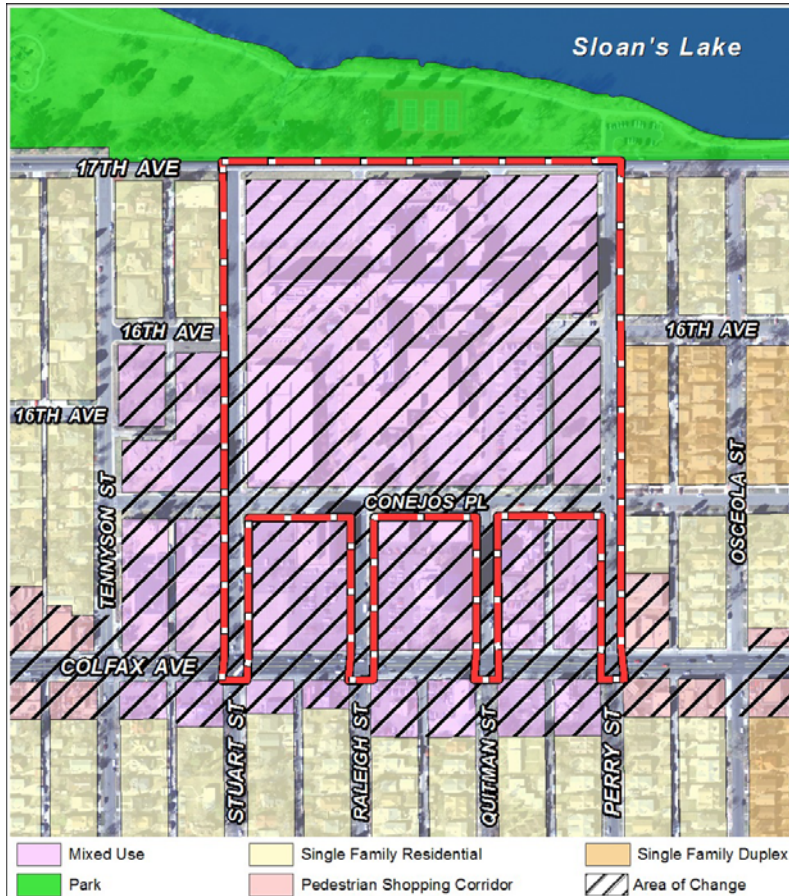
*GOAL ■ Use the best of Denver’s architectural and landscape legacies to guide the future...Quality design. To be livable and admired, all of the components of the city — its infrastructure, buildings and open spaces — must function well and be attractive individually, while combining to create meaningful, beautiful places. The primary urban design challenge of the early 21<sup>st</sup> century will be to integrate elements of Denver’s traditional urban design character into redeveloping areas and into new, more compact mixed-use areas. – Page 86*

The proposed map amendment to map Blocks 1-6 of the SSL GDP area with the Sloan’s Lake Design Overlay District DO-5 to limit heights at the edges of the SSL GDP area is reinforced with key relevant Comprehensive Plan strategies including:

- Denver’s Legacies chapter, Strategy 3-A: *Identify areas in which increased density and new uses are desirable and can be accommodated.*
- Land Use chapter, 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.* Application of the proposed DO-5 to the SSL GDP Blocks 1-6 provides regulatory limitations for new construction to adhere to context-sensitive transitions to the lower density, lower intensity West Colfax neighborhood, thereby allowing infill development and increased density sensitive to the character of the neighborhood.

**Blueprint Denver - 2002**

The site is designated a **Mixed Use Area of Change**.



2002 Blueprint Denver Map

### Blueprint Denver Area of Change

The subject site is designated as a Mixed Use Area of Change along 17<sup>th</sup> Avenue which is designated as a Mixed-Use Collector. **Using land-use and transportation types focuses on the experience of “place” at ground level, where the qualities of a pedestrian-oriented city are most apparent.** (p. 36) Street design elements of multimodal streets like 17<sup>th</sup> Avenue are essential to ensure the appropriate connection between land use, transportation, urban design, community, environment and social interaction (p. 61). **Along a mixed use street, pedestrian-scaled facades, which may include height transitions/stepbacks for the front of a taller building, promote pedestrian activity (p. 66).**

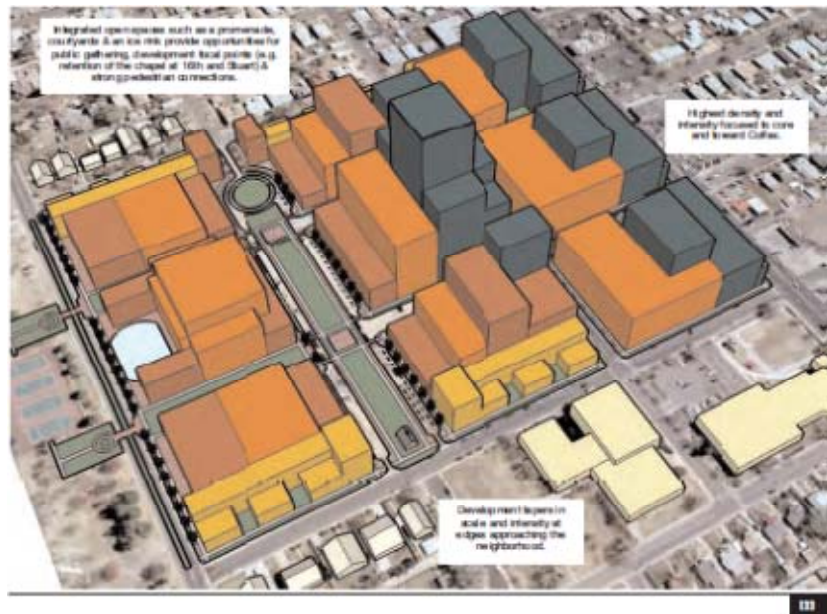
In general, the goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change provide Denver with the opportunity to focus growth in a way that benefits the City as a whole. (Page 127). Blueprint Denver also proposes strategies for Areas of Change, including **addressing edges** between Areas of Change and Areas of Stability, **compatibility between existing and new development**, reuse of older buildings, and **pedestrian and transit supportive design and development standards** (Pg. 61). Regulatory tools, including language amendments are used to provide standards for appropriate uses, densities, and design standards for certain Areas of Change where the tool may not currently exist. (Pgs. 74-75).

Further, planning for new development in Areas of Change relies on many strategies including appropriate transitions to Areas of Stability that create the right building scale to compliment new development's edges adjacent to existing neighborhoods and other valued attributes like parks and parkways (Pg. 142).

**The proposed map amendment is consistent with Area of Change strategies by stepping down heights at the edges to address compatibility between this area, adjacent Areas of Stability, and Sloan's Lake Park (p. 23).**

### West Colfax Plan - 2006

In the West Colfax Plan, the SSL GDP area is described as a "catalyst redevelopment opportunity" for the entire West Colfax neighborhood. The West Colfax Plan envisions the site as an Urban Town Center with a scale and quality of development at the location that will bring an influx of new residents and a mix of commercial activities that promote West Colfax and its environs as a destination. The map amendment implements recommendations in this plan to moderate heights adjacent to the lower intensity, lower West Colfax neighborhood, leaving the more intense development in the center of this designated Town Center.



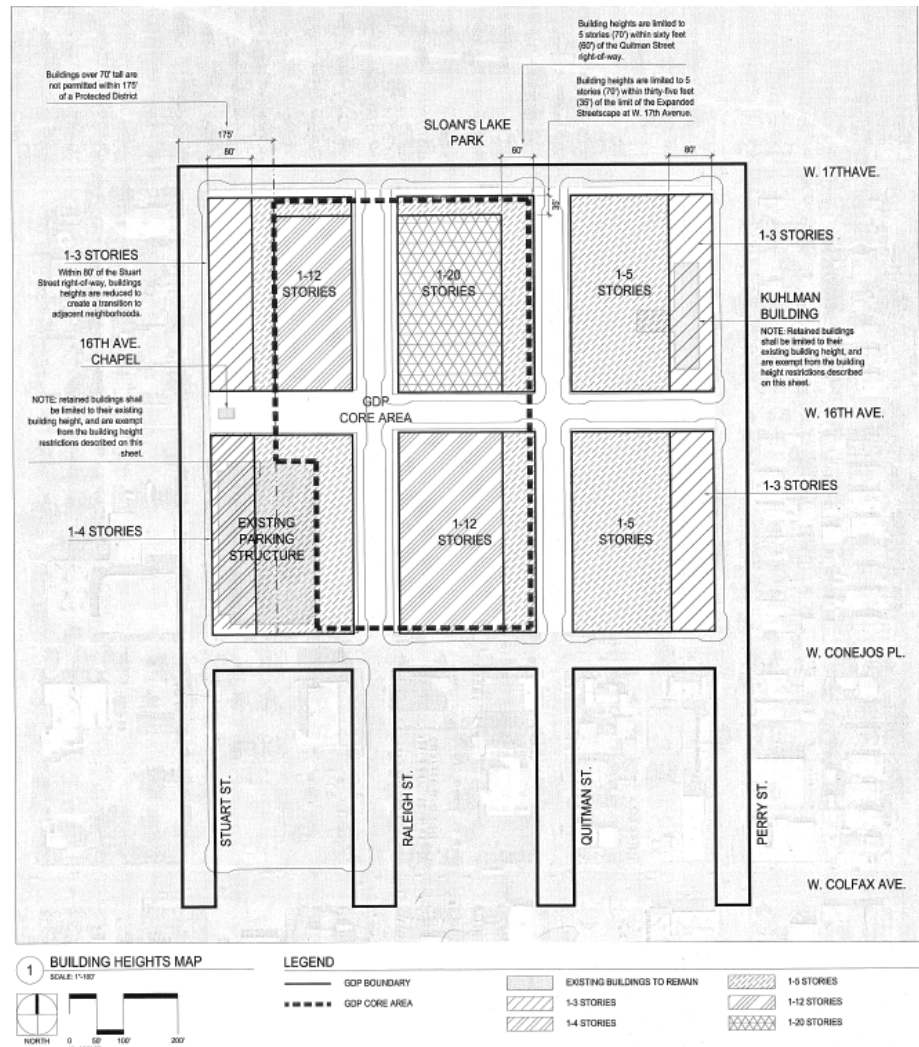
The Town Center concept in the Plan describes "compact, development radiates from a dense core and centralized gathering space, with variable scale where greatest height and intensity in the core radiates to lower intensity at the fringe (p. 83)." The map amendment proposes placement of regulations that will allow for lower intensity building structures closer to streets adjacent to existing neighborhoods.

Transitional concepts incorporated into the adopted West Colfax Plan include application of transitions to the subject property. The rendering below from the West Colfax Plan for the SSL GDP area shows the concept of tapering height at the edges of the new development. Consistent with the Plan, the approved DO-5 provides for three, four, and five-story height limits to provide context sensitive transitions to the neighborhood adjacent to Stuart Street, Perry Street, and 17<sup>th</sup> Avenue/Sloan's Lake Park.

By imposing more restrictive height limitations at the fringe of the SSL GDP area and along streets adjacent to existing neighborhoods, the DO-5 district furthers the vision, recommendations, and concepts set forth in the West Colfax Plan.

**South Sloan's Lake General Development Plan (2014)**

As provided above, the SSL GDP, approved by the City's Development Review Committee in January 2014, refines recommendations set forth in the West Colfax Plan for the SSL GDP area and provides a framework for development and land use concepts, infrastructure, and phasing for this important infill development. Most pertinent to analyzing the proposed map amendment are the specific recommendations in the SSL GDP for building height limitations adjacent to Stuart Street, Quitman Street, Perry Street, and 17<sup>th</sup> Avenue. Transitional height concepts do include parcels on which existing buildings will be retained, including the parking structure and the Kuhlman building. DZC Section 12.4.12.15 provides that



the "City Council may approve an official map amendment (rezoning) application for property located within an approved GDP area, taking into consideration the approved GDP."

The proposed map amendment, if approved by City Council, will implement these recommendations.

**2. Map Amendment Furthers the Public Health, Safety and Welfare**

This map amendment furthers the public health, safety, and general welfare of Denver residents as it provides for context-sensitive transitions between new infill development and adjacent lower intensity, lower height blocks in established neighborhoods. These transitions provide for pedestrian-friendly environments at the street level where the experience of "place" is most apparent (pg. 36, BPD).

**3. Map Amendment Results in Regulations that are Uniform Across the District**

This map amendment will result in uniform regulations applicable to all new buildings within land mapped DO-5.

**4. and 5. Justifying Circumstances and Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

Justifying circumstances exist to support this map amendment because 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 states in, Article 9, Division 9.4 (Overlay Zone District), of this Code. See DZC Section 12.4.10.8.A.5. DZC Section 9.4.5.1 provides that Design Overlay Districts are intended to, among other things, implement land use and urban design recommendations and standards set forth in neighborhood or small area plans adopted as part of the Comprehensive Plan, provide uniform standards for mitigating the impact of more intensive uses adjacent to less intensive uses, and reinforce the desired character for newly developing areas.

The Sloan's Lake Overlay District, DO-5 approved by City Council on January 5, 2015, creates building height limitations that require a transition down in height from new higher-intensity development to surrounding lower-intensity residential neighborhoods and uses and Sloan's Lake Park. Mapping the SSL GDP area with the DO-5 Overlay, if approved by City Council, will implement land use and urban design recommendations and standards set forth in the West Colfax Plan, as further refined by the SSL GDP, provide uniform height limitations for areas mapped DO-5, and reinforce the desired character for the newly developing SSL GDP area reflected in the various plans discussed in this staff report.

**Staff Recommendation to City Council**

Staff finds that rezoning Blocks 1-6 of the South Sloan's Lake Subdivision Filing No. 1 from C-MX-5 to C-MX-5/DO-5 furthers the intent of a map amendment and the Design Overlay district tool and meets the map amendment review criteria. Staff, therefore, recommends APPROVAL of this map amendment application.

**Attachments**

1. Official Map Amendment Application
2. Letters received at Planning Board

## Zone Map Amendment (Rezoning) - Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	EFG-SOUTH SLOAN'S LAKE I LLC SLOAN'S LAKE APARTMENTS LLC SSL METROPOLITAN DISTRICT NO. 1	Representative Name	Councilwoman Susan Shepherd
Address	4601 DTC Blvd., Suite 130	Address	1437 Bannock Street
City, State, Zip	Denver, CO 80202	City, State, Zip	Denver, CO 80204
Telephone	(303) 996-0840	Telephone	720-337-7710
Email	CBertron@efg-bp.com	Email	Susan.Shepherd@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Between 17th, Conejos Place, Stuart Street and Perry Street - Blocks 1-6 of South Sloan's Lake General Development Plan boundary		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	approx. 18 ac		
Current Zone District(s):	C-MX-5		
PROPOSAL			
Proposed Zone District:	C-MX-5/Proposed DO-5		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</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 Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input 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 checked="" type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</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>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input checked="" type="checkbox"/> Proof of Ownership Document(s) <input checked="" type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

**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)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
EFG-SOUTH SLOAN'S LAKE I LLC	4601 DTC Blvd., Suite 130 Denver, CO 80237 (303) 996-0840 cbertron@efg-bp.com	72%	<i>C-RT/ST</i>	10/13/14	(A)	
SLOAN'S LAKE APARTMENTS LLC	  mschildt@tcreidential.com (303) 284-7108	25%			(A)	
SSL METROPOLITAN DISTRICT NO. 1	8390 E Crescent Pkwy. Suite 500 Greenwood Village, CO 80111 (303) 996-0840 cbertron@efg-bp.com	3%	<i>C-RT/ST</i>	10/13/14	(A)	





# REZONING GUIDE

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (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)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
EFG-SOUTH SLOAN'S LAKE I LLC	4601 DTC Blvd., Suite 130 Denver, CO 80237 (303) 996-0840 cbertron@efg-bp.com	72%	<i>C - R / SA</i>	10/13/14	(A)	
SLOAN'S LAKE APARTMENTS LLC	1400 16th Street 16 Market Square, 400 Denver, CO 80202 mschildt@tcreidential.com (303) 284-7108	25%	<i>[Signature]</i>	10/15/14	(A)	
SSL METROPOLITAN DISTRICT NO. 1	8390 E Crescent Pkwy. Suite 500 Greenwood Village, CO 80111 (303) 996-0840 cbertron@efg-bp.com	3%	<i>C - R / SA</i>	10/13/14	(A)	

Last updated: June 20, 2014

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

## CERTIFICATE OF ASSISTANT SECRETARY

This Certificate of Assistant Secretary (this "Certificate") is delivered in connection with the extension to Sloan's Lake Apartments, LLC, a Delaware limited liability company (the "Borrower"), of a construction loan in an amount of \$41,197,001 (the "Loan") by Regions Bank. I hereby certify as follows:

1. I am an Assistant Secretary of Maple Multi-Family Development, L.L.C., a Texas limited liability company (the "Company"). The Company is the general partner of CoCH 102 Sloan's Lake, L.P., a Delaware limited partnership ("CoCH 102"). CoCH 102 is the managing member of the Borrower. I am familiar with the facts stated in this Certificate.

2. Maple Residential, L.P. is the sole member of the Company. The officers of the Company are as listed in Exhibit A to this Certificate. Kenneth J. Valach and Anne L. Raymond are the managers of the Company.

3. A true and complete copy of the certificate of formation of the Company is attached as Exhibit B to this Certificate, and such certificate of formation has not been modified, repealed or amended. A true and complete copy of the operating agreement of the Company is attached as Exhibit C to this Certificate, and such operating agreement has not been modified, repealed or amended.

4. A true and complete copy of the certificate of limited partnership of CoCH 102 is attached as Exhibit D to this Certificate, and such certificate of limited partnership has not been modified, repealed or amended. True and complete copies of the partnership agreement of CoCH 102 and all amendments thereto are attached as Exhibit E to this Certificate, and such partnership agreement has not been repealed or further modified or amended.

5. The managers of the Company have adopted the resolutions attached to this Certificate as Exhibit F, and such resolutions have not been repealed, modified or amended. Such resolutions were adopted by written action duly executed by all of the managers. The managers of the Company have adopted no other resolutions relating to the Loan.

Dated: June 27, 2014

  
\_\_\_\_\_  
Lee Ann Shamblin

EXHIBIT A

Officers of Maple Multi-Family Development, L.L.C.

Kenneth J. Valach	President
Anthony Diteaux	Vice President
Clifford A. Breining	Vice President
Donna C. Kruger	Vice President
E. Garth Erdossy	Vice President
Leonard W. Wood, Jr.	Vice President
M. Scot Davis	Vice President
Alec Schiffer	Vice President
Matthew D. Schildt	Vice President
Sean D. Rae	Vice President
Matthew S. Enzler	Vice President
Stephen Bancroft	Vice President
Sue O'Bannon	Vice President
Susan D. Vickery	Vice President
Megan T. Smith	Vice President
Timothy J. Hogan	Vice President, Treasurer and Secretary
Cheryl Christy	Assistant Secretary
Lee Ann Shamblin	Assistant Secretary
Marcia L. Moody	Assistant Secretary

SLOAN'S LAKE SIGNATURE BLOCK (Borrower)

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Sloan's Lake Apartments, LLC, a Delaware limited liability company

By: CoCH 102 Sloan's Lake, L.P., a Delaware limited partnership, its managing member

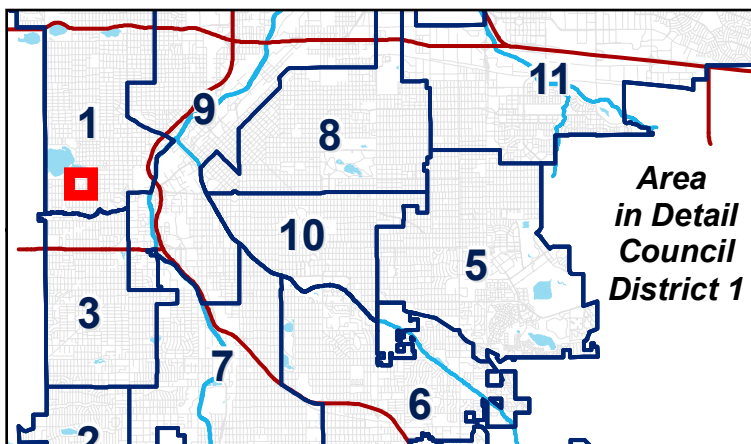
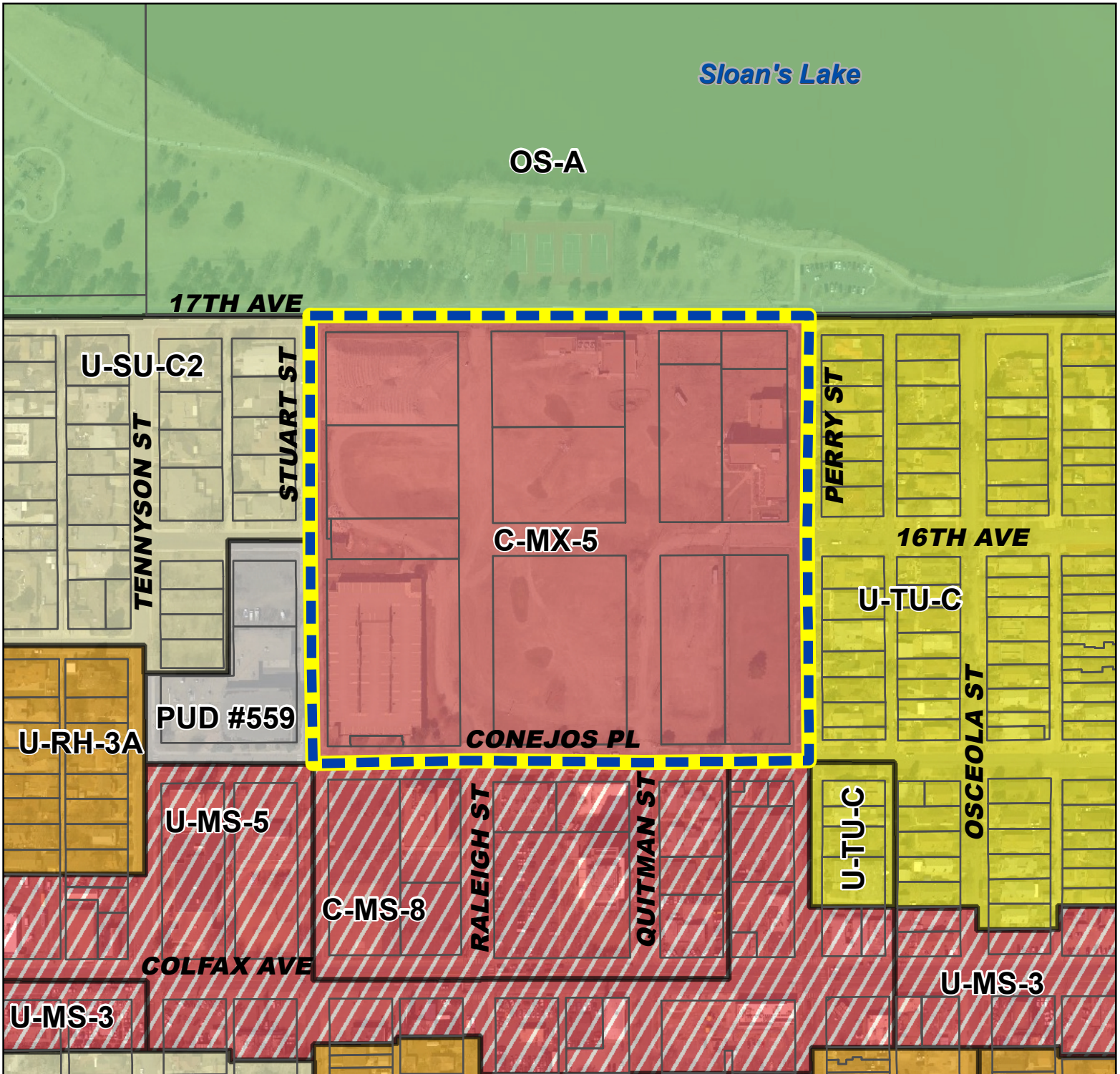
By: Maple Multifamily Development, L.L.C., a Texas limited liability company, its general partner

By: \_\_\_\_\_


Name: \_\_\_\_\_


Title: \_\_\_\_\_

# Zone Map Amendment #2014i-00043



**Application #2014i-00043**  
**Location: South Sloan's Lake**

 **Proposed Rezoning**  
**From: C-MX-5**  
**To: C-MX-5 DO-5**

 0 200 400 800  
Feet

**Map Date: 9/12/2014**