



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

TO: Denver City Council, Land Use, Transportation and Infrastructure Committee
FROM: Libbie Adams, AICP, Associate City Planner
DATE: October 15, 2020
RE: Official Zoning Map Amendment Application #2019I-00107

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2019I-00107.

Request for Rezoning

Address: 2655 and 2659 Downing St.
Neighborhood/Council District: Five Points / Council District 9
RNOs: Welton Corridor Property Owners, Northeast Denver Friends and Neighbors (NEDFANS), Rio Norte, Whittier Neighborhood Association, Five Points Neighbors, Center City Denver Residents Organization, Opportunity Corridor Coalition of United Residents, City Park Friends and Neighbors (CPFAN), Denver Arts and Culture Initiative, and Inter-Neighborhood cooperation (INC)
Area of Property: 8,080 square feet or 0.19 acres
Current Zoning: G-RO-3
Proposed Zoning: U-MX-3
Property Owner(s): Bowie-Newell Trust
Owner Representative: Lorraine Hoover

Summary of Rezoning Request

- The property at 2655 Downing St. contains an industrial warehouse building built in 1931, and the property at 2659 Downing St. contains a single-unit dwelling built in 1922. The subject properties are located at the intersection of Downing Street and Tremont Place.
- The property owner is proposing to rezone the property to expand the commercial uses permitted on the site.
- The proposed U-MX-3, **U**rbane, **M**ixed-**U**se, **3** stories zone district is intended for use in the Urban Neighborhood Context which is characterized by small-scale multi-unit residential and commercial areas embedded in single-unit and two-unit residential areas. Commercial uses are typically located along mixed-use arterial streets, main streets, or at the intersections of local streets. Commercial structures are usually the Shopfront and General building forms. The maximum height of the General and Shopfront forms is 45 feet. Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 5 of the Denver Zoning Code (DZC).

Existing Context



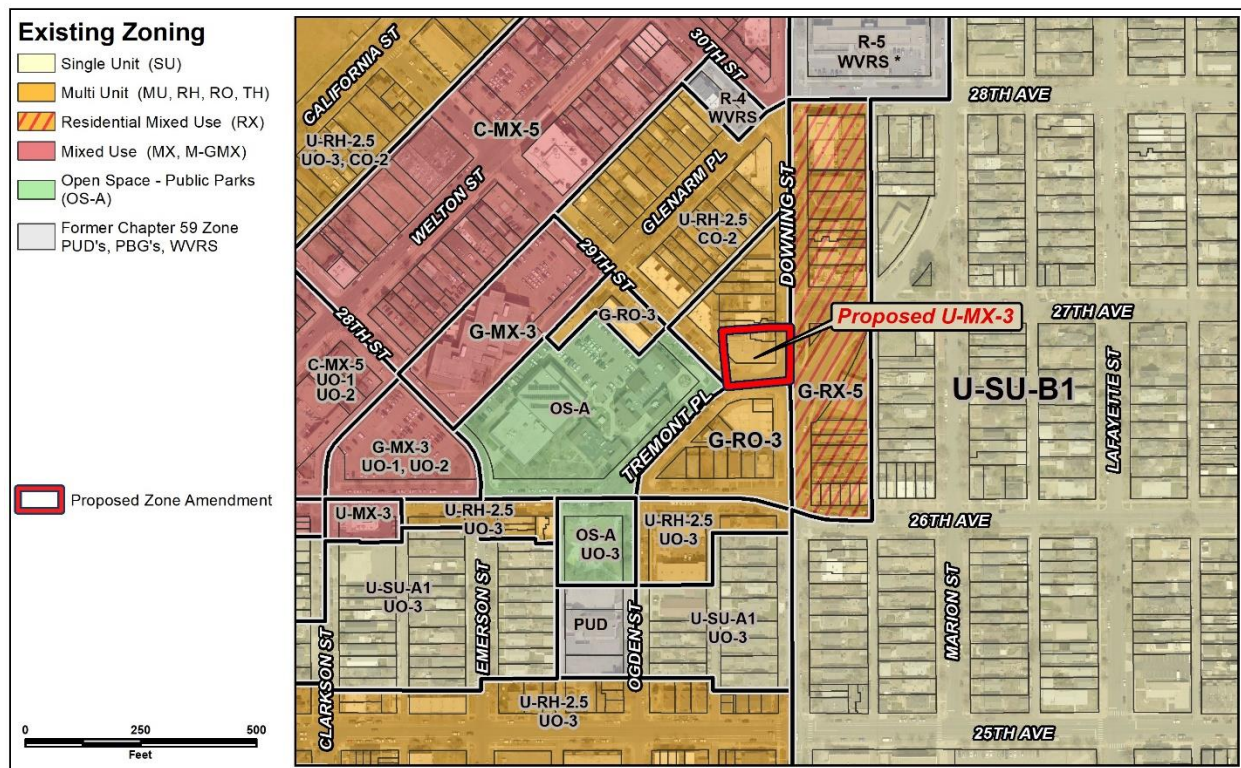
The subject property is in the Five Points statistical neighborhood, which is characterized primarily by single and multi-unit residential uses and then it transitions to more commercial and industrial uses near the transit stations along Welton Street. Generally, there is a pattern of rectangular blocks in a street grid pattern with alley access that is diagonally oriented, parallel with the South Platte River. East of Downing Street and south of 26th Avenue, the grid pattern is oriented towards the four cardinal directions. The subject site is located at the intersection of Downing Street and Tremont Place and within the quarter mile walkshed of the 27th and Welton Station along the L Line. The L Line to Downtown has a 15 minute headway.

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

| | Existing Zoning | Existing Land Use | Existing Building Form/Scale | Existing Block, Lot, Street Pattern |
|-------|-----------------|--|--|--|
| Site | G-RO-3 | Industrial and Single-unit Residential | 1 -story Industrial Building and 1-story Residence | Generally regular grid of streets; East of Downing St. the grid runs north south, West of Downing St. the grid runs at a diagonal. |
| North | G-RO-3 | Multi-unit Residential | 1-story Duplex | |
| South | G-RO-3 | Multi-unit Residential | 3-story Townhomes | |

| | Existing Zoning | Existing Land Use | Existing Building Form/Scale | Existing Block, Lot, Street Pattern |
|------|-----------------|------------------------|---------------------------------|--|
| East | G-RX-5 | Public Right-of-Way | Landscaped Island with Sidewalk | The block where the subject site is located is a triangle shape because it's located where the grid changes to a diagonal. Detached sidewalks with tree lawns, alleys, and on-street vehicle parking also exist. |
| West | G-RO-3 | Multi-unit Residential | 1-story Townhomes | |

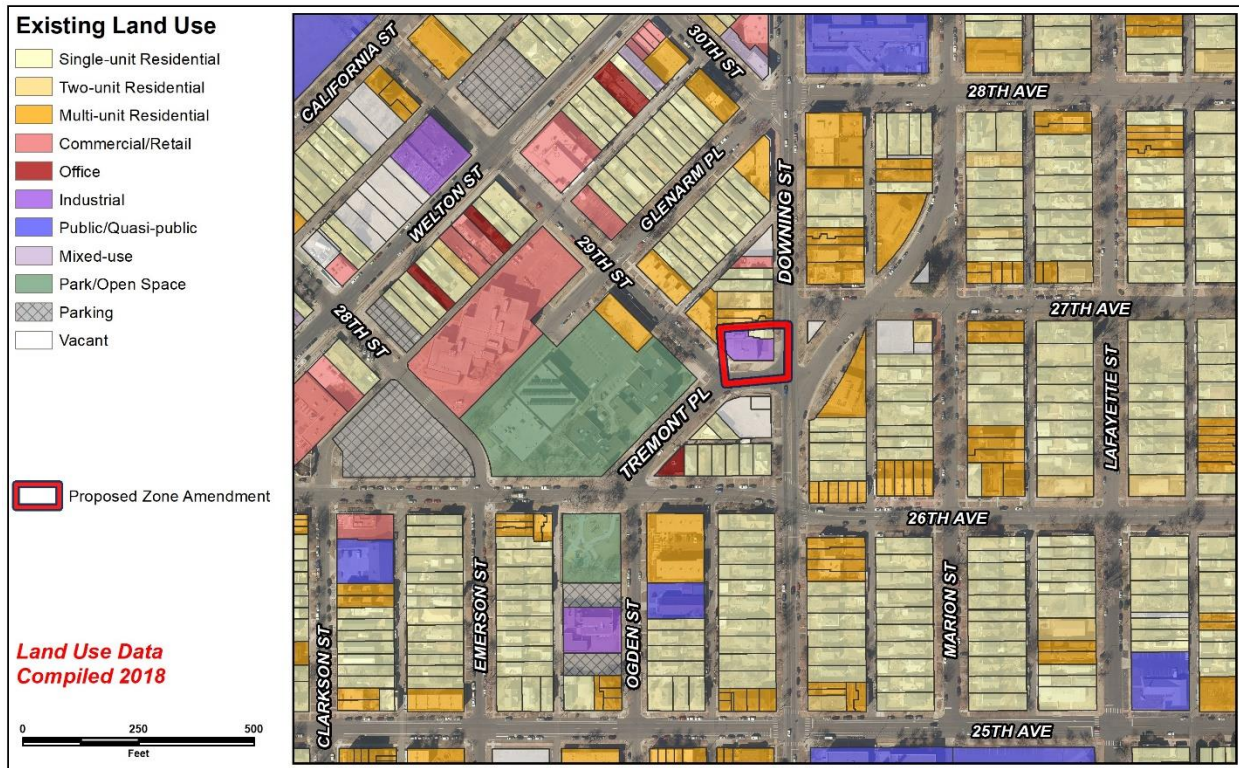
1. Existing Zoning



The G-RO-3 zone district is a multi-unit residential and office district allowing the urban house, duplex, town house, and apartment primary building forms. The maximum allowed height is 3 stories or 30 to 35 feet for the urban house and duplex building forms, 35 feet for the town house building form, and up to 40 feet for the apartment building form. The intent of the district

is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context.

2. Existing Land Use Map



3. Existing Building Form and Scale (Source for all photos: Google Maps)



Aerial view of the site, looking north.



View of property looking west.



View of the property to the north, looking west.



View of the property to the west, looking north.



View of the property to the south, looking southwest.



View of the property to the east, looking east.

Proposed Zoning

U-MX-3 is a mixed-use zone district in the Urban neighborhood context. A variety of residential, commercial, and office uses are permitted as primary uses in the U-MX-3 district. It allows the town house, general, and shopfront building forms. Drive thru services and drive thru restaurant forms are permitted forms in the U-MX-3 district except within ¼ mile of a transit station. This site is within ¼ mile of the 27th/Welton Station so the drive thru forms would not be permitted on the subject site. The minimum primary street setback is 0 feet, except for the town house building form, which has a minimum primary street setback of 10 feet. The maximum building height is 3 stories or 45 feet, except for the town house building form, which allows up to 38 feet. For additional details of the requested zone district, see DZC Article 5.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

| Design Standards | G-RO-3 (Existing) | U-MX-3 (Proposed) |
|-------------------------------------|---|--------------------------------|
| Primary Building Forms Allowed | Urban House, Duplex, Town House, Apartment | Town House, General, Shopfront |
| Height in Stories/Feet (max) | 3 stories / 30'-40'* | 3 stories / 38'-45'* |
| Primary Street Build-To Percentages | N/A (urban house, duplex), 60%-70%* | 70% |
| Primary Street Build-To Ranges | N/A (urban house, duplex), 10'-20'* | 0'-15'* |
| Minimum Zone Lot Size/Width | 3,000sf-6,000sf* / 25'-50'*, N/A (town house) | N/A |
| Primary Street Setbacks (min) | 10'-20'* | 0'-10'* |
| Building coverages (max) | 50% (urban house, duplex), N/A | N/A |

This is based on the subject property, which does not permit the drive thru services and drive thru restaurant building forms because it's located within ¼ mile of a transit station.

*Standard varies between building forms.

Summary of City Agency Referral Comments

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

Assessor: Approved – No response.

Asset Management: Approved – No comments.

Denver Public Schools: Approved – No response.

Department of Public Health and Environment: Approved – See comments below.

Notes. EQ concurs with the request but is aware that 2655 North Downing is the former location of a Leaking Underground Storage Tank (LUST). In 1993, it was confirmed and reported to the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS), that gasoline had been released to the environment from the LUST (Event ID 557). The site was evaluated and monitored and in 2004 the OPS issued a no further action (NFA) closure letter for the LUST. Based on the NFA, EQ does not consider the LUST an environmental concern; however, if during future site construction, impacted soil is encountered it must be properly managed.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DDPHE suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete. If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state and local regulations.

The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must always be effective in the control of fugitive particulate emissions on the site, including periods of inactivity such as evenings, weekends, and holidays.

Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval

process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DDPHE performed a limited search for information known to DDPHE regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

Denver Parks and Recreation: Approved – No comments.

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

Development Services - Transportation: Approved – No response.

Development Services – Wastewater: Approved – No response.

Development Services – Project Coordination: Approved – See comments below.

1. Major modifications to the exterior of the structure and/or the addition or removal of square footage will trigger a Site Development Plan review. If only minor interior changes are made to the structure, a change of use permit can likely be obtained through Commercial Zoning for the proposed new uses.
2. If the changes in use have more intensive parking requirements, the changes in use may require additional parking. Any required increase in parking will need to be provided in compliance with the Denver Zoning Code.
3. A building form that is allowed in the U-MX-3 will need to be assigned to the existing structure at the time of new use applications.

Development Services – Fire Prevention: Approved – No comments.

Public Review Process

| | Date |
|--|--------------------------------|
| CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners: | 5/6/2020 |
| Property legally posted for a period of 15 days and CPD written | 9/1/2020 and 9/15/2020* |

| | |
|---|-------------------------------|
| notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners: | |
| Planning Board public hearing, unanimous vote to recommend approval: | 9/30/2020 |
| CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting: | 10/10/2020 |
| Land Use, Transportation and Infrastructure Committee of the City Council: | 10/20/2020 |
| Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations: | 11/2/2020 (tentative) |
| City Council Public Hearing: | 11/23/2020 (tentative) |

*A constituent in District 9 notified staff the notice of the Planning Board public hearing was sent to a different council district than the one in which the subject site is located. As a result, staff re-noticed the application to the correct council district and delayed the Planning Board hearing from September 15 to September 30.

- **Registered Neighborhood Organizations (RNOs)**
 - To date, staff has received no comment letters from Registered Neighborhood Organizations.
- **Other Public Comment**
 - To date, staff has received three emails from the public in support of the rezoning and two emails requesting more information about parking and the type of development the applicant is proposing.

Criteria for Review / Staff Evaluation

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

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

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

1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040 (2019)
- Blueprint Denver (2019)
- Northeast Downtown Neighborhoods Plan (2011)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, Affordable and Inclusive Goal 1 – Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities (p. 28).

The proposed U-MX-3 zoning allows for a variety of uses including residential, retail services, and employment close to residences and transit. This map amendment may increase access to services and amenities for nearby residences and those traveling via the light rail.

- Strong and Authentic Neighborhoods Goal 1, Strategy D – Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).

The proposed rezoning would enable mixed-use infill development that is compatible with nearby residential areas and proximate the transit. U-MX-3 allows for a variety of uses including housing, retail services, and employment which will increase amenities for travelers on the light rail and surrounding residences.

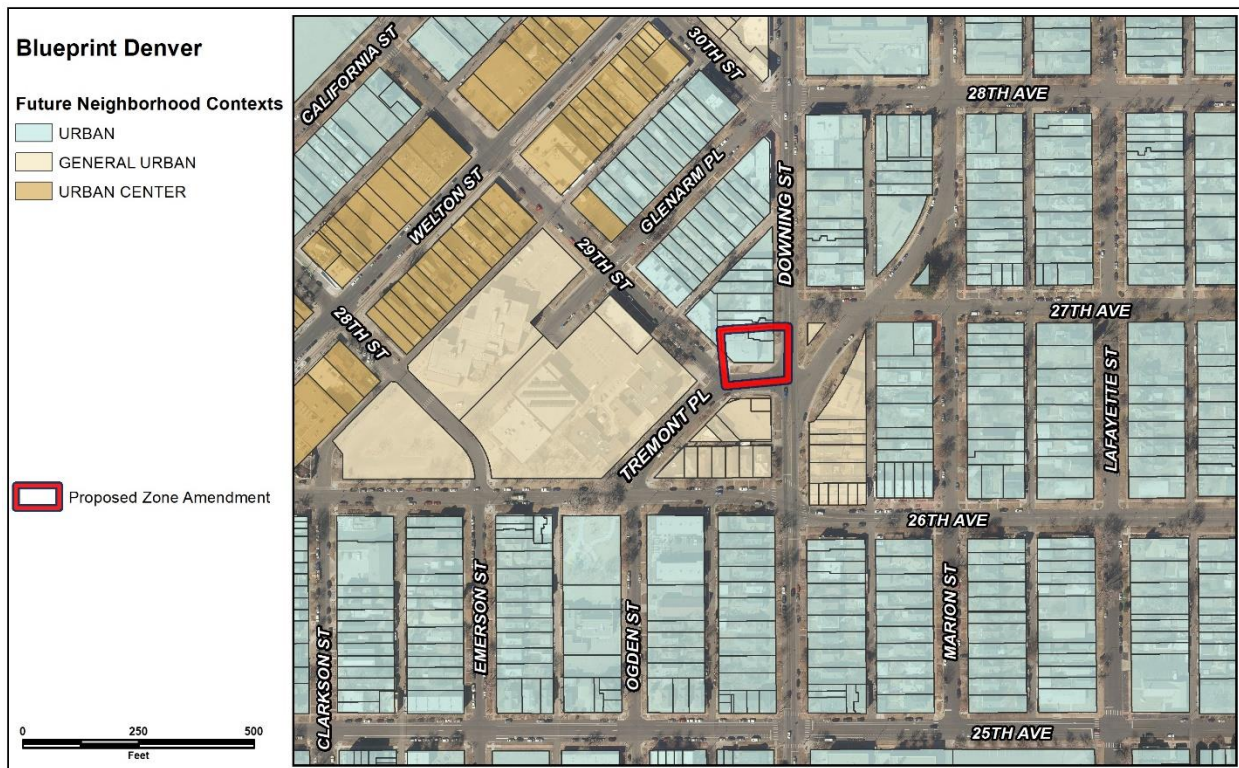
- Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

The proposed map amendment will allow a mixed-use development where infrastructure and services such as water, stormwater, and streets already exist. It also encourages mixed-use communities by allowing residential, commercial, and employment uses near transit and existing residential areas. Rezoning this property where infrastructure exists and near transit allows Denver to grow responsibly and promotes land conservation.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city’s land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Local Corridor place type within the Urban neighborhood context and provides guidance on the future growth strategy for the city.

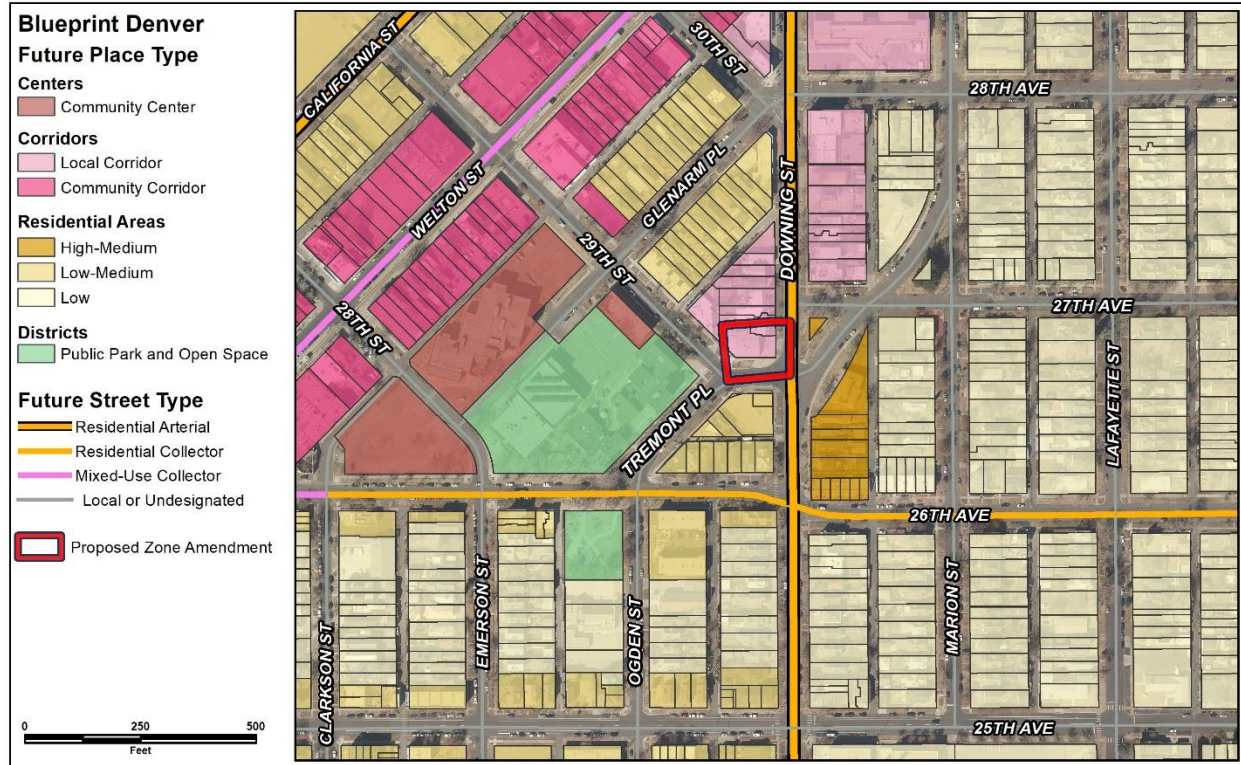
Blueprint Denver Future Neighborhood Context



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject site is shown on the context map as the Urban neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). The Urban neighborhood context is described as containing “small multi-unit residential and low-intensity mixed-use buildings typically embedded in single-unit and two-unit residential areas” with grid block patterns and alley access (p. 222). U-MX-3 is a zone district within the Urban neighborhood context and is “intended to enhance the convenience, ease and enjoyment of

transit, walking, shopping and public gathering within and around the city’s neighborhoods” and “the zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character ” (DZC 5.2.3.1). U-MX-3 is consistent with the Blueprint future neighborhood context of Urban because it will allow for a mix of uses near transit and promote a pedestrian-active street front while contributing positively to nearby residential areas.

Blueprint Denver Future Places



The subject site is designated within the Local Corridor future place type on the *Blueprint Denver* Future Places map. This place type “primarily provides options for dining, entertainment and shopping,” and “building heights are generally up to 3 stories in height” (p. 228). U-MX-3 is a mixed-use district that allows for restaurants, retail services, and employment uses with a maximum height of 3 stories, which is consistent with the Local Corridor future place type description.

Blueprint Denver Street Types

In *Blueprint Denver*, street types work together with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Downing Street as Residential Arterial and Tremont Place as a Local or Undesignated street. Arterial streets “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154), and residential streets are “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160). Local streets “can vary in their land uses and are found in all neighborhood contexts” (p. 161). The proposed U-MX-3 district is consistent with these future street

type descriptions because it allows for residential and commercial uses at a lower intensity that will be compatible with surrounding residences.

Blueprint Denver Growth Strategy



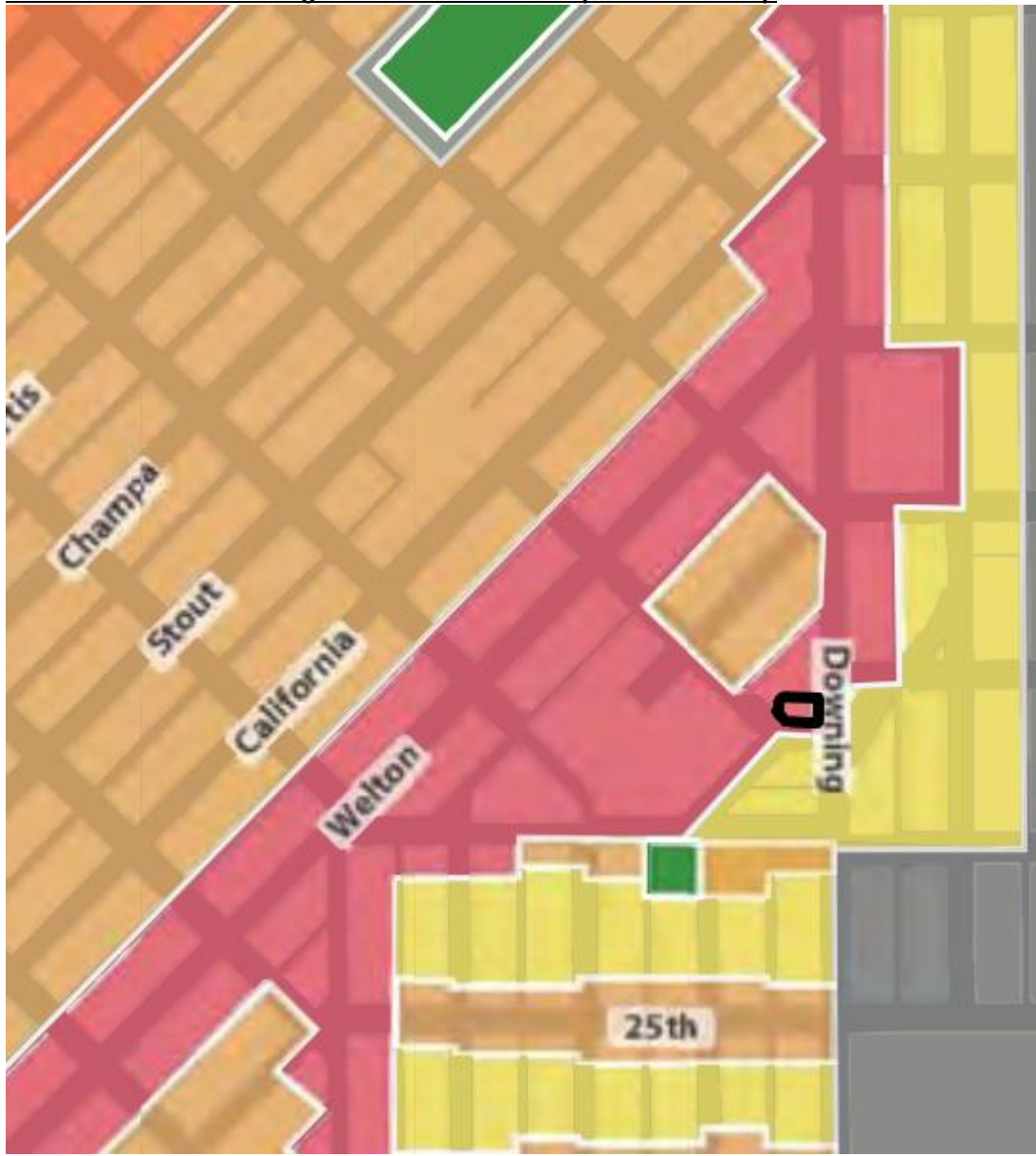
Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). This growth area is “mostly residential areas with embedded local centers and corridors, take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed map amendment to U-MX-3 will allow low-intensity growth to the number of households and jobs in this area.








Northeast Downtown Neighborhoods Plan (2011)

The Northeast Downtown Neighborhoods plan was adopted in 2011 and identifies the subject property’s land use concept as Transit Oriented Development. This land use concept is “located at stations or stops along mass transit lines, especially rail lines... and provides housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access” (Northeast Downtown Neighborhoods Plan, p. 16). Additionally, the concept height map designates this site as 3 stories. The U-MX-3 district will allow for a mix of uses including housing, retail services, and employment opportunities consistent with the Transit Oriented Development land use

concept. The proposed district allows up to 3 stories in height, consistent with the building height concept map.

Northeast Downtown Neighborhoods Plan: Concept Land Use Map



-  **Single Family**
-  **Single Family/Row House**
-  **Urban Residential**
-  **Mixed Use**
-  **TOD**
-  **Mixed Use - Industrial**
-  **Park**

Northeast Downtown Neighborhoods Plan: Concept Height Map



- 2.5 Stories
- 3 Stories
- 5 Stories
- 8 Stories
- 12* Stories
- 20* Stories
- Coors Field Context Area

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-MX-3 will result in the uniform application of zone district building form, use and design regulations.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plan which recommends this site provide "options for dining, entertaining, and shopping" (Blueprint Denver, p. 228). The proposed rezoning will also foster the creation of a walkable, mixed-use area near transit, which improves access to jobs and services and promotes better public health outcomes.

4. Justifying Circumstance

The application identifies changing conditions in the area as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include changed or changing conditions in a particular area, or in the city generally; or a city adopted plan; or that the city adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning." Changed conditions include the 26th and Welton Street apartments, a 9-story apartment complex approved in 2019, the rezoning of properties along Welton Street between 28th and 31st Avenues from U-MX-3 to U-MX-5, and the 3-story townhomes developed on Tremont in 2018. Further, the Northeast Downtown Neighborhoods Plan was adopted in 2011, providing more refined land use and building height direction than was in place when this site was last rezoned in 2010. These changes in the surrounding area and the adopted plan justify a rezoning of the site.

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

The requested U-MX-3 zone district is within the Urban Neighborhood Context. The neighborhood context contains multi-unit residential uses and commercial areas embedded throughout the single-unit and two-unit residential uses that dominate the context. "Commercial buildings are typically the Shopfront and General building forms that may contain a mixture of uses within the same building," and "are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets" (DZC, Division 5.1). These areas consist of "regular pattern of block shapes" and "a consistent presence of alleys" (DZC, Division 5.1). The portion of the Five Points neighborhood that is designated as Urban on the Future Neighborhood Context map consists of mostly single and two-unit residential uses with commercial nodes closer to transit stations. And the proposed site is along an arterial intersection where mixed uses are typically found in the neighborhood context. Therefore, the proposed rezoning to U-MX-3 is consistent with the neighborhood context description.

According to DZC Section 5.2.3.1.D, "The Mixed Use districts are intended for corridors, embedded neighborhood business areas and larger sites." This site is located on the Downing corridor and is an

embedded business location in a mixed use area, so rezoning to a Mixed Use district is appropriate at this location.

The U-MX-3 zone district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC Section 5.2.3.2.C.) The subject site is located at the intersection of a collector street and a local street where a building height of up to 3 stories is desired in both Blueprint and the Northeast Downtown Neighborhoods Plan. Therefore, rezoning this site is consistent with the specific intent of the zone district.

Attachments

1. Public Comment Emails

From: [melissa savcic](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: [EXTERNAL] Welton Corridor RNO
Date: Friday, August 28, 2020 2:59:37 PM

Regarding Property location 2655 & 2659 North Downing Street to change zoning from G-RO-3 to C-MX-3 or U-MX-3.

We cannot attend the Public Hearing but **we approve** the change in order to provide more options for dining, entertainment and shopping in our neighborhood.

Thanks,

Melissa Savcic & Kevin Brown
2930 Glenarm Pl,
Denver, CO 80205

From: [Tai Beldock](#)
To: [Adams, Libbie - CPD City Planner Associate](#); [John Beldock](#)
Subject: [EXTERNAL] Rezoning Application for 2655 & 2659 N Downing St: 2019I-00107
Date: Monday, September 14, 2020 8:58:06 PM

Hello Libbie,

Unfortunately we cannot attend the public hearing but myself and my husband, John Beldock, live at 2652 N. Lafayette St. We have lived here since 2008. We are in full support of this rezoning request. It would be wonderful to see this property revitalized and become a vibrant addition to our community.

If you require any additional information, I can be reached at (303) 887-1647.

Sincerely,

--

Tai Beldock
The Boss Lady
Erico Motorsports
2855 Walnut St.
Denver, CO 80205
(303) 308-1811



From: [Planningboard - CPD](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: FW: Denver's Planning Board Comment Form #13276852
Date: Tuesday, September 15, 2020 7:29:45 AM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, September 14, 2020 9:33 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13276852



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

| | |
|---|--|
| Name | Keith Pryor |
| Address | 2418 Champa |
| City | Denver |
| State | Colorado |
| ZIP code | 80205 |
| Email | kpryor13@gmail.com |
| Agenda item you are commenting on: | Rezoning |

| | |
|--|---|
| Address of rezoning | 2655 & 2659 Downing St. |
| Case number | 20201-00107 |
| Would you like to express support for or opposition to the project? | Strong support |
| Your comment: | I strongly support this zoning request as it is supported by the Northeast neighborhood plan and would align the parcel with others along the downing corridor which have the MX 3 zoning. This will bring the parcels in line with others in the district and support a mix use district which is called out in the plan and is desired by me and other neighbors in the area. Please support this re zoning request |

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.



PO Box 13545
Denver, CO 80201

Denver Planning Board
rezoning@denvergov.org

15 September 2020

Application 2019I-00107
Location 2655 and 2659 N. Downing Street

RE: DENIAL PENDING MORE INFORMATION

Dear Joel Noble, Chair Planning Board,

Applicant posted 2655 and 2659 N. Downing with a total of three three public hearing notification boards on both Downing and Tremont. The intersection of the city grid with the downtown grid creates triangular properties that may have primary entrance from two sides. It is imperative to post at all street frontages so that all neighbors are notified. Photos attached.

Letter dated September 6, 2020 as found on the City of Denver website page 4 of a 27 page application https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/rezoning/19i/19I00107_app_041520.pdf reflects that developer's "...goal is to provide options for dining, entertainment and shopping. May also include some residential and employment uses."

How will this atypical site, that may not have space for under ground parking, address employee, customer and residential parking?

Projects within 1,500 feet that may impact this project are:

On July 14, 2020 Zoning Board of Adjustment Case 32-20, Charity House Apartments, LLLP located at 3020, 3022, 3026 Welton was denied a parking variance deficient 22 of 27 parking spaces. The application provided 4 spaces for employees and one handicap space for a 36 unit Permanent Supportive Housing justice involved project that will have 5.75 full time employees, support staff, maintenance workers, visitors and up to 72 residents. Charity House is attempting to secure parking at a non compliant, unstriped lot that omits ADA parking at 2952 N. Downing on a month to month agreement that can be terminated by either party at any time. Project status is under Community Planning and Development review.

On October 8, 2019 Zoning Board of Adjustment Case 132-19, Mindspring Hostel located at 3030 Welton was granted a variance for zero parking spaces for a 50 bed hostel within unknown staffing requirements. Project was approved.

What other projects within 1,500 feet have been approved and what are the parking options?

Request for more information on how the developer will address parking to integrate with the neighbors and not burden this economically disadvantaged neighborhood with their projects commercial parking needs.

Thank you for your time and assistance.

Lynne Bruning
2955 and 2975 Welton
lynnebruning@gmail.com
720-272-0956

2655 and 2659 N. Downing Sunday September 13, 2020
Two public hearing notification boards posted on Downing Street



2655 and 2659 N. Downing Sunday September 13, 2020
One public hearing notification boards posted on Tremont.



From: [Hunter Leggitt](#)
To: [Adams, Libbie - CPD City Planner Associate](#)
Subject: [EXTERNAL] 2655 N Downing St Zoning Change - Adjacent Property Owner Questions
Date: Tuesday, September 15, 2020 11:23:16 AM
Attachments: [19I00107_app_090820.pdf](#)
[Public Comment_19I00107.pdf](#)

Hi Libbie - Good morning. I just left you a voicemail.

I'm the property owner at 2715 N Downing St, several doors down from this proposed zone change request. I'm also an architect and am very interested in helping ensure that Denver infill projects and developments are appropriately designed, transparent with intentions, and held accountable for the actual product that is built.

My lot is currently vacant and I'm currently permitting a duplex for myself, intended to start construction within the next several months. I did not receive any notice regarding the zoning change and upcoming Planning hearing tomorrow for this project, but saw the notice posted on the property yesterday.

I've taken a quick look at the application and proposed zone change and I have a couple of questions if you are available to share some insight.

Without any site plan or conceptual plans provided, I have noticed the applicant mentions in the 9/6/2019 application the following potentially contradictory statements:

- “we will be redeveloping the current site and have no plans for demolition, just some minor interior changes, we will reuse the existing building, no expanding”.
- The expressed goal is “to [provide options for dining, entertainment, and shopping](#). May also include some residential and employment uses.”
- The application then closes with the remark “[The Premises and its present and intended use as an apartment complex with related facilities.](#)”

Coming late to the table here, my questions and curiosity is to understand what exactly is the intention of this owner's rezoning request and improvement. This application's proposed use seems to potentially contradict itself or not be consistent.

Attached is the support letter from our mutual neighbor Melissa, which I could also be in support with. However how do we know that the applicant is actually going to proceed with building a beneficial mixed use project, and not just build an apartment building with greater density and bulk consistent with U-MX-3?

I'm not presuming that the applicant is doing anything other than what they are proposing, but without seeing anything, what exactly are they proposing?

And if the city is in support of the rezoning proposal, how might it help guarantee that the

applicant, or whoever they might resell/flip the property to post-rezoning, actually follows through with providing neighborhood appropriate mixed-use? Conditions of approval? Design review conditions?

Look forward to hearing your thought and am available by phone if easier.

Many thanks

Hunter

Hunter Leggitt
hleggitt@gmail.com
(310)780-9708