



DENVER
THE MILE HIGH CITY

**Community Planning and Development
Planning Services**

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2932
f: 720-865-3056
www.denvergov.org/planning

TO: Denver City Council
Christopher Herndon, President

FROM: Tim Watkins, AICP, Senior City Planner

DATE: November 13, 2014

RE: Official Zoning Map Amendment Application #2014I-00052
3301 – 3411 West Nevada Place
From E-MX-3 UO-1, UO-2 to E-RX-5 UO1

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2014I-00052 for a rezoning from E-MX-3 UO-1, UO-2 to E-RX-5 UO1.

Request for Rezoning

Application: #2014I-00052
Address: 3301 – 3411 West Nevada Place
Neighborhood/Council District: Westwood / Council District #3

RNOs & other Interested Groups: Westwood Unidos
Westwood Residents Association
Concerned Citizens for Barnum, Inc.
West CEDC
SWIC Southwest Improvement Council (Westwood Advisory Council)
Denver Neighborhood Association, Inc.
Inter-Neighborhood Cooperation

Area of Property: 95,186 SF or 2.19 acres
Current Zoning: E-MX-3 UO-1, UO-2
Proposed Zoning: E-RX-5 UO-1
Property Owner(s): ASIA PLAZA, LLC
Owner Representative: Robert J. Gollick, Inc.



Summary of Rezoning Request

This property is located along the north Westwood neighborhood boundary of Alameda Avenue and close to Morrison Road which is a key gateway into the neighborhood. Situated between Alameda and Nevada Place and Irving Street, the former commercial site is now vacant and poised for new development.

The applicant requests rezoning to **E-RX-5 UO-1** to allow for residential mixed use development bounded by Alameda Avenue, Irving Street and Nevada Place. This zone district will 1) allow for pedestrian-scaled building form(s) to activate the public realm, 2) enhance the convenience, ease and enjoyment of transit, walking, shopping and gathering at the north edge of the Westwood neighborhood, 3) contribute positively to the established residential neighborhood by improving the transition from more intensive commercial and mixed uses to lower scale residential, and 4) provide for limited ground-level neighborhood-scaled commercial services within walking distance of existing residential areas.

The requested zone district title 'E-RX-5' is defined as Urban Edge Neighborhood Context – Residential Mixed Uses - (up to five stories). Residential mixed uses in the Denver Zoning Code promote safe, active and pedestrian-scaled diverse areas through the use of building forms that clearly define and activate the public realm. E-RX-5 zoning allows for a shop front building form that will address the primary street while allowing for some landscaping to buffer residential uses from the intensity of Alameda Avenue. Further details of the zone districts can be found in Article 4.2.5 of the Denver Zoning Code (DZC).

Existing Context

- Alameda is a commercial arterial street with enhanced transit corridor potential. It connects directly to Morrison Road, an important collector street that is unique to the Westwood neighborhood.
- Former commercial uses on the site were demolished in the late 1990's and the site has been vacant for over 15 years.
- Zuni Street and the Westwood neighborhood is served by bus Route 3 which connects west to the Federal Center in Lakewood and east to Glendale and the Town Center on Sable Street in Aurora.

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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	E-MX-3, UO-1, UO-2	Vacant Land, Residential	Three single family residential units, 1 story	The site is located between Alameda Avenue and Nevada Place west of Irving Street. The street and blocks pattern is an orthogonal grid that transitions from Alameda – a commercial arterial street and Nevada Place, a local collector street. .
North	E-MX-3	Commercial Retail, Church	1 Story	
South	E-TU-C	Church, School, Single Family Residential	1-2 Story	
East	E-MX-3	Retail, Single Family and Multi-Family Residential	1 -2 Story	
West	E-MX-3, UO-1, UO-2	Mixed Retail and Multi-Family Residential	1 - 2 Story	

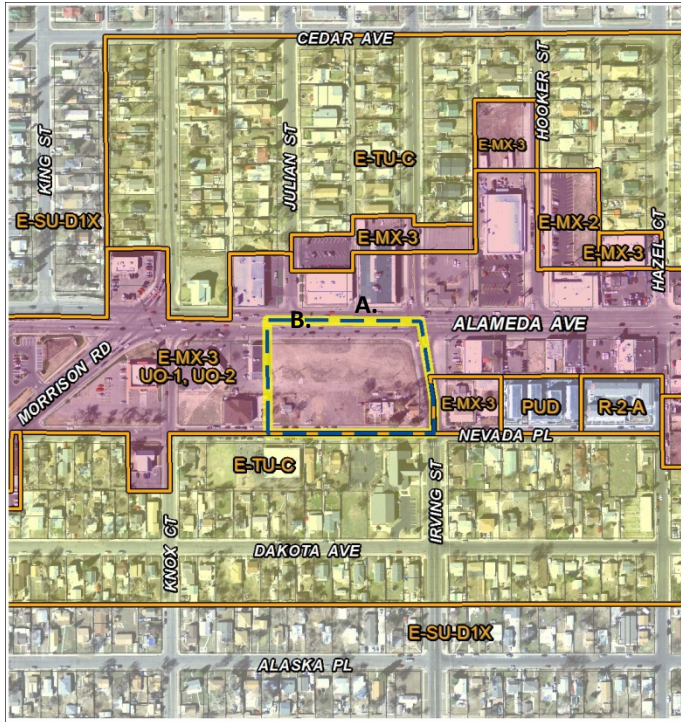
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Existing Zoning

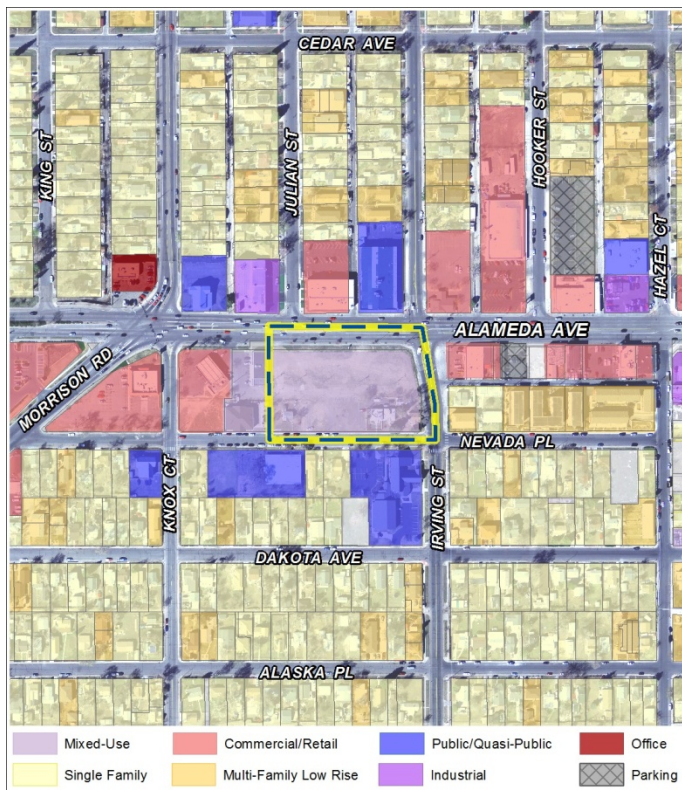


E-MX-3 Zoning allows for a mix of retail, office and general manufacturing commercial uses, in addition to multi-family residential.

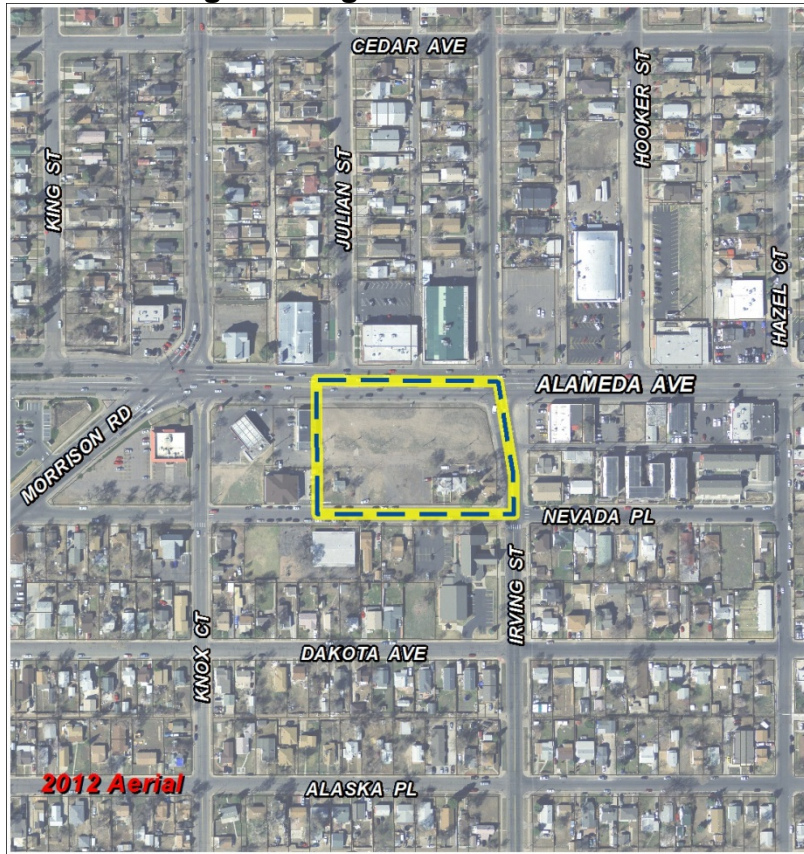
OU-1: Adult Use Overlay District

OU-2: Billboard Use Overlay District

Existing Land Use Map



1. Existing Building Form and Scale



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: No Comments

Asset Management: Approved – No Comments.

Denver Parks and Recreation: Approved

Denver Public Schools: No comments

Development Services – Project Coordinator: None

Development Services – Transportation: Conditional Approval: DS Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

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Development Services – Wastewater: Approved: A concept meeting was held for the proposed site plan. The concept plan is showing storm detention on site and the engineer is looking into pumping the storm detention pond to the street. This would meet the wastewater requirement for detention and water quality. A public sanitary sewer is available in Nevada street to serve this site. The existing contours of the site drains toward Nevada Street

Denver Fire Prevention Bureau: No Comments

Public Works – DES – Surveyor: Approved

Public Review Process

Planning Board Notification Process

The property was legally posted for a period of 15 days announcing the September 17th, 2014 Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members.

Registered Neighborhood Organizations (RNOs)

The applicant has visited with multiple neighborhood organizations to describe development goals and to discuss the rezoning intent and how it relates to specific development and intended uses (see attached letters of support). RNOs as listed at the top of this staff report have been advised of this application.

LUTI Notification Process

Written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.

City Council Notification Process

The property was legally posted for a period of 21 days announcing the November 17th, 2014 Denver City Council public hearing, and written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.13 and 12.4.10.14, as follows:

DZC Section 12.4.10.13

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

DZC Section 12.4.10.14

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

1. Consistency with Adopted Plans

The applicable adopted plans for this site are Comprehensive Plan 2000, Blueprint Denver and the Highland Neighborhood Plan.

Comprehensive Plan 2000

Comprehensive Plan 2000 encourages housing opportunities in a range of types and prices throughout the city. . . to address the needs of people of diverse incomes, household sizes, ages and lifestyles. (page 13, and 51).

Environmental Sustainability Strategies:

- 2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place, Creating more density near transit, and Designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.

The Environment and Community:

- 4-A: Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools area accessible by multiple forms of transportation, providing opportunities for people to live where they work.

Land Use Strategies:

- 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.
- 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure . . . increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.
- 4-B: Ensure that land use policies and decisions support a variety of mobility choices (per Blue Print Denver land use and transportation vision, referenced below).

Our Long Term Physical Environment:

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

Legacies Strategies:

- 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.
3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver’s diverse housing needs and public transportation alternatives.

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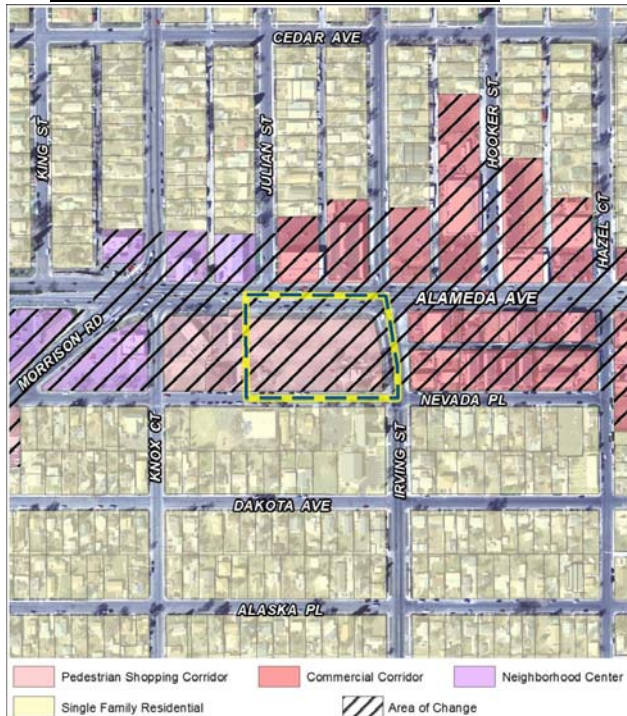
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Blueprint Denver

The Blueprint Denver map shows the subject site as 'Pedestrian Shopping Corridor' concept land use area within an area of change. Blueprint Denver defines Pedestrian Shopping Corridor areas as mixed land uses similar to town center or neighborhood center but oriented in a linear rather than circular pattern, and are scaled to be compatible with surrounding residential neighborhoods. Pedestrian shopping corridors should have a continuous street frontage for buildings and wide sidewalks. Residential density may be 20 to 40 units per acre in individual buildings.

Blueprint Denver Future Land Use



Street Classifications

Blueprint Denver classifies Alameda Street as a Commercial Arterial and as an Enhanced Transit Corridor. Irving is classified as a Residential Collector, and Nevada Place as an undesignated – local street.

A **Commercial Arterial Street** is designed to balance traffic with a higher degree of mobility to connect major urban elements such as employment centers, suburban commercial centers and residential neighborhoods, and to provide access to nearby businesses.

Enhanced Transit Corridors include streets with current or potentially higher frequencies of bus service. Pedestrian Shopping Corridors encourage more land use diversity and density along such corridors to generate more walking and more transit demand. Alameda Street is served by **RTD Route 3** which connects to the **Alameda light rail station** 2 miles to the east. One block to the east is Federal Boulevard where **Routes 30, 30L and 36 L** connect to the **Decatur Federal light rail station** 2 miles to the north.

A **Residential Collector Street** provides greater balance between mobility and land access within residential, commercial or mixed use areas. Residential streets serve to balance transportation choices with land access while providing mobility. Collectors are designed to emphasize walking, biking over mobility.

Westwood Neighborhood Plan (1986)

Recommends mixed use development as part of a business district fronting Alameda (per the B-2 zoning under former Chapter 59) to improve transition between Westwood and Barnum neighborhoods, and to provide services and products that benefit surrounding residential areas.

(Pg 14) “Property presently zoned as General Business District (B-4) located along West Alameda Avenue between South Knox Court and Grove Street be rezoned as a Neighborhood Business District (B-2) zone. New developments within Neighborhood Business (B-2) zones should be developed with ample front and rear setbacks and landscaping. The use of parking (P-1) zones should not be allowed to intrude into existing residential zones.”

Alameda Study Area (Pg 24) “It is a recommendation to encourage more businesses which provide commodities and personal services which satisfy the needs of the residents surrounding this business zone. This plan would recommend the rezoning of the area from Knox Court to Grove Street from a B-4 zone to a B-2 zone. Through this selective down zoning, a greater linkage between the Westwood Neighborhood and Barnum / Barnum West Neighborhood could be reached.”

2. Uniformity of District Regulations and Restrictions

The proposed E-RX-5 zone district 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 primarily through implementation of the City’s adopted land use plans.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.14.A.2, “The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.”

This site is located at the intersection of Alameda and Irving, and just a half block from Morrison Road – a key gateway into the Westwood neighborhood. The majority of the site has been vacant for many years, and new development under E-RX-5 zoning would support land use goals outlined in adopted plans, and provide for implementation of pedestrian

friendly, walkable development in a business district / pedestrian shopping corridor with enhanced transit.

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

According to the zone district intent stated in the Denver Zoning Code, the E-RX-5 district promotes safe, active and pedestrian-scaled diverse areas through the use of building forms that clearly define and activate the public realm. E-RX-5 zoning allows for a shop front building form to address the primary street while allowing for some landscaping to buffer residential uses from the intensity of Alameda Avenue as the primary street frontage. Residential mixed use could also encourage walking and transit use along Alameda by adding new residents and providing limited ground-level commercial uses that benefit the surrounding neighborhood. Residential mixed use development can contribute positively to the established residential neighborhood by improving transition from a commercial arterial street to lower scale residential. Further details of the zone districts can be found in Article 4.2.5 of the Denver Zoning Code (DZC).

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 3301 – 3411 West Nevada Place to a E-RX-5 district, meets the requisite review criteria. Keeping the OU-1 Adult Use Overlay District maintains a freedom of speech right within the City limits. However, the applicant does not intend to apply this use as part of any future development, and use limitations in the Denver Zoning Code apply. UO-2 Billboard Use Overlay District would expire with the approval of this application. Accordingly, staff recommends *approval of this application*.

Planning Board Recommendation

Denver Planning Board heard this application on September 17th 2014.

Public Comments

Supportive comments were offered during the public hearing and multiple letters of support were distributed in the meeting. One hearing comment and a few of the letters raised concerns and questions related to site plan review items, including sufficient on-site parking, adequate sidewalks for children and other pedestrians attending church / school on Nevada Place. There was also a desire expressed for on-site management of a new apartment complex. After the hearing, the Board unanimously recommended approval of the application.

Attachments

1. Summary of Public Comments & Letters of Support
2. Application

Attachment 1. Summary of Public Comments & Letters of Support

	<u>Staff Report Attachment 1</u>	<u>Application Appendix</u>
Toshia Ryes, Westwood Resident	X	
Redeemer Lutheran Church	X	
Concerned Citizens for Barnum, Inc.	X	
Barnum Opinion Survey	X	
Westwood Unidos		X
Cornerstone Baptist Church		X
SWIC		X
BuCu West		X
Redeemer Learning Center		X
Peppers Restaurant		X
Petition Form, Group Letter*		X
Maranatera Natural Products, LLC		
Cornejo Jewelers		
EZ Check Cashing		
EL Rey Boots #1, Better Life, Inc.		
Redeemer Lutheran Church		
Day & Night Mechana Solutions		
West Denver Community C.U.		
Adry's Boutique		
Business Festilstos Princess		
Emily's Creations		

Toshia Reyes

3394 West Nevada Place
Denver, CO
80219

Wednesday September 17th, 2014

To the Denver Planning Board Members,

I am a Westwood resident and member of the Redeemer Lutheran Church. I work at the K-8th grade school that is owned and operated by the church. I live between the Church and the school at 3394 West Nevada Place.

My concerns are primarily related to parking. I am concerned that on-site parking for 98-unit apartments may not be sufficient, and parking needs will require on-street parking in front of the church and school. I would like to see more information about the parking plan and the impact on the surrounding residents.

I am also concerned that more people moving into the neighborhood next to a liquor store could attract more negative activity associated with the liquor store.

As a resident living across the street from the property, I would appreciate the opportunity to meet directly with the developer to provide more input and to express my concerns. I would like to know if there will be security and on-site management.

Thank you,

Toshia Reyes





REDEEMER LUTHERAN CHURCH

3300 W. NEVADA PLACE CHURCH (303) 934-5447
DENVER, COLORADO FAX (303) 935-9256
80219-2787 REDEEMERDENVER@JUNO.COM

8/23/2014

Re: Development of the SW corner of Alameda Ave. and Irving St.

To whom it may concern,

The purpose of this letter is to inform the reader that the Executive Council of Redeemer Lutheran Church has been informed of the planned development of the subject property listed above and is supportive of the re-development of that site.

At this time we understand that this is a preliminary process and that in this process there will be ample opportunity to present and discuss issues and concerns that Redeemer Lutheran Church may have with any proposed development of that site.

Sincerely,

Redeemer Lutheran Church Executive Council

Watkins, Tim - Community Planning and Development

Subject: FW: Westwood Crossing, Application #20141-00052
Attachments: Westwood_Crossing_Survey_Results_final.pdf

From: kaye boeke [<mailto:kayeboeke@gmail.com>]
Sent: Tuesday, September 16, 2014 10:24 PM
To: Rezoning - CPD
Cc: April Crumley
Subject: Re: Westwood Crossing, Application #20141-00052

Concerned Citizens for Barnum, Inc.
c/o 215 S. King St.
Denver, CO 80219

Denver Planning Board
Webb Municipal Office Building
201 W. Colfax Ave., Room 4F6/4G2
Denver, CO 80202

Dear Planning Board Members,

This letter is to inform you of a presentation by Arthur McDermott, Alfonsa Silva and Mr. Holmes at our regular meeting, opened to the public for Concerned Citizens for Barnum on September 9th, 2014 about 7 pm at the Barnum Rec Center. There were 33 residents of Barnum present at this gathering to learn more about the proposed apartment building with retail space available to be located at the southwest corner of W. Alameda Ave. and S. Irving St.

The Westwood Crossing project was presented with great detail, including number of one, two and three bedroom units, calculations of rent, square footage of retail space and renderings of this building. There was a healthy question and answer session, complete with questions on building materials, proposed height of the structure and only 101 off street parking spaces provided. A show of hands proved that a majority were amiable to this project.

We want this corner of our communities developed with quality in mind.

Sincerely,

April L. Crumley,
President of CCB

Also included: Survey Results from nextdoor.com Barnum/BarnumWest

(Sent by Kaye Boeke, Secretary of CCB)

Westwood Crossing Opinion Survey

In August 2014, Barnum and Barnum West residents who use Nextdoor.com were asked to fill out a 9-question on-line survey about the proposed Westwood Crossing development at the corner of Alameda and Irving. Twenty-seven completed responses were received. This is not a representative sample of the neighborhood, but rather a convenience sample from the neighborhood residents who are on the Nextdoor website. Interpret results with that in mind.

Question 1. What is the biggest positive of the proposed development at the corner of Irving and Alameda?

Survey respondents detailed a number of items that they saw as positive aspects of the proposed development. Responses were coded into themes, and all of the themes are presented in Table 1 below. Respondents saw more housing; affordable housing and development as the biggest positive aspects of the proposed development.

Table 1. Resident-Generated Positive Aspects of Proposed Development	#	% (out of 35)
<i>More housing; affordable housing</i>	14	40%
<i>Development instead of vacant lot/blight</i>	12	34%
<i>New retail</i>	5	14%
<i>Neighborhood rejuvenation and renewal</i>	3	9%
<i>More "eyes on the street"</i>	1	3%

**The total is more than the total number of respondents because some people mentioned more than one positive aspect.*

Question 2. What your biggest concern about the proposed development at the corner of Irving and Alameda?

Survey respondents detailed a number of issues that they were concerned about. Most of the issues had already surfaced on Nextdoor, and respondents were specifically asked about most of them in the following questions. Responses were coded into themes, and the themes (as well as an "other" category) are presented in Table 2 below. No clear consensus emerged about the concerns. The most common "concern" was people saying they had no concerns.

Table 2. Resident-Generated Concerns about the Proposed Development	#	% (out of 29)
<i>No concerns/None</i>	5	17%
<i>Height/blocking views</i>	4	14%
<i>Parking</i>	4	14%
<i>Opens door to more developments like this</i>	2	7%
<i>Children living/playing close to Alameda</i>	2	7%
<i>Pedestrian impacts</i>	2	7%
<i>Undesirable retail (more liquor, more dispensaries)</i>	2	7%
<i>Other (1 mention each: density, concerns housing won't be affordable, raise property taxes, risk of creating a "slum-like" atmosphere, low rent would attract more low-income people, and changes character of neighborhood)</i>	6	21%

**The total is more than the total number of respondents because some people mentioned more than one concern.*

Question 3. If the zoning is changed for this site from allowing a 3-story building to allowing a 4- or 5-story building, how concerned are you about this?

Table 3.	Extremely concerned	Very concerned	Somewhat concerned	Not at all concerned	Total Responses
percent	18.52%	25.93%	7.41%	48.15%	
number	5	7	2	13	27

While opinions on this question vary, nearly half of the survey respondents are not at all concerned about the zoning change from 3 to 4 or 5 stories.

Question 4. If the zoning of the site is changed, what, if anything, about a 4-or 5-story apartment building with bottom-floor retail concerns you? (Please rate each potential concern on a scale from Very Concerned to Not At All Concerned.)

Table is sorted from high to low on the “Extremely Concerned” column. Shaded cells in each row indicate the most common response for that item. For example, 29.63% of respondents were “Extremely Concerned” about Parking. The “Somewhat Concerned” category was also chosen by 29.63% of respondents to that item, so both cells are shaded.

Table 4.	Extremely Concerned	Very Concerned	Somewhat Concerned	Not at all Concerned	Total Responses
Parking for residents or visitors	29.63% 8	22.22% 6	29.63% 8	18.52% 5	27
Sidewalk width/ streetscape in front of building	24.00% 6	8.00% 2	48.00% 12	20.00% 5	25
Density (increased number of people)	22.22% 6	14.81% 4	22.22% 6	40.74% 11	27
Changes the character of the neighborhood	16.00% 4	12.00% 3	20.00% 5	52.00% 13	25
Blocking views for residents	11.54% 3	23.08% 6	11.54% 3	53.85% 14	26
Icing on streets	11.54% 3	15.38% 4	26.92% 7	46.15% 12	26
Privacy	7.69% 2	15.38% 4	30.77% 8	46.15% 12	26

The top number is the percent; the bottom number is the number of people that chose that category for that item.

When asked about what was most concerning about the proposed development being four or five stories high, the most common concern was parking for residents and visitors with more than half of respondents (52%) being either extremely or very concerned. For 5 of the 7 categories, the most common response was “Not at all concerned.”

Question 5. If the zoning is not changed, what, if anything about a 3-story apartment building with bottom-floor retail concerns you? (Please rate each potential concern on a scale from Very Concerned to Not At All Concerned.)

Table 5 is sorted from high to low on the “Extremely Concerned” column. Shaded cells in each row indicate the most common response for that item. The top number is the percent; the bottom number is the number of people that chose that category for that item.

Table 5.	Extremely Concerned	Very Concerned	Somewhat Concerned	Not At All Concerned	Total Responses
Parking for residents or visitors	24.00% 6	16.00% 4	32.00% 8	28.00% 7	25
Sidewalk width/streetscape in front of building	17.39% 4	21.74% 5	34.78% 8	26.09% 6	23
Density (increased number of people)	12.00% 3	4.00% 1	36.00% 9	48.00% 12	25
Privacy	4.55% 1	4.55% 1	31.82% 7	59.09% 13	22
Icing on streets	4.35% 1	13.04% 3	26.09% 6	56.52% 13	23
Changes the character of the neighborhood	4.35% 1	17.39% 4	21.74% 5	56.52% 13	23
Blocking views for residents	4.17% 1	20.83% 5	20.83% 5	54.17% 13	24

When asked about what was most concerning about the proposed development retaining the current zoning (being 3 stories high), the most common concern was parking for residents or visitors with 40% of respondents being extremely or very concerned, followed by sidewalk width/streetscaping. For 5 of the 7 categories, the most common response was “Not at all concerned.”

Question 6. What type of retail do you believe we are missing in the Barnum/Barnum West area?
Please be as specific as possible.

The size of the words in the word cloud below indicate the relative frequency with which the words were mentioned. Coming as no surprise the most common phrase was “Grocery Store” followed by “Hardware” and “Coffee.”



Question 7. Please evaluate the following statements.

Table 6.	Strongly Disagree	Disagree	Neither Disagree Nor Agree	Agree	Strongly Agree	Total Responses
I learn about issues that affect me on Nextdoor website (Barnum/Barnum West).	3.70% 1	3.70% 1	7.41% 2	40.74% 11	44.44% 12	27
I have developed new relationships with neighbors on Nextdoor (online or in-person).	0.00% 0	22.22% 6	29.63% 8	29.63% 8	18.52% 5	27
I am interested in taking an active role in my community.	0.00% 0	0.00% 0	7.41% 2	44.44% 12	48.15% 13	27
I am interested in attending my neighborhood association meetings (or I already attend them).	0.00% 0	0.00% 0	14.81% 4	40.74% 11	44.44% 12	27

Question 8. How long have you lived in your current neighborhood?

Table 7.	More than 20 years	10 to 19 years	5 to 9 years	Less than 5 years	Total*
Barnum	24.00% 6	4.00% 1	16.00% 4	48.00% 12	23
Barnum West	6.67% 1	0.00% 0	20.00% 3	6.67% 1	5

*Total is more than total respondents because one person had lived in both neighborhoods.

Q9. Please share any other comments you have about this issue. Thank you for your responses! Again, your responses are anonymous and aggregate results will be shared on Nextdoor by Tuesday, September 2nd.

These responses did not fall into discernible themes; therefore, the responses are presented in a list below.

- This is the start of the "slippery slope". Did you read last Thursday that Westwood is getting ANOTHER housing development on Morrison Road in 2016.
- Build it!!!!
- Thank you Kaye for your genuine care and leadership in Barnum--we need more people like you leading the charge!
- We have start including and thinking about the whole community and just a few making decisions
- Thank you for asking. I'm not sure why people are concerned about the parking - I think 100 parking spaces is more than adequate, especially considering that the site is close to public transportation routes and very walkable. I think more cars parked on the streets would be an improvement, as people tend to speed on streets with few cars parked on them. If anything, I think 100 spaces is too much.
- I don't like these neighborhood markets that take advantage of residents,
- Thanks for all your great work!
- It feels like DURA tried to steamroll CCB.
- concern for quality of life living on that corner, its busy, where will any children play?
- Density with too much impacts.
- Survey is confusing and one-sided.
- I would work with the developers and not express major concern. We need new development to draw more people to the area. This raises property values for everyone! To many people are picking the project apart. "I will not support this if the sidewalks are too small or the parking is not adequate etc." 43 percent of the Denver household have one car and another 30 percent have two. One would assume that if you can only afford an apartment with lower rent, you would not be able to afford two cars. So I would think the off street parking is just fine. But everyone is an expert.. Just hope we don't scare these people away and turn them off. If we get a reputation as a community willing to work with developers to a common goal, more developers will be likely to come to the area!

Conclusions Based on this Survey

- There is more consensus around the potential positive aspects of the proposed development (e.g., affordable housing, reduction of blight, etc.) than there is around the potential negative aspects.
- While opinions do vary, nearly half of the survey respondents are not at all concerned about the zoning change from 3 to 4 or 5 stories.
 - People seemed to fall into two groups: one group is *extremely or very concerned* about most potential negative aspects of the proposed development, and the other group is somewhat concerned only with one or two negative aspects of the proposed development.
 - When asked about specific categories of concerns that had surfaced on Nextdoor, for 5 of the 7 categories, most respondents were not at all concerned.
- Regardless of the zoning change, residents' main concerns are ensuring adequate parking for residents and visitors and sidewalk width/streetscaping.
 - Note: The parking proposed is within the current Denver zoning code; the streetscaping plan is yet unknown.
- Regarding the retail space, the developer should be provided with a list of the types of retail that the residents are interested in. In addition, this information should be shared with the City Council representation so that they know the interests of the neighborhood residents.

Next Steps: Meeting Tuesday, September 9, 2014

Representatives from the proposed development will be attending the next Concerned Citizens for Barnum meeting on Tuesday, September 9, 2014. At that time, the residents should express their overarching concerns. The developer is more likely to respond to a request to address one or two issues than they are to a list of 7 to 10 issues. If you are either in opposition or support of this proposed development, please come to the meeting if you are able or reach out to someone who is attending the meeting so your voice can be heard.

Prepared by: Kaye Boeke, Barnum resident

Zone Map Amendment (Rezoning) - Application

1/26/12

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	ASIA PLAZA, LLC	Representative Name	Robert J. Gollick, Inc.
Address	1035 South Federal Boulevard "A"	Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80219-4169	City, State, Zip	Denver, Colorado 80209
Telephone	303 722-8771	Telephone	303 722-8771
Email	Nguyen True <truelaw97@gmail.com>	Email	bgollick@comcast.net
*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.		**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 each property owner signing the application, 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):	3301 through 3411 West Nevada Place		
Assessor's Parcel Numbers:	0517204042000		
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	Lots 11 to 44 Inclusive, Block 2, Adams Park with exceptions noted on ALTA/ACSM Land Title Survey Attached as Separate Exhibit "C"		
Area in Acres or Square Feet:	2.185± acres or 95,186± square feet		
Current Zone District(s):	E-MX-3 UO-1, UO-2		
PROPOSAL			
Proposed Zone District:	E-RX-5 (Residential Mixed-Use) UO-1		



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 Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</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>

ATTACHMENTS

Please check any attachments provided with this application:

- Authorization for Representative
- Proof of Ownership Document(s)
- Legal Description
- Review Criteria

Please list any additional attachments:

Please Refer to the Addendum Pages for all Exhibits
 Exhibit "A": Description of Consistency with Adopted City Plans (DRMC 12.4.10.13(A, B & C))
 Exhibit "B": Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14(A & B))
 Exhibit "C": ALTA/ACSM Land Title Survey
 Exhibit "D": Proof of Ownership
 Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative
 Exhibit "F": RNO and Area Resident Correspondence



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
ASIA PLAZA, LLC	1035 South Federal Boulevard "A" Denver, Colorado 80219-4169 303 722-8771 Nguyen True <truelaw97@gmail.com>	100%			A	Yes
True Nguyen, Managing Member			<i>True Nguyen</i>	8/15/14		

www.denvergov.org/rezoning

August 5, 2014

Addendum Pages to the proposed Official Zone Map Amendment Application for:

3301 through 3411 West Nevada Place (SW intersection of West Alameda Avenue at South Irving Street)

Application No. 2014I-000???

Current Zoning: E-MX-3

Proposed Zoning: E-RX-5

Property Owner Information

Schedule Numbers: 0517204042000

ASIA PLAZA, LLC

True Nguyen, Managing Member

1035 South Federal Boulevard "A"

Denver, Colorado 80219-4169

Authorized Representative:

Robert J. Gollick, Inc. (Bob Gollick)

609 South Gaylord Street

Denver, Colorado 80209

303 722-8771

bgollick@comcast.net

These Addendum Pages Contain the Following Exhibits and Map Amendment Summary

Exhibit "A": Description of Consistency with Adopted City Plans (DRMC 12.4.10.13(A, B & C))

Exhibit "B": Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14(A & B))

Exhibit "C": ALTA/ACSM Land Title Survey

Exhibit "D": Proof of Ownership

Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative

Exhibit "F": RNO and Area Resident Correspondence

PROPOSED MAP AMENDMENT SUMMARY

- The intent of the proposed E-RX-5 zoning map amendment is to provide the appropriate entitlement mechanism for redevelopment of a 2.185-acre parcel in the Westwood neighborhood. This is a block that has over 400± feet of frontage along Alameda Avenue, a commercial arterial designated as an enhanced transit corridor, with an RTD transit stop on the adjacent block. The site serves as a transition between the intensity of Alameda Avenue and the established residential neighborhood to the south.
- The site has an elevation drop from north to south, which is about the equivalent of the height of a full building floor as well as an additional slope from west to east. Thus a higher structure on the northern portion of the property allows for greater flexibility in design without negative impacts for the surrounding area.
- The allowable height of 70 feet in the E-RX-5 zone district is not unprecedented along the Alameda Avenue corridor. **Los Altos De Alameda** located a few blocks west of the subject is an existing 5-story residential structure.

In May of 2013, The Urban Land Institute, funded by The Colorado Health Foundation, conducted a study that focused on the Westwood Neighborhood. Following are excerpts from that effort. The study was widely circulated and had neighborhood input and support.

- The Westwood neighborhood is a diverse, lower-income neighborhood with approximately 15,500 residents. The average household income is \$37,961 per year, which is about \$20,000 less than the average for the entire city.
- Westwood has not experienced **any** residential development since 2004, the year when the low income Paloma Villa Apartments were developed. At the time of the study, there was a proposed project comprising 16 townhouses on the corner of South Utica and Mississippi. No residential development has occurred within a two-mile of the neighborhood since 2011. The last projects to be built out were in Belmar.
- The intent is to develop a mixed-use project with ground floor retail and residential units on the upper floors.
- Public/private partnerships with both private and nonprofit developers should be explored for the redevelopment of mixed use and housing in the core area.

Exhibit "A": 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, and**
- 3. The Westwood Neighborhood Plan.**

Review Criteria 1. Denver Comprehensive Plan 2000

CHANGES, CHALLENGES and OPPORTUNITIES

OPPORTUNITIES

New development

In new development and redevelopment areas that include transit stations, transit-oriented development can support other goals of Plan 2000, including neighborhood revitalization local business development, **affordable housing and attractive public amenities.** (page 73)

Variety in housing

A strong economy and a rebirth of interest in Denver urban life have created an upward spiral in housing costs, for both homebuyers and renters. Some Denver neighborhoods that have long prized the economic diversity within their communities are now threatened with market conditions that **could force lower and middle-income residents and growing families to leave.** To encourage a healthy mix of diversity in Denver, **the City must try to ensure housing opportunities in a range of types and prices** throughout the city. Housing policies must address the needs of people of diverse incomes, household sizes, ages and lifestyles. Adequacy and variety of housing close to work also protect the environment by reducing driving. (page 13)

Environmental Sustainability Chapter

Objective 2: Stewardship of resources

Strategy 2-F Conserve land by:

- Promoting infill development within Denver at sites where services and infrastructure are already in place.
- Create more density at transit nodes.
- Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. (page 39)

Objective 4: The Environment and the Community

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, **providing opportunities for people to live where they work.** (page 41)

Range of Housing

Denver faces a **shortage of housing that covers the full range of housing prices** and types. Land-use policies must allow for increased availability, broader distribution and an expanded variety of housing options. (page 51)

Land Use Chapter

Objective 3: Residential Neighborhoods and Business Centers

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. (page 60)

Strategy 4-A: Encourage **mixed-use, transit-oriented development** that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods. (page 60)

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities. (page 60)

OUR LONG TERM PHYSICAL ENVIRONMENT

Mobility Chapter

Objective 4: Changing Travel Behavior

Explore and then use a wide variety of mechanisms to reduce the number of vehicle miles traveled, especially at peak times. (page 78)

Strategy 4-E: Continue to **promote mixed-use development**, which enables people to live near work, retail and services. (page 78)

Legacies Chapter

Challenges

Neighborhood Character

The increasing need for a broader array of housing options requires a more diverse mix of residential types that are both **affordable and complementary to neighborhood character**. Conversely, pressure for development of larger houses in neighborhoods of traditionally smaller homes is a challenge to retaining neighborhood character. (page 92)

Objective 2: New Development, Traditional Character (page 98)

Strategy 2-E

Ensure that the Zoning Code reinforces quality urban design. (page 99)

Objective 3 Compact Urban Development

Strategy 3-A: Identify areas in which **increased density and new uses are desirable** and can be accommodated. (page 99)

Housing Chapter: Expand housing options for Denver's changing population.

OVERVIEW

When the essential question facing Denver is its livability, shelter and decent housing are basic concerns. Denver's strong economy has reduced rather than increased the availability of affordable housing in Denver. Home ownership is increasingly difficult for low and middle-income households. **Rental housing is expensive, and units for families are very difficult to find.** As a result of these trends, economic segregation is becoming an unfortunate reality in Denver's housing market. (page 108)

CHALLENGES**Rising rental costs**

The apartment vacancy rates are quite low, especially for the larger or more affordable units, which drive up rental rates. (page 110)

Affordable housing

Rising sales prices and rental rates and very low vacancy rates make affordable housing extremely difficult to find, especially for larger families who may have no choice but to live in substandard, overcrowded conditions. (page 111)

OPPORTUNITIES

Expanded resources:

Support for housing programs and services enable the community to **meet basic needs for decent, safe and affordable housing, including that needed by families**, low-income households and special needs populations. (page 112)

Housing Assistance

Strategy 3-I: Support the development of affordable housing using a variety of public finance mechanisms.

Continue to **support mixed-income housing development that includes affordable rental** and for-purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines. (page 116)

Economic Activity Chapter

Workforce

Finding skilled workers challenges employers. Ensuring an adequate supply of housing that is affordable to workers. (page 126)

Objective 1: Workforce Development and Support

Ensure a skilled workforce. Economic development policies and initiatives should stress workforce needs for advancement, education and training, childcare, **a full range of affordable housing options**, and transportation. (page 130)

Strategy 1-H

Support a variety of housing opportunities for Denver's current and future workforce. Housing opportunities throughout Denver should be expanded. (page 131)

Human Services Chapter

Objective 1 Access

Strategy 1-B: Increase the availability of safe, affordable housing for low-income households, the elderly and persons needing specialized housing due to disabilities. (page 185)

Review Criteria 2. Blueprint Denver

This section provides references that are excerpts and/or paraphrased from Blueprint Denver. Occasionally text is revised or eliminated to be more relevant to the subject property.

Blueprint Denver has designated the subject property as an **Area of Change** with a street classification of **Commercial Arterial** and a land use designation of **Pedestrian Shopping District**, both are defined as:

Commercial Arterial

Alameda is a four lane arterial with a center turn lane. There is a five foot attached sidewalk fronting the property, with no on-street parking separating the sidewalk from the outside travel lane. The 15 ft build-to requirement under the E-RX-5 zone district would allow for some buffering between new development and this intensive street edge condition (see Westwood Neighborhood Plan References in the next section).

Pedestrian Shopping Corridor *Page 45*

A pedestrian shopping corridor exhibits the same land uses as a town center (which may include high density residential) or neighborhood center, but it orients those uses in a linear rather than circular pattern. Many of the existing pedestrian shopping corridors in Denver grew from streetcar business districts. These corridors are scaled to be compatible with surrounding residential neighborhoods. Pedestrian shopping corridors have a continuous street frontage of buildings, wide sidewalks on-street parking, and shared parking among businesses. These corridors provide pedestrian amenities and good transit service.

Pedestrian Corridors encourage land use(s) with higher densities when the corridor is near downtown, such as the Colfax Corridor. Densities may be up to 40 units per acre in individual buildings. (*Blueprint page 64*)

Criteria for Selecting Areas of Change and Adding New Areas of Change

The following criteria were used to select the Areas of Change.

- Areas already undergoing **positive change** that is expected to continue,
- Areas **adjacent to transit** and around transit stations, both existing and planned
- Areas along corridors with frequent bus service that can accommodate development, especially areas with potential as **pedestrian shopping corridors**, and
- Areas with special opportunities, such as where major **public or private investments** are planned. (*Page 128*)

■ Descriptions of Areas of Change – Corridors

Linear Areas of Change are called corridors. They have different scales and intensities and

generally fall into three categories: **pedestrian shopping corridor** (the subject property), river corridor, and commercial corridor. Pedestrian shopping corridors are oriented to pedestrians and provides smaller shops serving a neighborhood market area. (*Blueprint page 139*)

As stated in Blueprint Denver, much of Denver's growth will be accommodated by infill development on vacant land or through **redevelopment of existing sites**. The proposed map amendment will meet that statement by providing the entitlement ability to develop affordable residential units.

Alameda Avenue: Enhanced Transit Corridor

Blueprint Denver designates this portion of Alameda Avenue as an "Enhanced transit Corridor".

(1) Alameda is a premier cross-town arterial that joins three metropolitan jurisdictions (Denver, Lakewood and Aurora) and connects portions of the City to many destinations.

(2) Alameda in this area is designated as an "Enhanced Transportation Corridor" under Blueprint Denver as well as a "Roadway Corridor for Capacity Improvement".

Alameda Avenue has many **underutilized** and vacant parcels (such as the subject) that could benefit from redevelopment as mixed use projects and contribute more to the city's economy, **provide more housing options for residents** (including affordable housing), activate the street environment and capitalize on the convenient access to transit. The future development climate of the Alameda corridor should attract investment and uses that support transit users **and residents**, and reinforce neighborhood character. Alameda is already a multi-modal, commercial and residential avenue that sustains the nearby neighborhoods. With appropriate development/redevelopment Alameda could encourage walking, biking and transit use. The corridor teems with activity and with effort could become one of the City's desirable areas to live, work and play.

*Note: We all realize that residential development is what drives successful retail. For Alameda to survive as a pedestrian corridor **more residential units are needed**. Housing density along the corridor should support transit, sustainable urban growth **and be affordable**.*

Shaping Growth: Tools for Shaping Growth

Blueprint Denver develops a comprehensive approach for addressing all the components needed to achieve a coordinated land-use and transportation system vision citywide. The City can rely on powerful tools available for shaping growth. One of such tools is Public-Private Partnerships. A Public-Private Partnerships involves using public funds or activities to directly foster private investment and development activity that otherwise would not occur. This often can result in new types of housing (**including affordable housing**), buildings or development within areas that otherwise would remain stagnant. (page 30)

Note: the proposed map amendment will provide the entitlement necessary for such a Public-Private Partnerships to assist in the redevelopment of the property.

Reinvestment Areas

Reinvestment areas are neighborhoods with a character that is desirable to maintain but that would benefit from reinvestment through modest infill and redevelopment or major projects in a small area. These areas would encourage investment but in a more limited and targeted way than in Areas of Change. Residents in these areas face a variety of challenges and opportunities. Examples of challenges include concern about deteriorated and poorly maintained housing stock, inappropriate land uses or inadequate buffering between uses, lack of services such as grocery stores, lack of curbs and gutters and other infrastructure, **and maintaining affordable housing.** (page 122)

Partnership Tools

Blueprint Denver encourages partnerships between the private and public sector as a useful tool to address many community needs that are not being met solely through private market activity or public infrastructure. The public sector can partner with private interests to reduce the risk of development or to subsidize costs of otherwise unprofitable development.

An example of a use for partnerships include **affordable housing development.** (page 126)

Note: Blueprint Denver supports affordable housing on many levels throughout the City. It is important to understand how Blueprint Denver defines affordable housing. It is a simple but very thought provoking definition:

Affordable Housing per Blueprint Denver; Affordable housing has many meanings. Within the context of this plan, affordable housing generally refers to households of modest means which often struggle to find housing that **does not consume an inordinate amount of their income** and that meets their needs. (page 186)

Other Civic Responsibilities: Affordable housing

The need for a broad range of housing types and prices throughout the city is very important to the quality of life for Denver as well as the entire region. A diversity of housing is essential in every part of the city. Housing types that meet the needs of each particular stage in life enables a resident to age within the same neighborhood. This allows the young and old to live in the same neighborhood with their parents and children respectively, if they so choose. Affordable housing also can mean modest-wage workers living closer to their jobs, decreasing transportation expenses and increasing transportation efficiency. (page 153)

Affordable Housing

To implement this plan, the City will consider making **mixed-income housing**

developments along transit corridors a priority for housing resources. These resources might include tax increment financing. Thus, several plan objectives can be met including: increasing transit ridership; providing affordable housing in locations served by transit and nearby employment and services; and increasing access to jobs. (page 171)

Citizen Action

There is a civic responsibility that accompanies Blueprint Denver. It requires citizen action to ensure that development **fosters good design, affordable housing, economic development, rapid transit access, pedestrian friendliness, efficient/attractive transportation systems and neighborhood stability.**

Review Criteria 3. Westwood Neighborhood Plan 1986

Executive Summary:

Policies / Recommendations

Property presently zoned as General Business District (B-4) located along West Alameda Avenue between South Knox Court and Grove Street be rezoned as a Neighborhood Business District (B 2) zone. New developments within Neighborhood Business (B-2) zones should be developed with **ample front and rear setbacks and landscaping**. The use of parking (P-1) zones should not be allowed to intrude into existing residential zones. (Page 14)

Major neighborhood assets.

- Good transportation access (Frontage along Alameda Avenue, an enhanced transit corridor, will benefit the future residents of the development)

Major neighborhood liabilities.

- Poor housing stock (The proposed E-RX-5 zoning will be the catalyst for quality residential development along a corridor in need of redevelopment)
- Declining business areas (The development will provide additional quality commercial space plus add additional residents/shoppers in the development)

Land Use and Zoning - Concerns.

- Deteriorating housing stock
- Deteriorating business areas

(The development that will result from the proposed zoning will eliminate both concerns along this section of Alameda Avenue)

Land Use and Zoning - recommendations.

- Rezone a portion of Alameda Avenue as a neighborhood business zone.
- Residential zoning along West alameda should remain. (The proposed E-RX-5 only allows residential uses above the first floor)

Objectives/Goals (of the Westwood Neighborhood)

Goal: It is the goal of the Westwood Neighborhood to increase the number of neighborhood businesses....

Goal: It is the goal of the Westwood Neighborhood to stabilize or upgrade the present housing stock.

Alameda Study Area

It is a recommendation to encourage more businesses which provide commodities and personal

services which satisfy the needs of the residents surrounding this business zone. This plan would recommend the rezoning of the area from Knox Court to Grove Street from a B-4 zone to a B-2 zone. Through this selective down zoning, a greater linkage between the Westwood Neighborhood and Barnum / Barnum West Neighborhood could be reached.

Under the Former Chapter 59 zoning, the subject property was zoned B4. Had the property been rezoned to a B2 zone district prior to the 2010 Denver comprehensive rezoning to the new code, B2 zoning would have allowed for mixed commercial and residential uses at a floor to area ratio of 1:1, at an unspecified building height. The suggestion for down zoning aims to provide neighborhood-serving businesses.

Under the proposed E-RX-5 zone district, a landscaping buffer is possible within the build-to requirement of 15ft for 70% of the primary street. There is no build-to requirement on a side street where landscape buffering is possible.

Exhibit "B":**Section "A" Description of Justifying Circumstances**

1. The subject parcel was zoned E-MX-3 during the City overall zoning update process in 2010. The site was partially developed with a few structures, including a bar/restaurant and four single-family houses. The bar has been demolished. The site adds no value to the fabric of the neighborhood. To be in compliance with the goals of Blueprint Denver, redevelopment is necessary.

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

Numerous changes have occurred in the area that justifies the proposed map amendment. A few are listed as follows:

1. Of most importance is the City's desire to provide affordable housing for residents near transit such as Alameda Avenue.

2. There is a lack of quality commercial services in the immediate area. The anticipated development will contain neighborhood serving ground floor commercial uses that will benefit the neighborhood.

3. While the Westwood neighborhood has remained stable, the Alameda corridor is always in transition. New businesses and eating-places have evolved along this urban corridor that will benefit from additional residents.

4. Approval of the site as an "**Area of Change**" with a land use category of **Pedestrian Shopping Corridor** within "Blueprint Denver" provides the basis for the zoning change.

5. The recent desire for individuals to live near the business districts where they work and play. This site, which is on the Alameda corridor, connects to downtown Denver as well as Aurora and Lakewood.

6. Proximity to transit along Alameda has created a desirable location for affordable housing.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide support for the services,

amenities, employment opportunities and provide residential development necessary for positive planned growth to occur.

Section “B” Neighborhood Context

The proposed map amendment is to provide the framework for the development of a property located along one of Denver’s most important corridors, Alameda Avenue. This proposed map amendment request approval of the E-RX-5 zone district. The RX designated zone district is a limited residential mixed-use district. The E-RX-5 zone district was adopted by City Council to respond to development parcels such as this and is categorized as Urban Edge Neighborhood Context. The Zoning Code describes the neighborhood context of the E-RX-5 districts as a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and **commercial areas are typically embedded in residential areas**. Commercial buildings are typically Shopfront and General forms that typically contain a single type of use. While single and two-unit residential uses are primarily located along local and residential arterial streets, **multi-unit residential and commercial uses are located along local streets, arterials, and main streets**. (Such as Alameda Avenue) The Urban Edge Neighborhood Context is characterized by low scale buildings **except for some mid-rise commercial and mixed-use structures, particularly at nodes or along arterial streets**. (Again, such as 5-stories along Alameda Avenue)

The effect of the proposed amendment will be immediate and positive. To survive and thrive, the area needs increased density, **more residential units** with more street level, quality amenities. Zoning proposals such as this one can be the catalyst for smart growth with density where it should be and people living and shopping where they work. Development of the subject property under the guidelines of the mixed-use zoning will provide quality, affordable residential units, employment opportunities and quality ground floor commercial space along a highly visible corridor on a site that is in need of redevelopment. The inclusion of ground floor commercial space will bring activity to the immediate area. Redevelopment of the subject property will help define the edge of the Alameda Avenue corridor.

As paraphrased from the Zoning Code, the **General Purpose** of the E-RX-5 or Residential Mixed Use Zone District is intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of a building form that clearly define and activate the public realm. The residential mixed-use zone district is intended to enhance the convenience, **ease and enjoyment of transit, walking, shopping and public gathering within and around** the city’s residential neighborhoods. The district is also intended to ensure new development contributes positively to established residential neighborhoods and character, and improve the transition between commercial development and adjacent residential neighborhoods.

The Residential Mixed Use districts are primarily intended to accommodate residential uses.

Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground floor retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

The proposed height of 5-stories is critical to the project's viability. Significant portions of the building stock in the area are poor. In order for the neighborhood to stay viable into the future, new projects must have adequate density to provide the quality of design desired in the adopted Plan. Five stories is a very moderate height in relation to the project's location along the Alameda Avenue corridor. The proposed height is necessary and to accomplish the goals of Blueprint Denver.

Specific Intent: Residential Mixed Use-5

E-RX-5 applies to residentially dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

ALTA Survey: Exhibit "C" Also Submitted as a Separate Document for Legibility

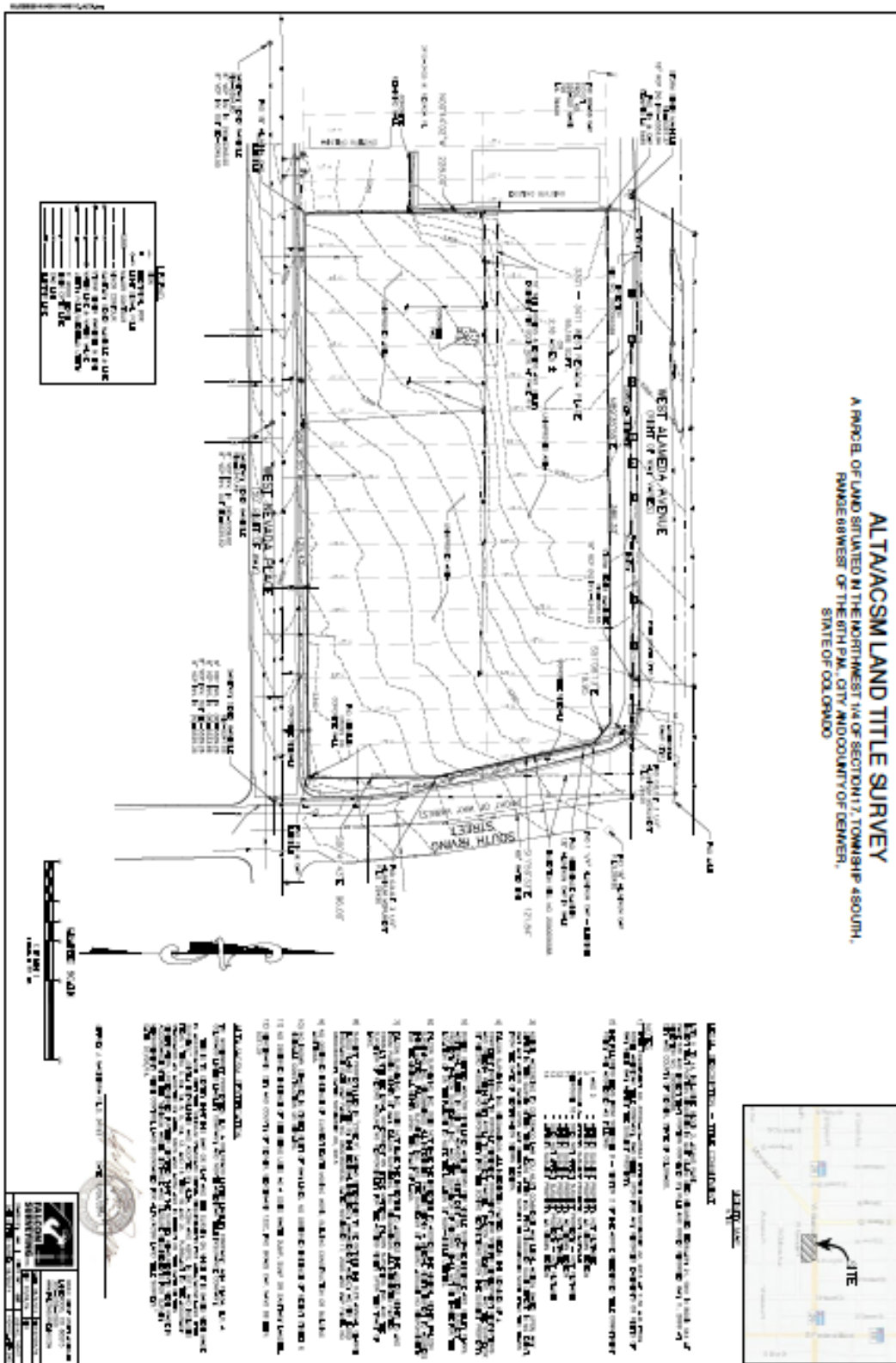


Exhibit "D": Proof of Ownership (Assessors records)

PROPERTY INFORMATION

Property Type: COMMERCIAL - MISC
IMPROVEMENTS Parcel: 0517204042000

<p>Name and Address Information</p> <p>ASIA PLAZA LLC 1035 S FEDERAL BLVD A DENVER, CO 80219-4169 Property Address: 3301 W NEVADA PL -3411</p>	<p>Legal Description</p> <p>ADAMS PARK B2 L11 TO 44 INC EXC PT QC DEED IN BOOK 444-536 DTD 02/21/1941 & EXC PT VIDE REC#2000066588 Tax District 308A</p>
--	--

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	766200	131520		
Improvements	20000	1590		
Total	786200	133110	0	133110
Prior Year				
Land	766200	131520		
Improvements	20000	1590		
Total	786200	133110	0	133110

Style: Other	Reception No.: 2004162831
Year Built:	Recording Date: 08/09/04
Building Sqr. Foot: 0	Document Type: Special Warranty
Bedrooms:	Sale Price: 1500000
Baths Full/Half: 0/0	Mill Levy: 83.09
Basement/Finished: 0/0	

Lot Size: 95,768

[Click here for current zoning](#)

Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative

Asia Plaza LLC

1035 S. Federal Boulevard #B
Denver, CO 80219

July 21, 2014

Mr. Tim Watkins
City and County of Denver
201 W. Colfax Avenue, Second floor
Denver, CO 80206

Dear Tim,

This letter shall serve as authorization for Robert Gollick, to act as agent for the purpose of rezoning the property. Asia Plaza LLC is the owner of the site located at the SWC Alameda Avenue and Irving Street, Denver, Colorado 80219.

If you have any questions regarding this matter please feel free to contact me directly.

Sincerely,



True Nguyen
Property Manager
(303) 877-4977

Exhibit "F": Neighborhood Correspondence



4200 Morrison Road, Unit 3.
Denver, CO 80219
303.936.4302
bucuwest.com



July 23, 2014

Councilman Paul Lopez
District 3
4200 Morrison Road - #7
Denver, CO 80219

RE: Westminster Crossing Project

Dear Councilman Lopez,

We are writing this letter to ask you to do all you can to support the proposed Westwood Crossing, a mixed use project.

The Board and staff of BuCu West have studied the proposal, which will be located at the southwest corner of Alameda and Irving, on a two acre parcel of vacant land.

Westwood Crossing will combine 5,000 square feet of brand new commercial space, fronting on Alameda Avenue, with 98 new family apartments, in a well-designed four story building. This new mixed use project will significantly benefit the Westwood community and District 3's economic competitiveness.

The BuCu staff has met with the developer, McDermott Properties, and we have made suggestions that will be incorporated into the new community, including art, investment into public amenities and the employment of local companies. We are very pleased that McDermott Properties is willing to work with the neighborhood and is receptive to our ideas.

We urge your support for the rezoning that is necessary to make Westwood Crossing a reality.

Sincerely,



Jose Esparza
Director of Operations

cc: Robert Gollick

West Community Economic Development Corporation
Business and Cultural District of Denver (BuCu West), 2014



Councilman Paul Lopez
City Council District 3 Office
4200 Morrison Road - #7
Denver, CO 80219

July 24, 2014

RE: Zoning Change for Westwood Crossing

Dear Councilman Lopez,

On behalf of Westwood Unidos, we write to formally support the application for a re-zoning at Alameda Avenue and Irving Street, Denver, CO 80219. We support changing the zoning from MX-3 to MX-5, which would allow Westwood Crossing to build a four-story apartment building on the site.

As a registered neighborhood organization within the designated area, we took a vote resulting in the leadership team of Westwood Unidos supporting this re-zoning.

As residents who reside, work, and connect resident within Westwood, we believe that this housing facility will be an asset to our neighborhood. We support the facility because: it provides affordable residential units, it has ground-floor office or retail to activate our retail environment, it has space available for other uses such as a community center, it will have a manager on-site, it does not allow people with a violent felony record to reside there, and it will provide a shaded playground for children. This complex will be an improvement over the empty lot which currently exists at the location.

On behalf of Westwood Unidos, we urge you to accept this application. Please do not hesitate to contact us at 720-217-5468 if you have any questions.

Sincerely,

Westwood Unidos Resident Organization

Maricruz Herrera, Leadership Team Co-Chair

Rachel Cleaves, Leadership Team, Co-Chair

Cc:
Venus Boatner, Zoning Review Tech
Alfonso Silva, ComCap Properties
Arthur McDermitt, McDermitt Development



Redeemer Learning Center
a Hope Online Learning Academy

Kris Jukola, J.D., Interim Principal
Wayne Woolery, Interim Pastor

Telephone: 303.934.0422
Facsimile: 303.935.9256
E-Mail: RedeemerDenver@gmail.com
3400 West Nevada Place
Denver, Colorado 80219

July 28, 2014

Councilman Paul Lopez
District 3
Denver City Council
4200 Morrison Road – Unit #7
Denver, CO 80219

Dear Councilman Lopez:

We are excited and guardedly optimistic that the Westwood Crossing development project will be developed as planned. We believe that the development will improve the community and our neighborhood. We are also hopeful that our school would see new students from this development. We therefore support this project as long as traffic issues are addressed along west Nevada Place.

Last week, in meetings with the developer’s representative, we were informed of the proposed Westwood Crossing development by McDermott Properties. The project is to be built on the vacant property across the street and directly north of the school and south of Alameda. Currently, this vacant lot is an eyesore and a dumping ground. It is also a gathering place for customers from the corner liquor store to sit and drink. This usually results in a police stop several times a week, but this trouble has never spilled over into the school. The three existing houses probably do not meet current building codes. The new development will solve these issues. The project will have a positive impact on the community and will provide new dwelling units and new business opportunities.

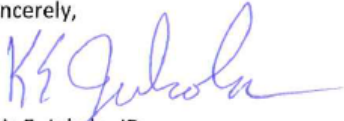
The proposed project includes a number of commercial units. We believe that this is an integral part of a strong and flourishing community but we also request that the zoning reflect the existence of an elementary school basically across the street. We would object to any additional adult oriented business and any marijuana or drug/smoking oriented store in the development because it is too close to the school.

It is our understanding that access to the project will not be off of Alameda or Irving. That leaves only Nevada Place unless there is an easement or right of way from Knox Court. Parents access the school only from Nevada Place both mornings and afternoons. The congestion on both sides of Nevada is greater when school is let out at 3:30. The mornings are not as congested and most parents drop their children off on the south side of Nevada Place. The traffic pattern will need to be studied and it may be necessary to widen part of Nevada Place in front of the school and the project around its access point to provide turn lanes and loading zones. This will likely be more of an inconvenience for the new residents of the project than for our parents, but it may be something to take into consideration as plans are finalized.

Councilman Paul Lopez
District 3, Denver City Council
July 28, 2014
Page 2

Thank you for the work you do and we hope to see this proposed development become a reality. If you have any questions or wish to discuss this matter further, please contact me at the above number or email address.

Sincerely,



Kris E. Jukola, JD
Principal, Redeemer Learning Center,
a Hope Online Learning Academy

cc: Pete Wilkins, McDermott Properties



- A Ministry of Redeemer Lutheran Church, LCMS -



Peppers Restaurant
3500 Morrison Road, Denver, Colorado 80219

July 24, 2014

Councilman Paul Lopez
District 3
4200 Morrison Road - #7
Denver, CO 80219

Dear Councilman Lopez,

I have learned about the proposed ninety eight (98) unit apartment community with 5,000 square feet of commercial space. It is planned to be located down the street from my restaurant, at the southwest corner of Alameda Avenue and Irving Street.



I have been a business owner in this community for over 20 years and strongly support this new development. We need quality apartments and new space for business in this neighborhood.

This project will be called Westwood Crossing and will proceed if the property can be rezoned to allow four stories.

Please support this project. It will be a great benefit for Westwood.

Sincerely,

George Stropoulos
Owner


Thank you, Paul!


cc: Robert Gollick



Introducing the proposed Westwood Crossing. An all new 98 unit apartment building with office and retail space to be located at the corner of Alameda & Irving in Denver. One, two and three bedroom well designed apartments with great features and amenities, ample parking and a children's playground.

I am part of the Westwood community. I am familiar with the proposed Westwood Crossing apartment development at Alameda and Irving and am supportive of this project coming to our neighborhood.

###

Date: 7-29-14 Over 18: Yes No
 Name: MARANATHA NATURAL PRODUCTS LLC Title: OWNER
 Organization: PEDRO ARZOBENZO
 Address: 3490 W. ALAMEDA AVE, DENVER CO 80219
 Signature: [Signature]

###

Date: 7/29/14 Over 18: Yes No
 Name: Manuel Cornejo Title: OWNER
 Organization: Cornejo Jewelers
 Address: 3490 W. Alameda Ave Denver CO 80217
 Signature: [Signature]

###

Date: 7-29-14 Over 18: Yes No
 Name: DIANA PÁEZ Title: MANAGER
 Organization: EZ CHECK CASHING
 Address: 3490 W. ALAMEDA AV. DENVER CO 80219
 Signature: DIANA PÁEZ

I am part of the Westwood community. I am familiar with the proposed Westwood Crossing apartment development at Alameda and Irving and am supportive of this project coming to our neighborhood.

###

Date: 07/29/14 Over 18: Yes No

Name: NORA I. SAENZ Title: OWNER

Organization: EL REY BOOTS #1

Address: 3490 W. ALAMEDA AVE DENVER CO 80219

Signature: 

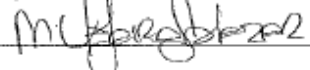
###

Date: 07/29/14 Over 18: Yes No

Name: M. Ulpiza Salazar Title: ASST. MANAGER

Organization: BETTER LIFE INC.

Address: 3490 W. ALAMEDA AVE DENVER CO 80219

Signature: 

Date: 7-25-14 Over 18: Yes No

Name: Betty Janke Title: Music Director

Organization: Redeemer Lutheran Church

Address: 3300 W. Nevada Pl. Denver, CO 80219

Signature: 

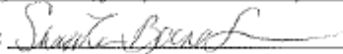
###

Date: 7/25/14 Over 18: Yes No

Name: Sharmain Brown Smack Title: GM.

Organization: Day + Night Mechanical Solutions

Address: 3270 W. Alameda Ave

Signature: 

###

Date: 7-25-14 Over 18: Yes No

Name: Tirzah J. Hellman Title: Loan processor

Organization: West Denver Community C.U.

Address: 3299 W. Alameda Ave. Denver, Co. 80219

Signature: 

I am part of the Westwood community. I am familiar with the proposed Westwood Crossing apartment development at Alameda and Irving and am supportive of this project coming to our neighborhood.

###

Date: 07/25/14 Over 18: Yes No
 Name: Adriana Reyes Title: Owner
 Organization: Adry's Boutique
 Address: 3301 W. Alameda Ave. 80219
 Signature: [Signature]

###

Date: 07-25-14 Over 18: Yes No
 Name: Maria Alvarez Title: _____
 Organization: Business Festivals Princess
 Address: 3335 W Alameda - Aurora CO 80019
 Signature: [Signature]

###

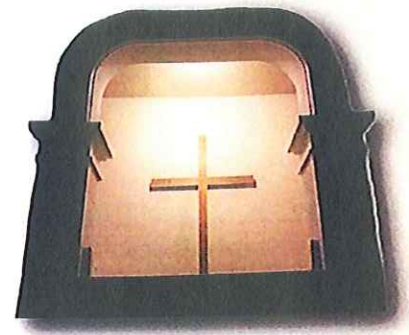
Date: 7-25-14 Over 18: Yes No
 Name: Dora Rodriguez Title: Manager
 Organization: Emilys Creations
 Address: 278 S Julian St Denver Co 80219
 Signature: [Signature]

Cornerstone Baptist Church OF GREATER DENVER



"Serving CHRIST
BY *Serving* OTHERS"

"That I may know him, and the power of his resurrection, and the fellowship of his sufferings..."
Philippians 3:10



August 31, 2014

Councilman Paul Lopez
District 3
4200 Morrison Road - #7
Denver, CO 80219

Dear Councilman Lopez,

For more than twenty years, Cornerstone Baptist Church has served West Denver and the Westwood area. We like to support opportunities that arise that benefit this area. From our perspective, we support the development of a new apartment community and commercial space on the vacant lot at Alameda Avenue and Irving Street. To replace a vacant lot that can, at times, provide opportunity for undesirable activities with an all new apartment community for families and singles is a change for the good.

This letter is to share our support for McDermott Properties' effort to bring this proposed project into reality. My only concern would be the harmful effects of increased crime that the liquor store and Adult Bookstore would have on the women and children of the proposed 98 units and children's playground. I would politely request that this would be addressed during the planning and approval stages of this project.

Thank you for what you do for our district. If there is anything that we can do for you or the community, please us know.

Respectfully,

A handwritten signature in cursive script that reads "Gordon E. Alley".

Gordon E. Alley
Associate Pastor

Rodger D. Alley
Pastor

2014I-00052

345 SOUTH MEADE STREET ~ DENVER, CO 80219
phone: 303.936.9010 ~ www.cbcofgreaterdenver.com

Page 30 of 31

Gordon E. Alley
Associate Pastor

Revised (08.20.14)

ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER,
STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION – TITLE COMMITMENT

LOTS 11 TO 44, INCLUSIVE, BLOCK 2, ADAMS PARK, EXCEPT THAT PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 21, 1941 IN BOOK 444 AT PAGE 536 AND EXCEPT THAT PORTION CONVEYED BY RULE AND ORDER RECORDED MAY 11, 2000 AT RECEPTION NO. 2000066588, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTES

- TITLE COMMITMENT NO. 35100-13-05843 EFFECTIVE DATE NOVEMBER 22, 2013 AT 7:30 A.M. FROM NORTH AMERICAN TITLE COMPANY, WAS RELIED UPON FOR ANY RECORDED EASEMENTS OR RIGHTS OF WAY WHICH MAY AFFECT THE SUBJECT PROPERTY.
- THE FOLLOWING ITEMS FROM SCHEDULE B – SECTION 2 OF THE ABOVE REFERENCED TITLE COMMITMENT POLICY ARE ADDRESSED AS FOLLOWS:
 - 1 AND 2 – AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 3 – AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 4 THROUGH 8 – AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 9 THROUGH 10 – DOES NOT AFFECT SUBJECT PROPERTY – NOT PLOTTABLE
 - 11 – AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
 - 12 – AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE
 - 13 – DOES NOT AFFECT SUBJECT PROPERTY – NOT PLOTTABLE
 - 14 – AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN THE SERVICES OF A COMPETENT INDIVIDUAL TO CONSULT PERTINENT DOCUMENTS FOR SPECIFIC DEVELOPMENT RESTRICTIONS AND CRITERIA WHICH MIGHT APPLY TO SUBJECT PARCEL. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ZONING RESTRICTIONS UPON THE SUBJECT PROPERTY.
- BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE AND UTILITY PLANS. ADDITIONAL UTILITIES, IN USE OR ABANDONED, MIGHT EXIST ON, NEAR OR CROSSING THE SUBJECT PROPERTY. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE MINERAL RIGHTS. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES RETAIN A MINERAL RIGHTS EXPERT TO ADDRESS THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- FALCON SURVEYING, INC. DOES NOT HAVE THE EXPERTISE TO ADDRESS THE ACCESS RIGHTS TO AND FROM PUBLIC RIGHTS OF WAY. FALCON SURVEYING, INC. RECOMMENDS ALL INTERESTED PARTIES CONSULT WITH THE LOCAL GOVERNMENT ON THESE MATTERS. FALCON SURVEYING, INC. AND THE SURVEYOR OF RECORD ASSUME NO RESPONSIBILITY FOR THE ACCESS RIGHTS UPON THIS TRACT OF LAND.
- SUBJECT PROPERTY LIES IN "ZONE X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS PER FLOOD INSURANCE RATE MAP PANEL NO. 0800460183G, DATED NOVEMBER 17, 2005 AND MAP PANEL NO. 0800460184H, DATED NOVEMBER 20, 2013.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES, NO OBSERVED EVIDENCE OF RECENT STREET SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- BENCHMARK: CITY AND COUNTY OF DENVER, BENCHMARK 132C, FND BRASS CAP. NAVD 88 ELEV: 5321.35

ALTA/ACSM CERTIFICATION

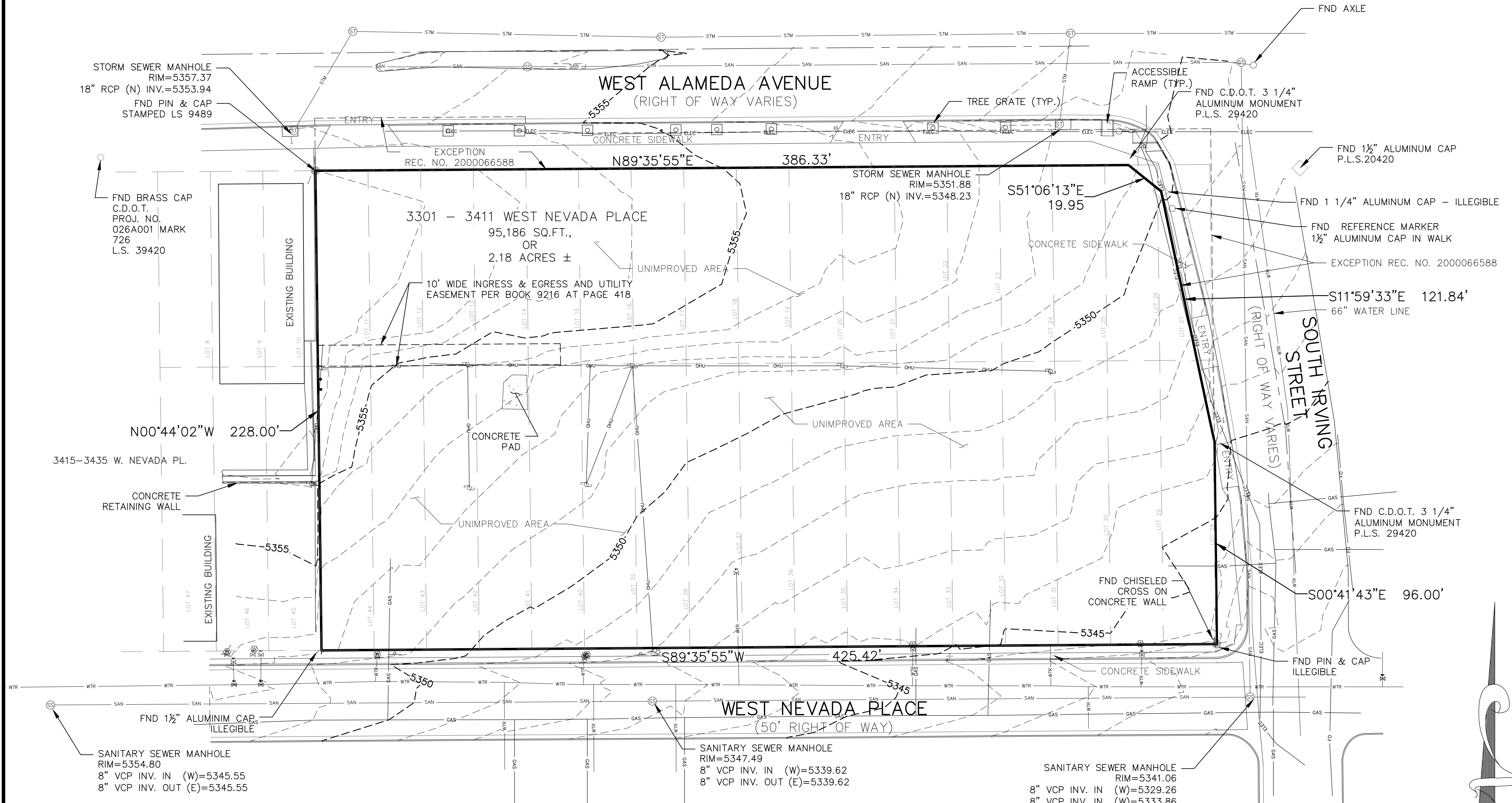
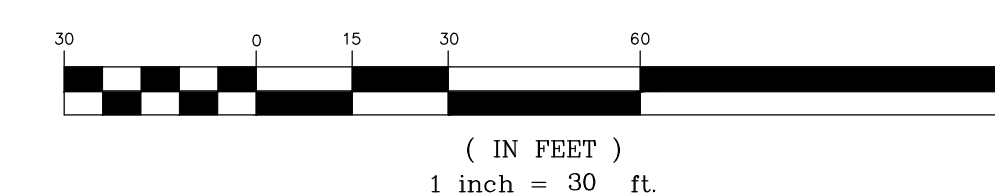
TO: MCDERMOTT PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY; ASIA PLAZA, LLC, A COLORADO LIMITED LIABILITY COMPANY AND NORTH AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS, IN 2011, AND INCLUDES ITEMS 1 THRU 5, 6a, 7a, 8, 9, 11a, 13, AND 16 THRU 18 AND 21. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
DATE: 07/09/14.

JEFFREY J. MACKENNA P.L.S. 34183 DATE: 07/09/2014



GRAPHIC SCALE



LEGEND

—	SIGN
□	ELECTRICAL BOX
○	LIGHT SIGNAL POLE
---	MAJOR CONTOUR
- - -	MINOR CONTOUR
⊙	SANITARY SEWER MANHOLE & LINE
⊙	STORM SEWER MANHOLE & LINE
⊙	WATER LINE & WATER VALVE
⊙	UTILITY POLE/OVERHEAD UTILITY
—	6" WOOD FENCE
—	FIBER OPTIC LINE
—	GAS LINE
—	ELECTRIC LINE