



TO: City Council Land Use, Transportation, and Infrastructure Committee
FROM: Jeff Hirt, Senior City Planner
DATE: March 9, 2018
RE: Official Zoning Map Amendment #2015I-00168

Staff Report and Recommendation

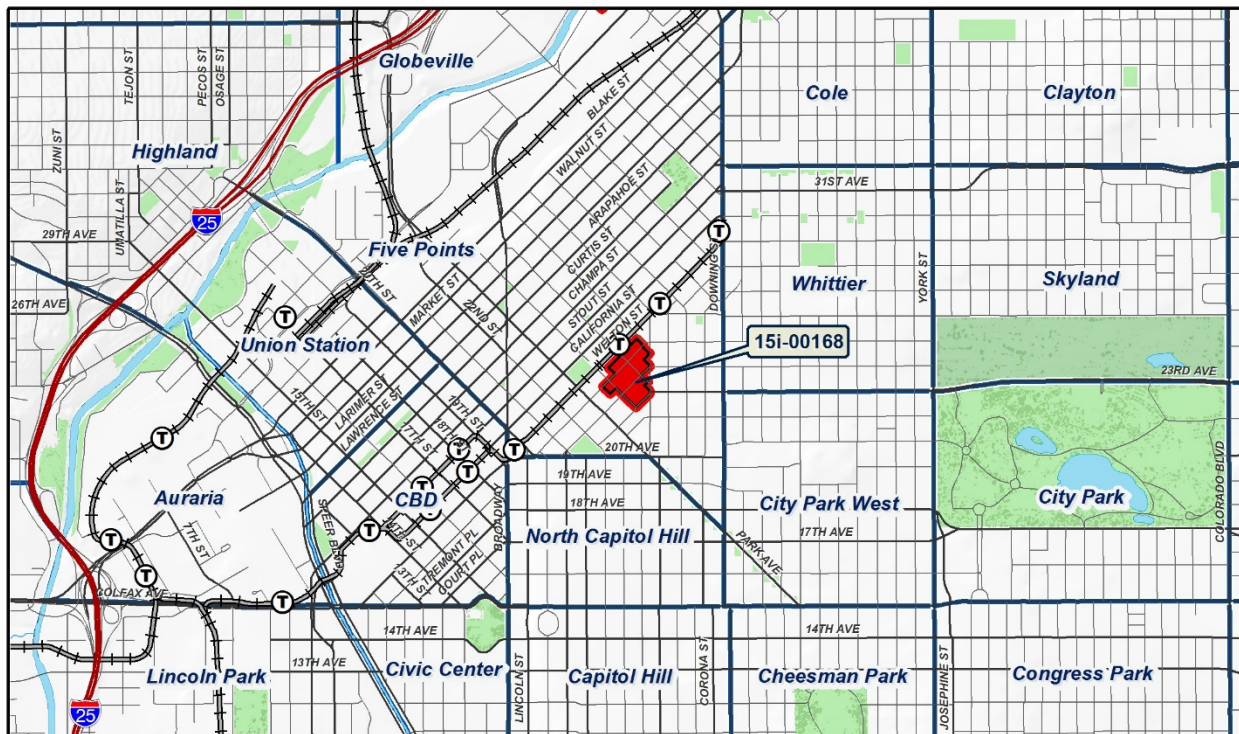
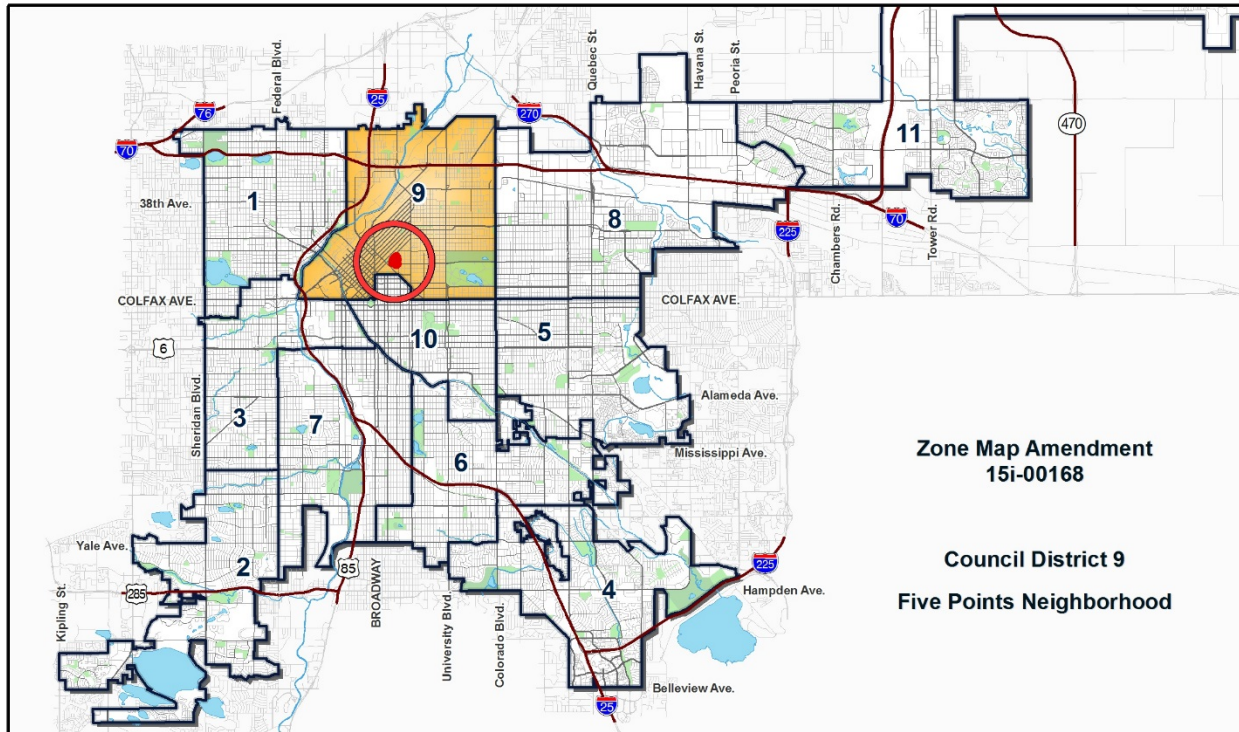
Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for map amendment #2015I-00168.

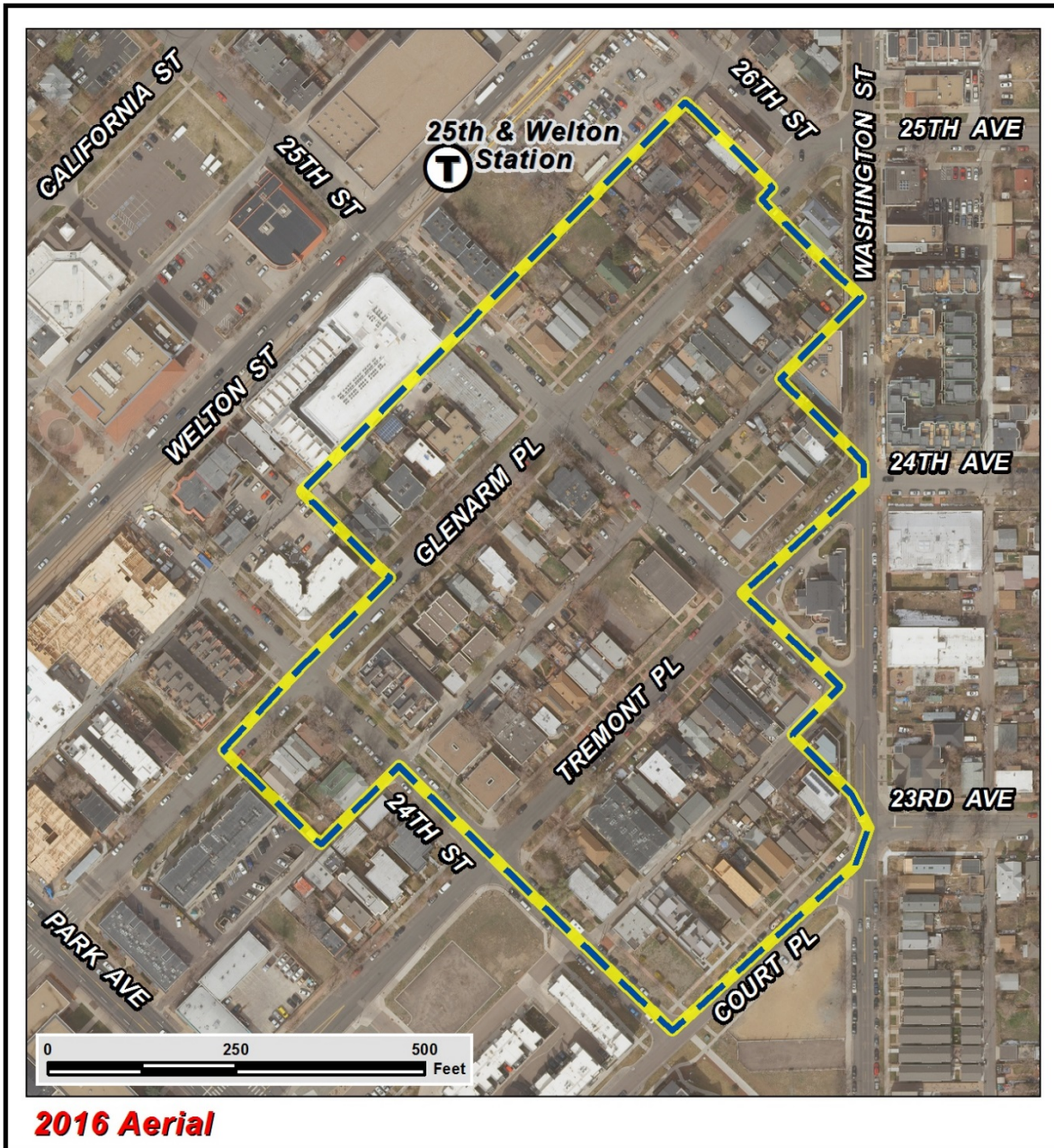
Request for Rezoning

Proposal: #2015I-00168
Address: Multiple properties located at and around 25th St & Glenarm Place
Neighborhood/Council District: Five Points / Council District 9
RNOs: Welton Corridor Property Owners, Curtis Park Neighbors, The Points Historical Redevelopment Corp, Five Points Business District, Uptown on the Hill, Center City Denver Residents Organization, Opportunity Corridor Coalition of United Residents, Rio Norte, Denver Arts and Culture Initiative, Old San Rafael Neighborhood Association, Capitol Hill United Neighborhoods, Inc., Enterprise Hill Homeowners Association, Inter-Neighborhood Cooperation (INC)
Area of Properties: Approximately 12 acres
Current Zoning: G-MU-3, UO-3; R-3, UO-3
Proposed Zoning: U-RH-2.5, UO-3
Property Owner(s): Various

Summary of Rezoning Request

- City Council President Albus Brooks is sponsoring this map amendment request for an approximately 12-acre area in the Five Points neighborhood.
- The purpose of the request is to better align the current zoning on the subject properties with the Northeast Downtown Neighborhoods Plan related to maximum building heights.
- The boundaries of the requested map amendment were chosen because of a variety of factors, including existing zone district boundaries, the Five Points Historic District boundaries, existing building heights, and communications between community members within the subject area.





Existing Context

The subject properties are predominantly residential 1- and 2-story buildings built between 1880 and 1920. Within the requested map amendment boundaries, at least five new 2- to 3-story buildings have been built since 2000. Several new 3- to 5-story buildings have been built to the west and south of the subject properties.

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

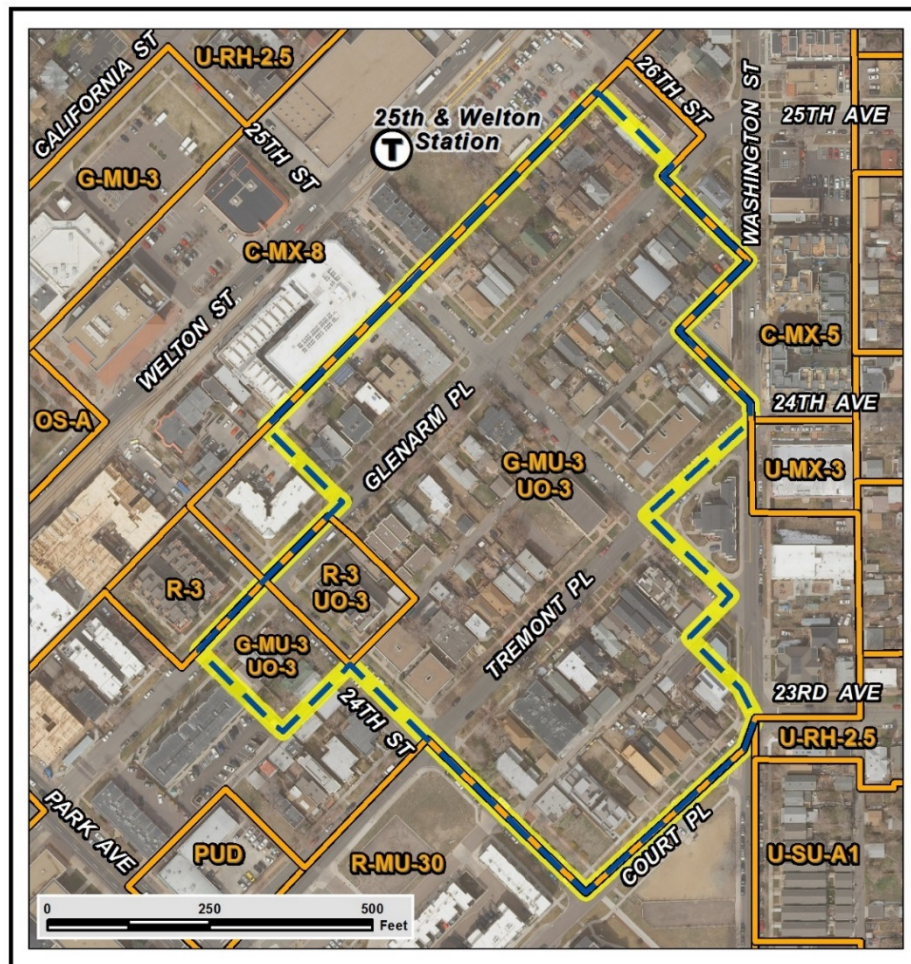
	Existing Zoning	Existing Land Uses	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	G-MU-3, UO-3; R-3, UO-3	Single-Unit Residential, Two-Unit Residential, Multi-Unit Residential, Public/Quasi-Public, Mixed Use	Most structures are residential and were built in the between 1880 and 1920. All buildings built before 2000 are 1- to 2-story buildings. Buildings constructed since 2000 are 2- to 3-story residential buildings.	Intact grid of streets follows original Denver grid; east of Washington transitions to north-south grid.
North	C-MX-5, UO-1, UO-2; C-MX-8, UO-1, UO-2	Single-Unit Residential, Two-Unit Residential, Mixed Use, Commercial/Retail, Office	Mix of 1- to 3-story residential and mixed use buildings	
South	R-MU-30 with waivers; G-MU-3, UO-3	Mixed Use, Multi-Unit Residential	Recently constructed buildings of mostly 3- to 5-stories	
East	U-RH-2.5, UO-3; U-SU-A1, UO-3; C-MX-5, UO-1, UO-2; U-MX-3, UO-1, UO-2; U-MX-3	Office, Multi-Unit Residential, Public/Quasi Public, Parking	Mix of 1- to 3-story residential and mixed use buildings	
West	G-MU-3; C-MX-8, UO-1, UO-2	Mixed Use, Multi-Unit Residential	Mixed use shopfront and apartment buildings along Welton Street corridor with 3- to 5-story height; some remaining original 2- story buildings.	

1. Existing Zoning

The existing zoning on the subject properties is G-MU-3, UO-3, with the exception of an approximately 12,000 square foot area at the intersection of 24th St and Glenarm Pl, which is zoned R-3, UO-3. The G-MU-3 zone district is a multi unit district in the General Urban Neighborhood Context that allows a mix of residential uses. G-MU-3 allows the urban house, duplex, row house, garden court, and apartment primary building forms. The row house and apartment building forms allow the tallest building height at three stories (40 feet).

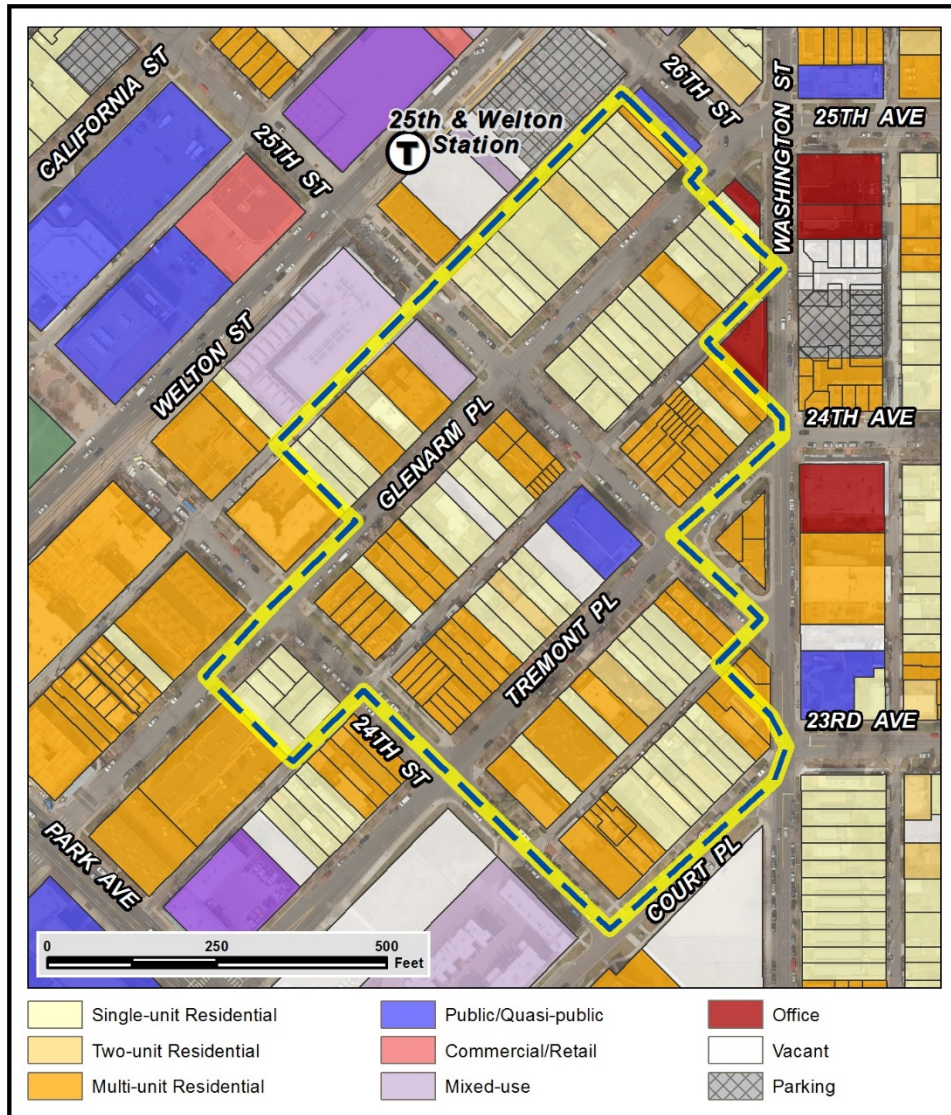
R-3 is a Former Chapter 59 zone district that allows a mix of residential uses. A mix of attached and detached residential units were built on these properties in 2006 under the R-3, UO-3 zoning. The site retained Former Chapter 59 zoning because it is subject to a minor planned building group (PBG) for multi-unit residential development.

UO-3 is the Historic Structure Use Overlay District that allows limited nonresidential uses in Historic Structures with residential zoning. While there are State and National Historic Register buildings in the area, there are currently no Historic Structures as defined by the Denver Zoning Code (locally designated or contributing to a local historic district) in the requested map amendment area.



2. Existing Land Use Map

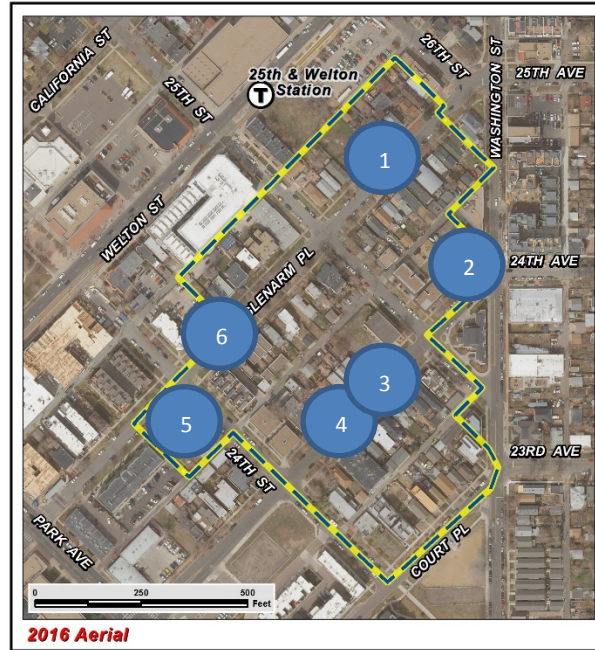
The subject properties are a mix of multi-unit residential, two-unit residential, and single-unit residential. There are four nonresidential parcels that include a one-story mixed use building, a 1.5 story church, and surface parking.

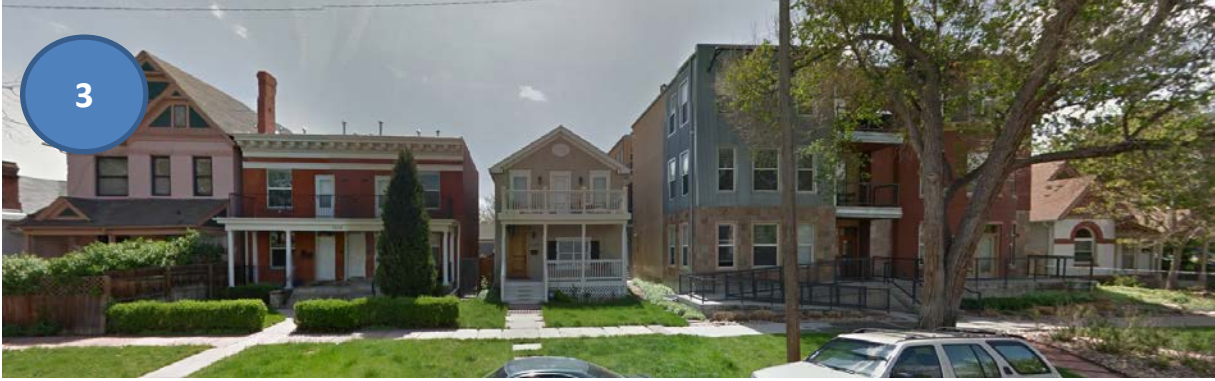


3. Existing Building Form and Scale

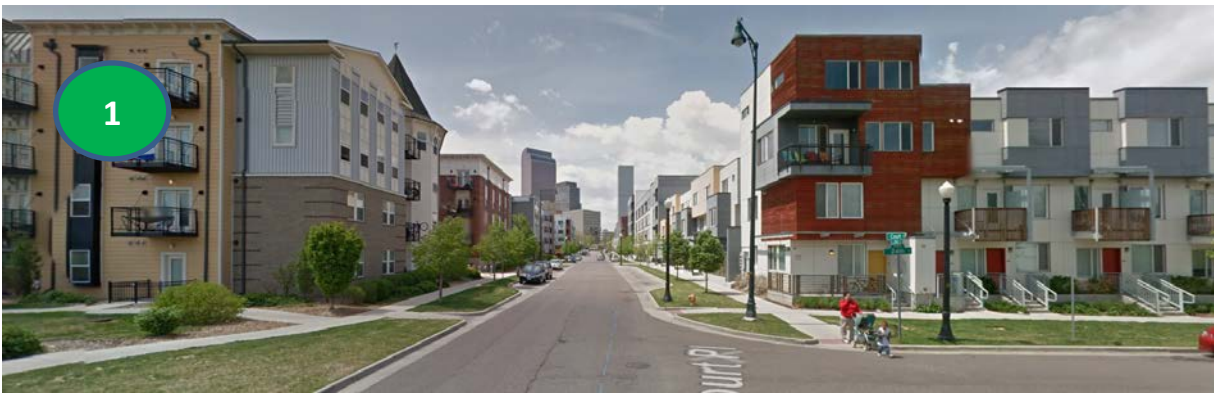
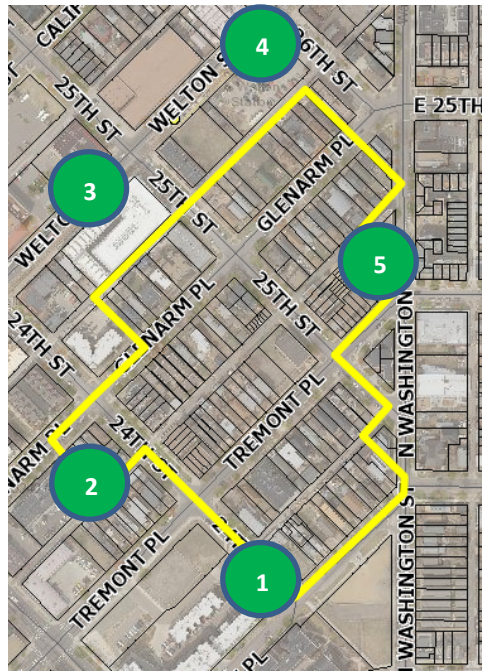
The existing building form and scale of the subject site and adjacent properties are shown in the images on the following pages.

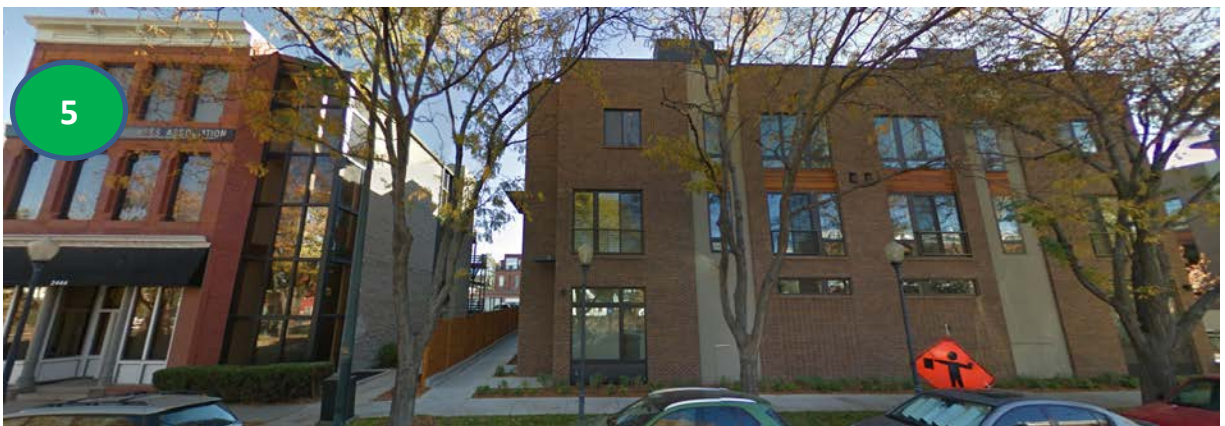
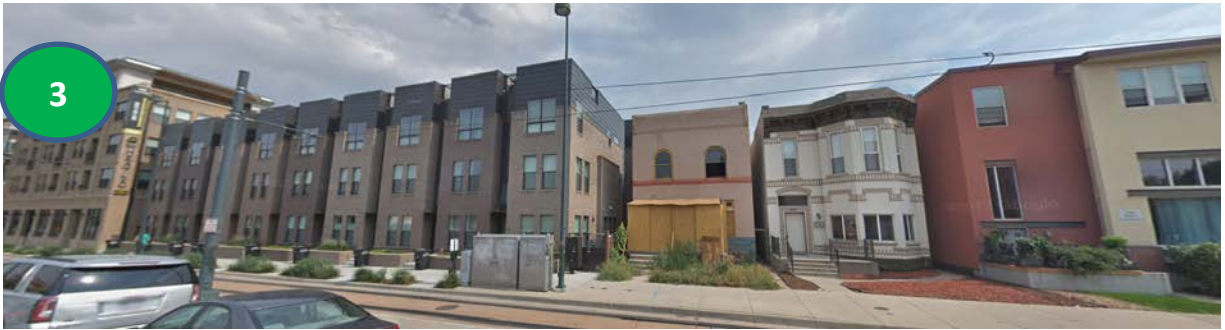
Subject Properties





Surrounding Properties





Summary of City Agency Referral Comments

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

Public Works – Surveyor (Spirk): Approved See Comments Below:

I have made changes to the some of the lots in the descriptions based off the subdivision plats. Please see below.

DRAFT Legal description for proposed Five Points Legislative Zone Map Amendment Council District 9

A part of the Clements Addition Subdivision, and a part of the Stile's Addition Subdivision located in the Northeast One Quarter of Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from G-MU-3 UO-3 and R-3 UO-3 to X-XX-X:

Asset Management: Approved – no comments

Environmental Health: Approved – See Comments Below

Notes. DDPHE is not aware of environmental concerns on the property and concurs with the rezoning request.

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, DEH 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 be effective in the control of fugitive particulate emissions at all times 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: DEH performed a limited search for information known to DEH 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.

Public Review Process

	Date
CPD informational notice of receipt of the rezoning proposal to all affected members of City Council and registered neighborhood organizations	1/11/18
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and registered neighborhood organizations	2/5/18 – 2/21/18
Planning Board recommended approval by a vote of 9-0	2/21/18
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	3/9/18
Land Use, Transportation and Infrastructure Committee of the City Council review	3/13/18
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations	4/1/18
City Council Public Hearing	4/23/18

The RNOs identified on page 1 were notified of this proposal. As of the time of this writing, the city has received six public comments in support of the application, including from Curtis Park Neighbors, Inc. (see Attachment 2). All comments indicate support for the rezoning request generally because the U-RH-2.5 zone district promotes the preservation of the existing, unique community character relative to building scale. Some comments address the community process and the numerous zoning options explored before arriving at the U-RH-2.5 recommendation.

The city has received one public comment in opposition, citing concerns about the impact the rezoning may have on property values. (see Attachment 2)

Criteria for Review / Staff Evaluation

DZC Section 12.4.10.7 sets forth the following review criteria for consideration of a legislative map amendment (note that Sec. 12.4.10.8 “Additional Review Criteria for non-Legislative Rezoning” does not apply to this legislative map amendment):

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *Northeast Downtown Neighborhoods Plan (2011)*

Denver Comprehensive Plan 2000

The proposal is consistent with several Denver Comprehensive Plan strategies, including:

- Residential Neighborhoods Objective 3: *Preserve and enhance the individuality, diversity and livability of Denver's neighborhoods and expand the vitality of Denver's business centers* (p. 59)
- Residential Neighborhoods Strategy 3B: *Encourage quality infill development that is consistent with the character of the surrounding neighborhood* (p. 59)
- City of Neighborhoods Objective 1: *Strengthen the positive attributes and distinctive character of each neighborhood* (p. 149)
- City of Neighborhoods Strategy 1A: *Respect the intrinsic character and assets of individual neighborhoods* (p. 149)

The requested zone district, U-RH-2.5, is consistent with the comprehensive plan objectives and strategies to encourage development and redevelopment that is consistent with the character of the surrounding neighborhood. The late 1800s and early 1900s-era 1- 2-story building pattern is predominant in the requested map amendment area. U-RH-2.5 limits the massing of any building square footage above the second floor, which results in a built form more consistent with a two-story pattern.

Blueprint Denver (2002)

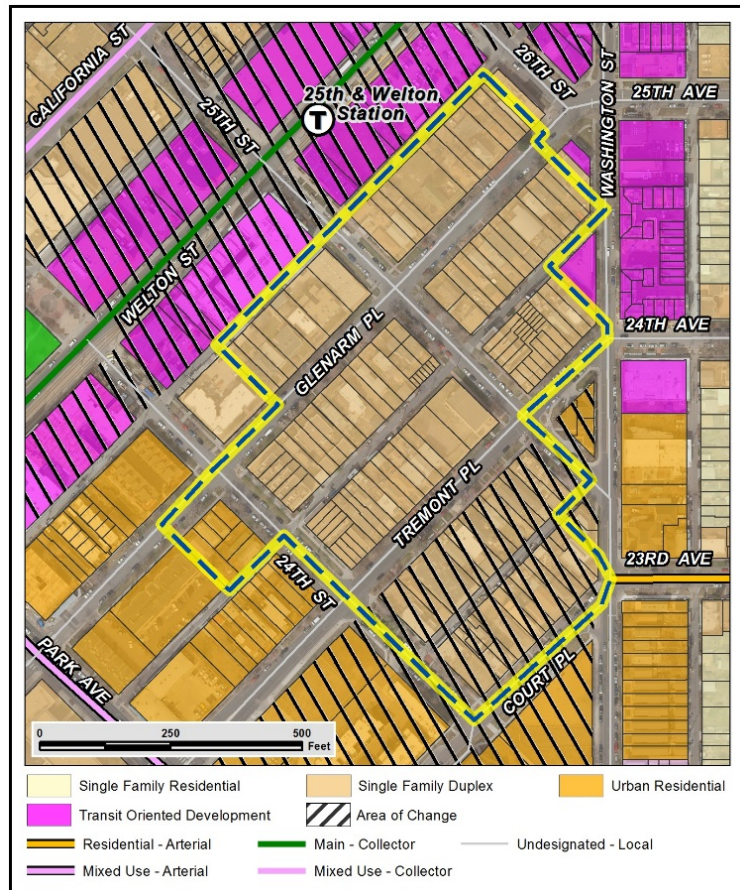
According to *Blueprint Denver*, all but six parcels in the requested map amendment area have a concept land use of Single Family/Duplex Residential. The remaining six parcels have a concept land use of Urban Residential. About 1/4 of the requested map amendment area is located in an Area of Change.

Future Land Use

The area to be rezoned located northeast of 24th Street has a concept land use of Single Family/Duplex Residential. *Blueprint Denver* describes Single Family/Duplex Residential as moderately dense areas with a mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings. (p. 42) The existing conditions in the requested map amendment area reflect this description. The U-RH-2.5 zone district is consistent with Single Family/Duplex future land use because it allows a mixture of housing types including the Urban House, Duplex, and Rowhouse building forms.

The area to be rezoned located southwest of 24th Street has a concept land use of Urban Residential and has six, 1-story single family buildings constructed in the late 1800s. *Blueprint Denver* describes Urban Residential as higher density and primarily residential but may include a noteworthy number of complementary commercial uses. A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures (p. 41).

The requested U-RH-2.5 zone district is consistent with the *Blueprint Denver* Urban Residential concept because it allows a mixture of housing types including the Urban House, Duplex, and Rowhouse building forms.



Areas of Stability

The area to be rezoned located northwest of Tremont Place is designated an Area of Stability. *Blueprint Denver* states that the goal for Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment. (p. 120)

Areas of Change

The area to be rezoned located southeast of Tremont Place is in an Area of Change. *Blueprint Denver* states that the goal for Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. A major goal is to increase economic activity in the area to benefit existing residents and businesses (p. 127)

The requested map amendment balances both *Blueprint Denver* Area of Stability and Area of Change goals to accommodate redevelopment and economic activity that maintains existing neighborhood character. The requested maximum building height in the U-RH-2.5

zone district (2.5 stories) is consistent with the Area of Stability goal to maintain the neighborhood character, since the U-RH-2.5 zone district promotes a 1-2 story building form that is characteristic of the neighborhood.

Street Classifications

All streets in the requested map amendment area are Undesignated Local streets. *Blueprint Denver* states “the design features of local streets are influenced less by traffic volumes and are tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets” (p. 51).

The requested U-RH-2.5 zone district is consistent with *Blueprint Denver* Area of Change and Area of Stability goals for maintenance of neighborhood character while allowing some redevelopment and economic opportunity. Specifically, the U-RH-2.5 zone district maximum height of 2.5 stories is consistent with the existing 1- 2- story original neighborhood building scale. The U-RH-2.5 zone district allows for a mixture of housing types so it is consistent with the *Blueprint Denver* concept land use of Single Family/Duplex and Urban Residential, as applicable.

For the parcels currently zoned R-3, the requested map amendment is also consistent with *Blueprint Denver* policies that support rezoning former Chapter 59 zone districts to Denver Zoning Code zone districts (p. 154).

Northeast Downtown Neighborhoods Plan (2011)

The proposal is consistent with several Northeast Downtown Neighborhoods Plan goals and recommendations.

Concept Land Use

The area to be rezoned located northeast of 24th Street has a Single Family Rowhouse land use concept, which are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings (p. 16). The existing conditions in the requested map amendment area reflect this description.

The area to be rezoned located southwest of 24th Street has a concept land use of Urban Residential, which includes a mixture of housing types, including historic single-family houses, townhouses, small multi-family apartments and sometimes mid to high-rise residential structures (p. 16).

The requested U-RH-2.5 zone district is consistent with the Blueprint Denver Single Family/Rowhouse and Urban Residential land use concepts because it allows a mixture of housing types including the Urban House, Duplex, and Rowhouse building forms.

Concept Building Heights Map



Note: boundaries approximate

Recommended Future Land Use Map



Concept Building Heights

The Northeast Downtown Neighborhoods Plan Concept Height Map shows a 2.5 story building height for the area to be rezoned located northeast of 24th Street. The U-RH-2.5 zone district is consistent with this designation in this area because the U-RH-2.5 zone district allows a maximum of 2.5 stories.

The Northeast Downtown Neighborhoods Plan Concept Height Map shows a 3-story building height for the area to be rezoned located southwest of 24th Street. The option to request U-RH-3A was explored for this area to more closely align the zone district with the concept height map. However, U-RH-3A

would not actually allow a 3-story building in this location. The Apartment building form is allowed in the U-RH-3A zone district up to three stories, but the form is only permitted on corner zone lots where at least one of the intersecting streets is a collector or arterial street. 24th Street and Glenarm Place are both Undesignated Local Streets.

Enterprise Hill Recommendations

The rezoning is located within the Enterprise Hill/San Rafael neighborhood. The following strategies specific to this neighborhood support the rezoning request:

- N.27 Building Form, Height: *Reinforce existing development patterns by maintaining the scale of development that is found in the area currently* (p. 88)
- In historic areas, including San Rafael, Clements, and some portions of Enterprise Hill, the siting of new N.27 Building Form, Siting: *Residential structures should be consistent with the existing, historic development patterns found within the neighborhood* (p. 88)

Other Northeast Downtown Neighborhoods Plan Policies

The proposed map amendment is also consistent with several plan other policies:

- Guiding Principle: *Protect Neighborhood Fabric* (p. 10)
- *Maintain the unique character of each neighborhood in Northeast Downtown* (p. 10)
- Neighborhood Connections and Character Recommendation: *Make use of design elements, such as upper story setbacks, as necessary, to minimize massing where appropriate* (p. 18)

The proposed map amendment is consistent with the Northeast Downtown Neighborhoods Plan because the U-RH-2.5 zone district would support maintenance of the character of the neighborhood related to building heights and align with the plan's concept building heights.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-RH-2.5 would 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 the implementation of the City's adopted plans including Comprehensive Plan 2000, Blueprint Denver, and the Northeast Downtown Neighborhoods Plan.

Attachments

1. Rezoning proposal
2. Public comments

Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilman Albus Brooks - legislative rezoning
Address		Address	2855 Tremont Pl, #201, Denver, CO 80205
City, State, Zip		City, State, Zip	Denver, CO
Telephone		Telephone	720-337-7709
Email		Email	albus.brooks@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties generally located at and around 25th St & Glenarm Pl. Refer to map on page 2 of this application. Note that legal description is being addressed separately with Public Works - Survey		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approx. 12 acres		
Current Zone Districts:	G-MU-3, UO-3 and R-3, UO-3		
PROPOSAL			
Proposed Zone Districts:	U-RH-2.5, UO-3		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>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.</i>	
	<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.	
	<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.	



THE HONORABLE
Albus Brooks
CITY COUNCIL PRESIDENT
COUNCILMAN DISTRICT 9

City and County of Denver
CITY COUNCIL

Elbra M. Wedgeworth Municipal Building
2855 Tremont Place, Suite 201
Denver, CO 80205
p: 720.337.7709
albus.brooks@denvergov.org

December 22, 2017

Mr. Brad Buchanan
Executive Director
Community Planning & Development
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Request for map amendments to rezone properties to residential zone districts consistent with adopted plans

As the Councilman for District 9, I am writing to request that Community Planning and Development (CPD) initiate a legislative map amendment to update zoning for the properties shown on the map below to a residential zone district that is consistent with citywide adopted plans, and the Northeast Downtown Neighborhoods Plan.

This request would change the zoning from G-MU-3/UO-3 to U-RH-2.5/UO-3 for the approximately 12-acre area. The change will continue to allow development opportunity in the area while ensuring that any new buildings or expansions to existing buildings are compatible with the existing neighborhood fabric, as this area undergoes a rapid transformation at the edge of downtown. The U-RH-2.5 zone district provides reasonable development potential while protecting neighborhood character by ensuring continuation of the two-story visual pattern of buildings along the street.

This request has been thoroughly vetted with the affected community members. I believe there is substantial community support for this map amendment application for which I will sponsor. Please contact me with any questions at (720) 337-7709.

Sincerely,

Albus Brooks
Denver City Council President
District 9

DRAFT Legal description for proposed Five Points Legislative Zone Map Amendment Council District 9

A part of the Clements Addition Subdivision, and a part of the Stile's Addition Subdivision located in the Northeast One Quarter of Section 34, Township 3 South, Range 68 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from **G-MU-3 UO-3 and R-3 UO-3 to X-XX-X**:

Clements Addition

Block 187: Lots 17 through 21

Block 188: Lots 1 through 4 and the Northeast 1/2 of Lot 5

Block 217: Lots 4 through 30

Stiles Addition

Block 182: Lots 22 through 32

Block 183: Lots 17 through 31

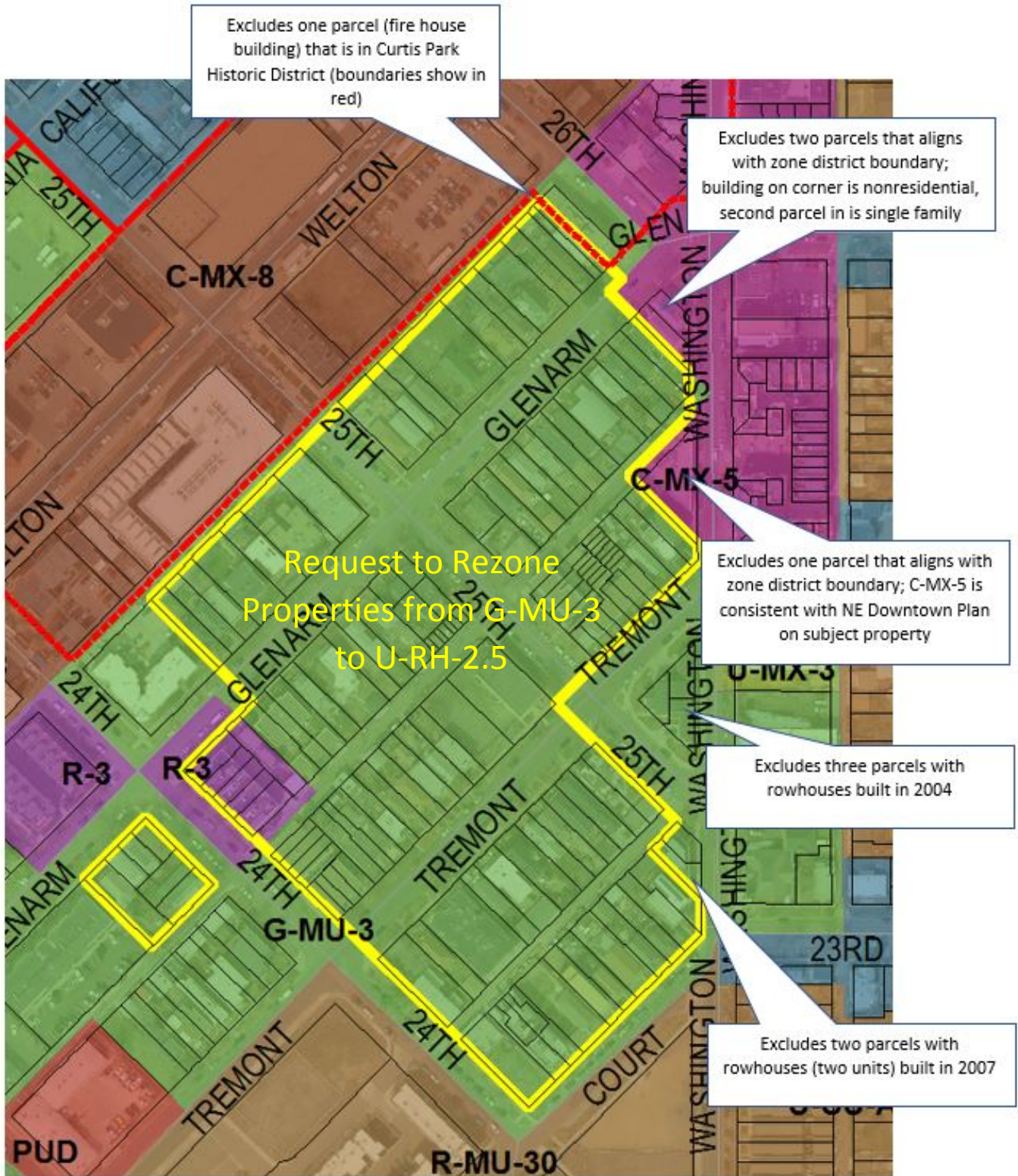
Block 186: Lots 3 through 24

Block 187: Lots 1 through 16 and Lots 22 through 32

Block 217: Lots 1 through 3

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Subject Properties Outlined in Yellow



Addendum to Application: Preliminary Evaluation of Official Map Amendment Criteria

The narrative below addresses the criteria for legislative official map amendments per Section 12.4.10.7 of the Denver Zoning Code.

A. Consistency with Adopted Plans

The proposed amendment will implement citywide Blueprint Denver and Comprehensive Plan goals relating to preservation of neighborhood character. More specifically, the U-RH-2.5 zone district implements several policies in the Northeast Downtown Neighborhoods Plan (May 2011), including:

- Guiding Principles: “Protect Neighborhood Fabric” (p. 10, 11)
- “Maintain the unique character of each neighborhood in Northeast Downtown” (p. 10)
- Economic and Development Opportunity: “Encouraging new investment by encouraging the reuse of existing structures, attracting new development”; “Housing development opportunities should expand the range of housing types and price ranges”. (p. 11)
- “Make use of design elements, such as upper story setbacks, as necessary, to minimize massing adjacent to residential areas” (p. 18)

The request is consistent with the Northeast Downtown Neighborhoods Plan Future Land Use Map and Concept Height Map (p. 17). The plan identifies the subject properties as Single Family/Rowhouse, which is for a “mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings.” The plan’s Concept Height Map identifies about 97% of the 12 acres as 2.5 stories. The exception is the approximately 14,000 SF (0.3 acre) area at the southeast corner of 24th St and Glenarm Pl where the plan identifies a three-story building height with six existing 1-2 story residential structures built in the 1880s.

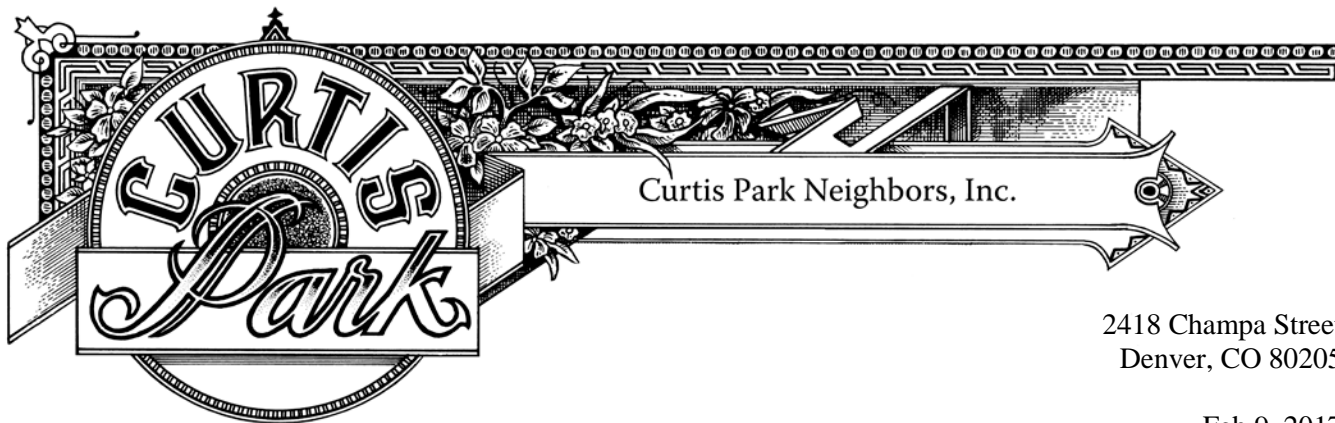
The U-RH-2.5 zone district will allow infill development opportunity that promotes the existing neighborhood character. The U-RH-2.5 zone district allows single and multi-unit buildings with massing and scale that reflects the two-story pattern in the community, while allowing some usable floor area above the second floor to accommodate context-sensitive expansions to existing buildings and new buildings.

B. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-RH-2.5 would result in the uniform application of zone district building form, use, and design regulations.

C. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City’s adopted plans.



2418 Champa Street
Denver, CO 80205

Feb 9, 2017

To: Members of the Denver Planning Board, c/o Jeff Hirt, Senior City Planner, CPD
From: Curtis Park Neighbors
Re: Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal,
Application #20151-00168

Curtis Park Neighbors Supports Zone Map Amendment

I am the President of Curtis Park Neighbors, The Registered Neighborhood Organization for 1800 households in the Five Points neighborhood including the area under consideration for this zone lot amendment.

Over the past year and a half Curtis Park Neighbors has worked closely with the residents of the area identified for the zone lot amendment to find a solution that would preserve the character of the neighborhood without being too restrictive. Various options were considered including landmark status, re-zoning, and overlay districts. After many meetings and door to door conversations with residents in the area it was determined that there was great support for the U-RH-2.5 zoning.

The advantage of this zoning is that it matches that of the other portions of the residential area of Five Points and will prevent the whole sale scraping of homes in the area for larger more expensive development. This is in line with the North East Downtown Area Plan which Curtis Park and Five Points worked for several years to complete with much public input.

We feel that preserving the existing housing stock in Five Points is key to keeping the neighborhood accessible to people of all incomes. The neighborhood has worked hard to ensure higher density is permitted on our commercial corridors and on the downtown end of the neighborhood for multi-family, mixed use high rise and midrise buildings. This will allow us to support increases in population while preserving the small single-family homes that line our streets and give Five Points a unique and beautiful character.

Because this amendment is in line with multiple previous planning efforts, has been carefully and thoroughly considered by the community and will help preserve the unique character of Five Points, we ask that you support the re-zoning effort.

John Hayden, President, Curtis Park Neighbors

February 9, 2018

Mr. Hirt and CPD Planning Board:

I am writing in support of rezoning application 2015I-00168. I have lived at 2437 Glenarm Place since 1997 with my partner who bought the property in 1990. We have seen the neighborhood and surrounding area go through a lot of changes over the years, especially the past 4-5 years. One of the things we love the most about living here is that when you walk out the front door on a Saturday morning you feel like you are in a cozy, tree-lined neighborhood while being only blocks from downtown. The block we live on is on the National Registry of Historic Places. We feel that changing the zoning to reflect what is called for in the Northeast Denver Neighborhood Plan will help preserve the character and feel of our neighborhood. Some may say that changing the zoning would negatively impact the monetary value of our properties but I would argue that replacing historic homes with multiunit apartment buildings would significantly impact the things we value about this neighborhood.

Thank you for considering this rezoning request.

Deb Jacobson and Julieann Tibbetts
2437 Glenarm Place

February, 2018

Mr. Jeffrey Hirt
Senior City Planner
City and County of Denver

Dear Mr. Hirt,

This letter is to address my concern about the 25th st & Glenarm Place: 2015I-00168, legislative zoning change from G-MU-3, UO-3 to U-RH-2.5, UO-3.

My name is Ben Mendenhall, and I am the property owner of 2438 Tremont Place. My understanding is your are considering changing the current zoning to better fit our neighborhood. This would be an excellent decision on your part for many reasons. Please read below for some context as to why this letter has been sent to your attention.

My wife and I are both Denver natives in our thirties from West Wash Park and Hilltop. We have seen the City of Denver change for the better and worse over the years. Gentrification, affordable housing, density, insufficient wages, and a crumbling infrastructure are some of the major problems the city currently faces. However, another issue the city faces is the destruction/removal of historic properties like ours. When we purchased 2438 Tremont Place three years ago, the property was blighted and needed a major rehabilitation to restore the house to its former glory. We did not let this daunting task deter us from purchasing this historic home. Had we not purchased this property, the other interested buyer had intentions to tear it down to build slot homes or pack as many units as possible on the lot due to its double lot size. Since we purchased the house, we have invested significant time and money (doing most of the work ourselves) in our house. We plan to live here for the decades to come. Now that the project is coming to an end, the neighborhood and our Tremont Place neighbors have commended as well as thanked us for our tenacity in saving an "unsavable house"

This brings me to the main point of this letter. If the zoning in our "little triangle" as us neighbors call it is not changed, my fear is the other historic properties from the 1880's/1890's will be destroyed when they are sold to build slot homes. My wife and I are not anti development or anti progress by any means, but rather preservationists of our neighborhoods history. Five Points and Curtis Park are the oldest neighborhoods in Denver as I am sure you are aware. This community has experienced a lot of change in the last two decades and we all have a responsibility to preserve history.

Last year, there was a slot home with four non street facing units erected near the corner of 24th and Court Place which is the next block over alongside other historic homes. To say the least, the slot home fits in amongst our homes as much as a Broncos fan in Oakland. I support the new owners and have become acquaintances with them because at the end of the day, they deserve as much respect as anyone in our community. However, how long will this continue to happen? In addition, please refer to "The Ellington" on the 2400 block of Tremont which is a

significant multi unit condo/apartment building. None of the units face the street and the building is set amongst a block of circa 1880 Victorian homes with roof line that is significantly higher than any structure on the block.

You sir have the power and position to prevent further destruction of history and to require more stringent zoning requirements for density based housing. Furthermore, the requested zoning change to U-R-H 2.5 would require a 45' max height opposed to the 60' max height under the current zoning. This would deter and prevent more contrasting multi unit structures from being built within our "little triangle".

In conclusion, having a more neighborhood/community based zoning for our community here in Five Points would pave the road for the next generation of preservationists like my wife and I as well as others to continue the tradition of history and community within the oldest neighborhood in Denver. The next generation of people in our "little triangle" deserve a chance for a more friendly, fitting, and historic community that has survived longer than you and I. Please consider ours and the other requests to change the zoning in our community. Thank you for your time to read this letter and consider making a change to preserve history and community in our little triangle of Denver.

Sincerely,

Ben Mendenhall
2438 Tremont Place
303-887-3938

To: Members of the Denver Planning Board, c/o Jeff Hirt, Senior City Planner, CPD
From: Maggie Miller, Five Points / Curtis Park Resident
Date: February 9, 2018
Re: Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal,
Application #20151-00168

My name is Maggie Miller and I live at 451 24th Street in Denver; one block off of Park Avenue West and about one block off of Welton. I am one of the neighbors who initiated the group effort to ask Councilman Brooks to submit an application for rezoning “multiple properties generally located at 25th Street”—AKA “our little triangle”—from G-MU-3 to U-RH-2.5.

You will be receiving input from Mr. Hirt, Councilman Brooks, and many neighbors detailing:

- The robust nature of our outreach and community engagement,
- The widespread support among homeowners whom we contacted,
- Qualitative stories of individuals who would be positively affected by the zoning change (negatively affected without it),
- Our responses to concerns raised about the rezoning (concerns about ADUs, which are legitimate, and concerns about home values, which we think were used by one individual as a scare tactic),
- The positive community impact of stabilizing existing varied housing stock on the socioeconomic diversity of this vulnerable neighborhood,
- And of course, the consistency of this request to with adopted plans.

Several of those who will be writing letters and emails will also be presenting on February 21.

You will hear all of these things. I want to spare you hearing the same thing over and over again, so I will focus my comments in a slightly different way. In the rest of this memo, I invite you to read my story and share my journey of learning about the city planning process and teaching it to others. I hope that the story will inspire you to support this rezoning application.

Maggie’s City-Planning Journey: A Story in Four Chapters

Introduction: Maggie Moves from Stapleton to Five Points

By profession, I am a consultant who does program evaluation for nonprofits in the Denver area. But I have always been fascinated by the interplay between the built environment and its effects on the humans in it. So much so that my Master’s thesis (in College Student Personnel Administration) was on the impact of university plazas and lounges on student community. So the promise of Stapleton, with its short setbacks, wide sidewalks, front porches, and alley-loaded garages was great, and my family was an “early adopter.” The problem was, there was NOT a diversity of housing stock, and the demographics of that area were not as promised. Eventually, we moved to Five Points / Curtis Park: for its proximity to downtown, its neighborly feeling, and its diversity. Yes, we were well aware that we were participants in the

gentrification ecosystem. And we reasoned, “If it has to be someone who looks like us, let it be us, and we’ll do our best to be good neighbors and active community members, and work to honor and support – not just the history – but the current well-being all citizens of this area.”

Chapter One: The Side of a House Falls Into the Ground



We hadn’t even moved in when this happened. Some of you may remember it. It made the news. A duplex was slated for the empty lot next door to this historic Italianate home. Every available square foot of space would be used. A mighty big back hoe showed up one morning, and the picture above shows what happened by the afternoon.

Yes, this was a rare fluke. But I got my first lesson: neighborhoods change. And sometimes bad things happen if you are not careful!

Chapter Two: *How Many Units Are You Putting There?*



When this went up, I realized that there is tremendous incentive to buy beautiful old small homes for as little as possible, scrape them, and build and sell four or more units for as much as possible on that lot. It was clear that that neighborhood change wasn't just a matter of changing architecture and houses falling into the ground, it was a matter of demographic changes: "out" with those-with-less-money, "in" with those-with-more money.

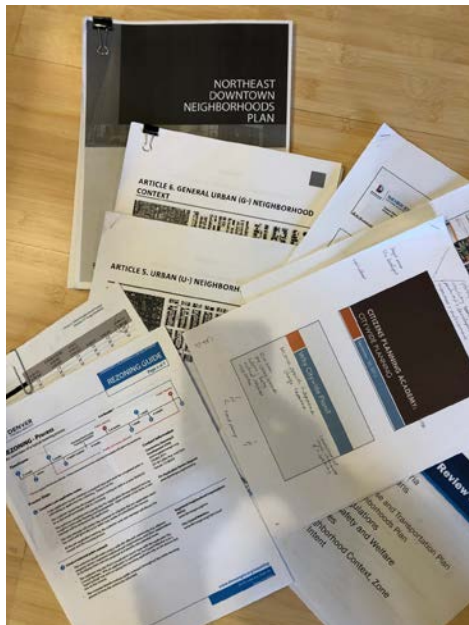
Continued>>>

Chapter Three: What's a Slot Home?



Then I started noticing slot homes. Remember, this was back in 2015. The streets of Denver were turning into canyons of three-story blank walls. In the fall of 2016, I was accepted to serve on the Slot Home Task Force, and have been working diligently with CPD staff and the Task Force to bring you the Text Amendment which you'll be discussing a few short weeks.

Chapter Four: Learning a Lot About City Planning



I had applied for and was accepted to CPD's Citizen's Academy before this rezoning effort started. There, I learned about the relationship between city-wide plans, area plans, and zoning. That turned out to be good preparation for this process! And in this process, I learned more specifically about the history of planning and zoning in Five Points. Thanks to CPD's Citizen's Academy, I really understand what we are asking for. I've studied the Northeast Downtown Neighborhoods Plan, and DZC Article 6 and Article 7, and I understand deeply how this proposed amendment will in fact "implement citywide Blueprint Denver and Comprehensive Plan goals relating to preservation of neighborhood character...specifically, [how] the U-RH-2.5 zone district implements several policies and principles in the Northeast Downtown Neighborhoods Plan...including 'Protect[ing] Neighborhood Fabric,' 'maintain[ing] the unique character of each neighborhood in Northeast Downtown,' 'encouraging new investment by encouraging the reuse of existing structures,' ...and [supporting a] 'mixture of housing types.' "

Conclusion

I am exceedingly grateful to the staff at CPD for the time they spend teaching Denver citizens about city planning, encouraging civic engagement, and maintaining a transparent, comprehensive, and inclusive process.

I hope that my story has given you a glimpse of this citizen's journey into the world of city planning. Since 2015, I have been on a steep but fascinating learning curve.

And I have been diligent about sharing what I have learned with my neighbors. Whether it's been conversations on front porches, a public meeting at the library with Analiese Hock from CPD, letter-writing campaigns, or posts and replies on social media, the complexity of this journey has been a shared conversation. Some of my neighbors who support this effort are simply anti-development. Some love the old houses but aren't ready for landmark preservation, and see U-RH-2.5 as the next best thing. Still others have pored through DZC with me, studying the tables and pictures, because their future building plans are at stake.

Nothing is simple or perfect or finished, and this rezoning effort is no exception. U-RH-2.5 limits the height and bulk plane of ADUs, thus limiting their utility as livable spaces and their financial viability for homeowners. It's a city-wide issue and am committed to working with my fellow Denverites to address it when CPD is ready to take it on. At this point, this rezoning effort is a step in the right direction of weaving our little triangle into the fabric of the neighborhood and promoting the vision of Blueprint Denver, Northeast Downtown Neighborhoods, and the new "Housing an Inclusive Denver."

Please support the approval for rezoning as outlined in Application #20151-00168. And **thank you so much for your time and attention** to this memo and for your service to the city.

From: JT
To: [Hirt, Jeffrey J. - CPD PS Citywide Planning](#)
Subject: Support for Rezoning Case Number 20151-00168
Date: Tuesday, February 06, 2018 10:10:49 PM

2/6/18

Dear CPD Board Members,

My name is Maria Tibbetts and I own the property at 2429 Glenarm Place. I do not live in the neighborhood but I do support the rezoning proposal currently underway by the neighbors who live there. This historic neighborhood so close to downtown is full of unique properties, diversity and character that should be appreciated and preserved.

My property was built in 1886 and I have been told that from a historical building perspective, it is one of the most unique Victorian single story homes in all of Curtis Park. The house is well cared for, the rent is affordable and my tenants are very good neighbors who actually engage with other neighbors to create a wonderful community there that they are happy and proud to be part of.

It is my feeling that reckless and greedy development running amok including slot homes and high density apartment buildings could easily destroy the heart and soul of this distinctive neighborhood. This is why I fully support the application for rezoning.

Thank you for your consideration.

Sincerely,

Maria Tibbetts

10753 W. 67th Place

Arvada, CO

80004

From: Charlie Wilde
To: [Hirt, Jeffrey J. - CPD PS Citywide Planning](#)
Cc: [Brooks, Albus - CC City Council Elected](#); [STEVEN G WILDE](#)
Subject: rezoning application for 12 acres in lower five points
Date: Wednesday, February 07, 2018 7:42:01 AM
Attachments: [Rezoning Application Full 122217.pdf](#)

Dear Jeff,

We are writing today to express our enthusiastic support for the attached rezoning application filed by Councilman Albus Brooks. We bought our home at 2445 Glenarm Place in July 2012 and moved in January 2013 upon completion of renovations. We were careful to preserve the exterior of our 1883 home because we love the historic character of our neighborhood. We feel that this rezoning will help protect our 'little triangle' in lower Five Points from irresponsible infill and redevelopment, and align the rules for development with the rest of Curtis Park Neighborhood Association, of which our street is a part.

When friends visit us from other parts of Denver and from out of town, they often remark how much they love the historic look and feel of our neighborhood. The vast majority of our neighbors feel the same way and are very pleased that this application has been made and will be considered by the Council. We understand the need for larger buildings along the Welton corridor, while appreciating the need to preserve what is historically important and unique about this little section of Denver.

Thank you for your time and consideration.

Sincerely,

Charlie & Steven Wilde
2445 Glenarm Place
Denver, CO 80205
(720) 355-7295
charliewilde@gmail.com

From: smh
To: [Hirt, Jeffrey J. - CPD PS Citywide Planning](#)
Subject: 20151-00168 Multiple properties located at and around 25th St & Glenarm Pl: 20151-00168
Date: Tuesday, February 20, 2018 7:54:21 PM

I am against this down zoning.

A select few neighbors currently enjoy the square footage and height benefits of G-MU-3 zoning. The rest of us should not be denied these benefits, which are granted under the current zoning. The petitioners do not represent the majority of the affected neighbors.

The downzoning would substantially reduce the value and enjoyment of my house and lot.

Downzoning would prevent me from building a 3 story home, which the current zoning allows.

The petitioners for the downzoning claim their intent is to prevent the construction of multi lot Garden Court structures. A laudable goal, but this is not the solution. There are plenty of 2.5 zoned neighborhoods to live in. Our zoning should not be reduced to satisfy the personal interests of a few. If a person doesn't want to live in a G-MU-3 zone then don't buy a house in one.

The individual spearheading this effort chose to purchase the kind of home downzoning would disallow. 2 blocks away is a U-RH-2.5 zoned neighborhood. This neighbor chose a 3 story 35' tall townhouse with roof deck because she personally wants to enjoy the benefits of G-MU-3 zoning while denying the rest of the neighbors this enjoyment.

This process has not been transparent or inclusive.

Please deny this rezoning request.

Samuel Hargraves
2439 Tremont Place