



TO: City Council Neighborhoods & Planning Committee
FROM: Sara White, Associate City Planner
Sarah Showalter, Citywide Planning Supervisor
DATE: April 06, 2016
RE: Official Zoning Map Amendment Application #2015I-00143
3401 N Pecos Street
From: **PUD # 27** to: **CMP-EI2 with waivers**

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2015I-00143 for a rezoning from **PUD # 27** to **CMP-EI2 with waivers**.

Request for Rezoning

Application:	2015I-00143
Address:	3401 N Pecos St
Neighborhood/Council District:	Highland / Council District 1
RNOs:	Highland United Neighbors Inc, Denver Urban Resident Association, Denver Neighborhood Association Inc, Inter-Neighborhood Cooperation (INC)
Area of Property:	34,200 sq ft
Current Zoning:	PUD # 27
Proposed Zoning:	CMP-EI2 with waivers
Property Owner(s):	St. Patrick's Church Corp.
Owner Representative:	Andrea Nicholl, Eidos Architects

Summary of Rezoning Request

- The site is located in northwest Denver, in Council District 1, within the Highland neighborhood, at 34th Avenue and Pecos Street.
- The rezoning area is comprised of one parcel, totaling approximately 34,200 square feet. The existing zoning on the parcel is Former Chapter 59 PUD # 27.
- The parcel includes one building that houses church, non-profit, and educational uses. The applicant is requesting rezoning to utilize the building as dormitory-style residences and program base for a religious Missionary group.
- The CMP-EI2 zone district stands for Campus – Education/Institution 2. The CMP-EI2 is intended to be applied to small to medium-scale educational campuses such as high schools, colleges, religious assemblies and other institutions common within residential neighborhoods. The CMP-EI2 use restrictions and standards for height, lot coverage, and setbacks are designed to be compatible when adjacent to single unit, two unit, townhouse and other lower scale residential neighborhoods. The maximum height allowed with straight CMP-EI2 zoning when adjacent to a

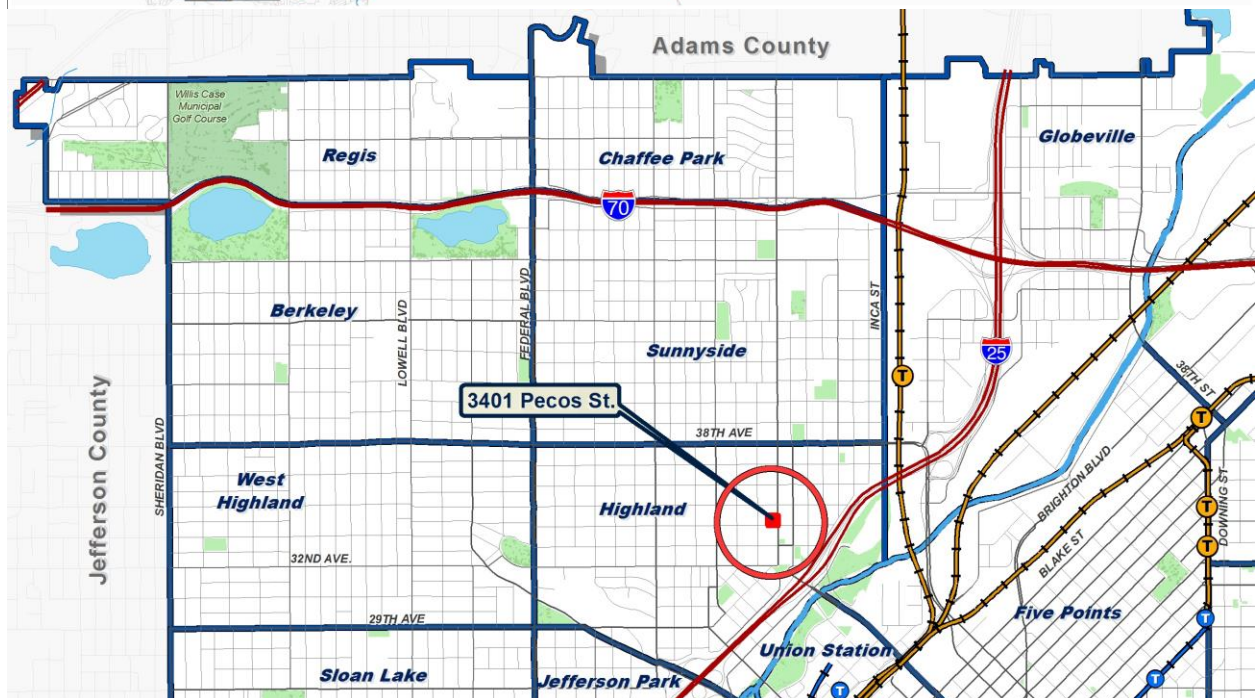
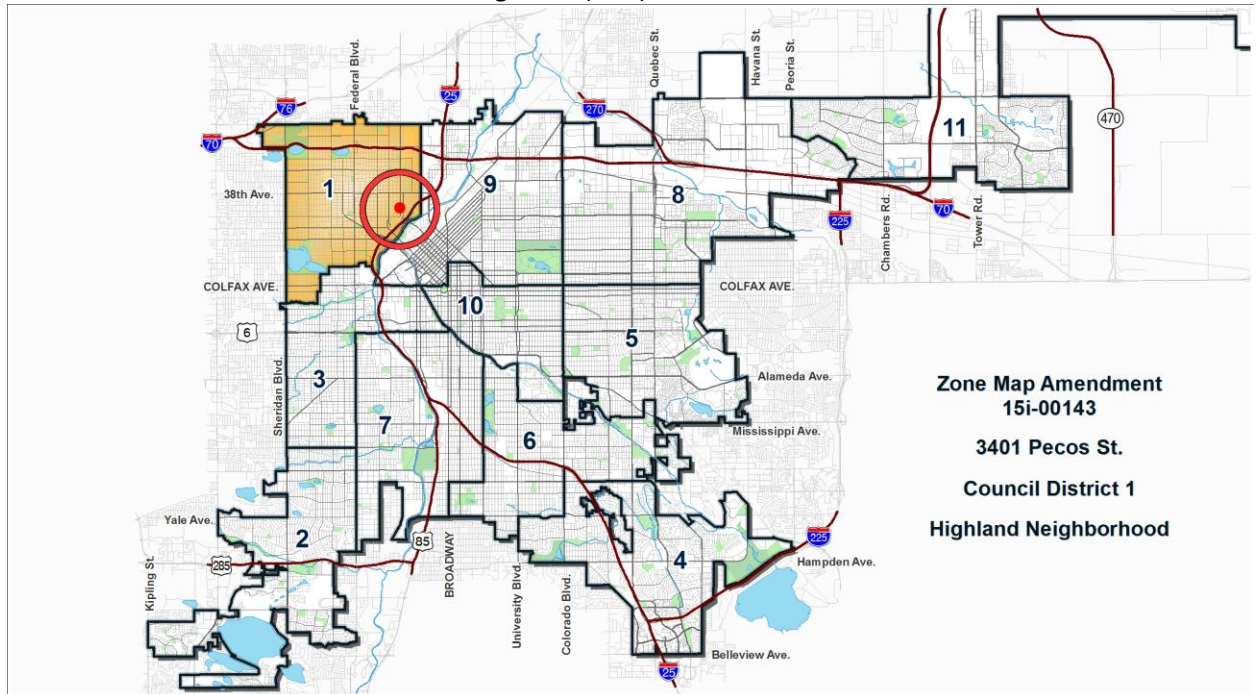
Rezoning Application #2015I-00134

3401 N Pecos St

4/6/16

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Protected District is 75 feet (the site is surrounded by Protected Districts); however, CMP-EI2 has a bulk plane height restriction that requires building heights to step-back from adjacent properties, which further limits building height. Additional details of the zone district can be found in Division 9.2 of the Denver Zoning Code (DZC).

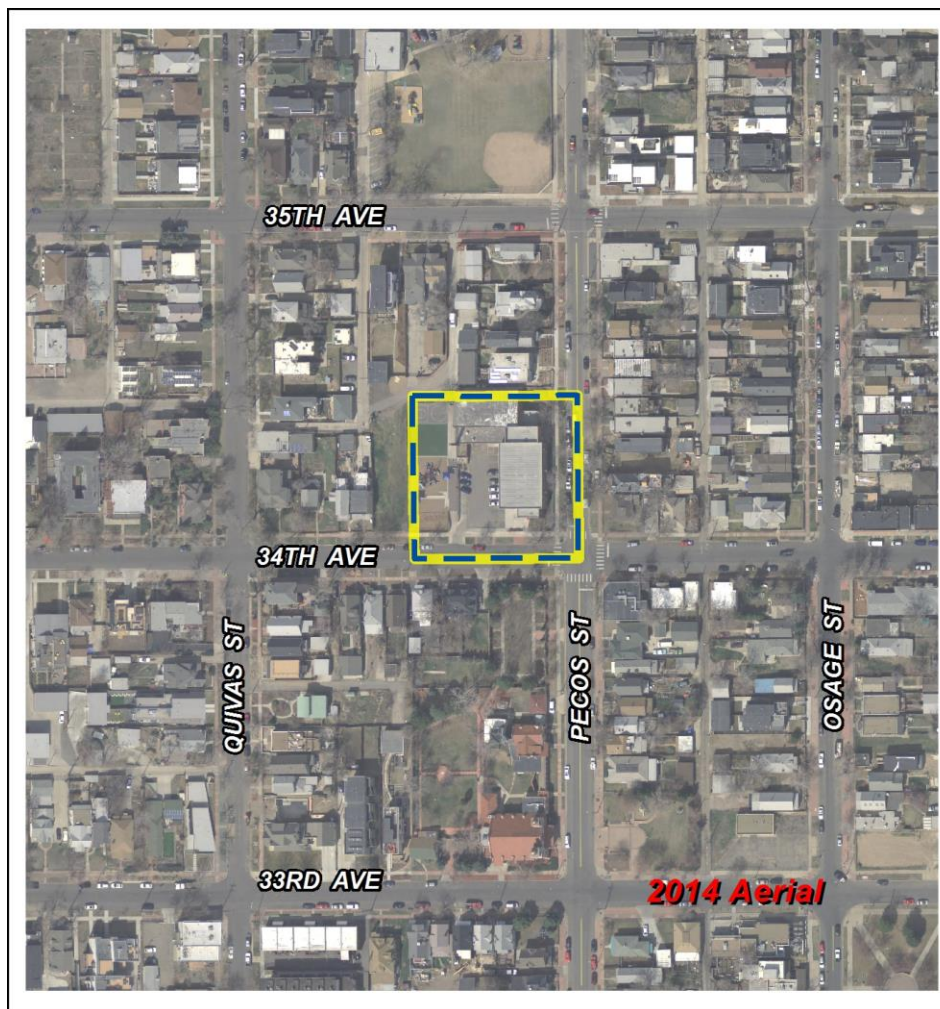


Waivers

Section 12.4.10.6 of the Denver Zoning Code enables official map amendment applications to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for a waiver of the CMP-EI2 maximum height from 75 feet to 3 stories/ 45 feet.

CPD policy calls for the use of waivers in situations where the waiver helps to solve an issue that CPD is committed to resolve through a future text amendment. CPD finds that the waiver request included in this application is consistent with this waiver policy because the department is committed to investigating concerns that the maximum height of 75 feet in the CMP-EI2 district is too tall for the contexts in which it is intended to be applied, mainly low-density residential areas.

Existing Context

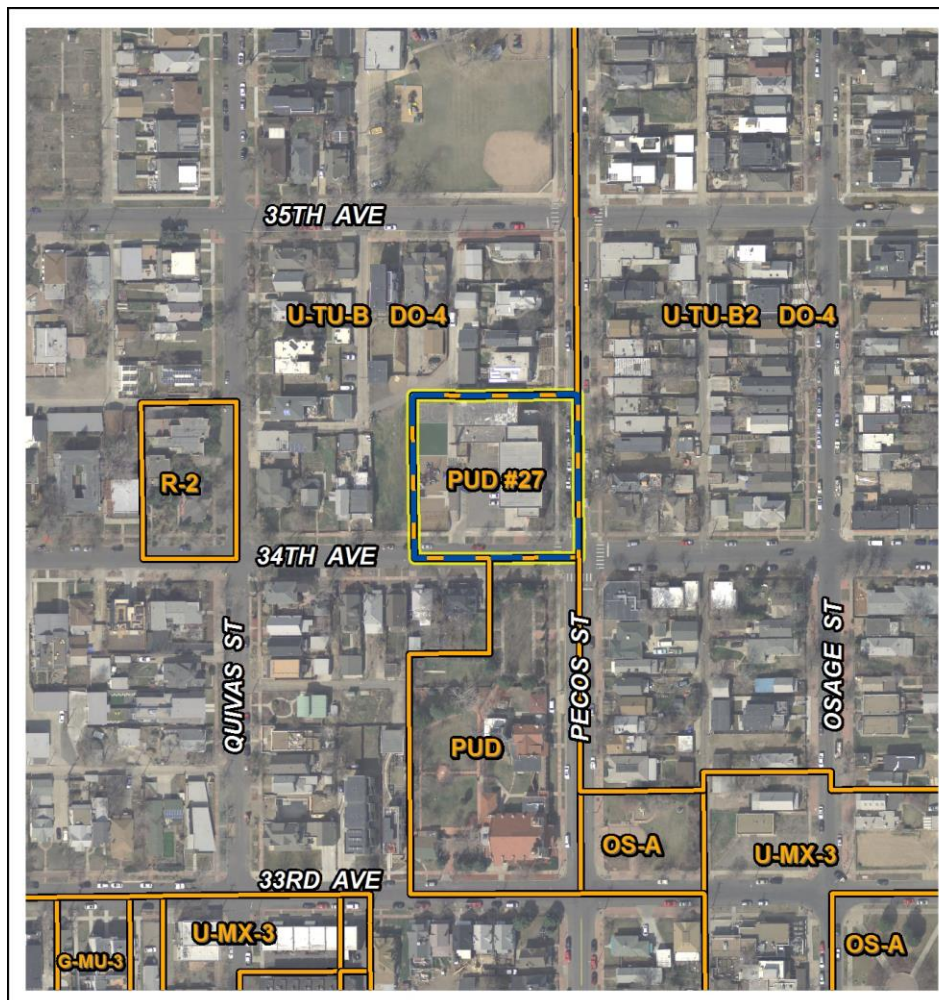


The site is located at the corner of two Undesignated Local streets, 34th Avenue and Pecos Street. The Archdiocese of Denver owns the church complex across 34th to the south of the subject property, which is also in a Former Chapter 59 PUD. No transit routes serve the site directly, though bus routes 6 and 52 run along Navajo, two blocks to the east. Consistent with the Urban Neighborhood Context, the surrounding character is generally one and two story single-unit and two-unit houses with rear-accessed garages. The block pattern is a rectangular grid with detached sidewalks and tree lawns.

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	PUD # 27	School	2 story school	Square and rectangular street grid; short blocks; alley vehicular access; street parking; detached sidewalks; tree lawns. Lots are generally small to medium-sized single unit properties.
North	U-TU-B, DO-4	Single unit and two unit residential	2-3 story church buildings, urban houses with rear accesses garages.	
South	PUD 140, U-TU-B, DO-4	Religious Assembly, Monastery	urban houses with rear accesses garages.	
East	U-TU-B2, DO-4	Single unit and two unit residential	urban houses with rear accesses garages.	
West	U-TU-B, DO-4	Single unit and two unit residential	urban houses with rear access garages	

1. Existing Zoning



The subject site was zoned PUD from the previous R-2 (in 1980) in order to permit the additional use of the space by community service-oriented agencies and organizations that were restricted by the R-2 zone.

The existing PUD is based primarily on the Former Chapter 59 R-5 zone district and permits all uses as defined by the R-5 ordinance (Former Ch. 59 Section 612.29-3) with the addition of a pre-school/daycare facility, residence for building caretaker and

the following uses if run by a non-profit:

- Arts agency/organization
- Education agency/organization
- Service agency/organization
- Recreation agency/organization
- Community development agency/organization
- Print or broadcast media agency/organization/station (including transmitting tower if applicable)

While the applicant's proposed use of missionary housing does fall into these allowances as a residential use, the PUD has a restriction on the residential square footage allowed on site (680 square feet) that is not sufficient for the dormitory style living required for the intended program.

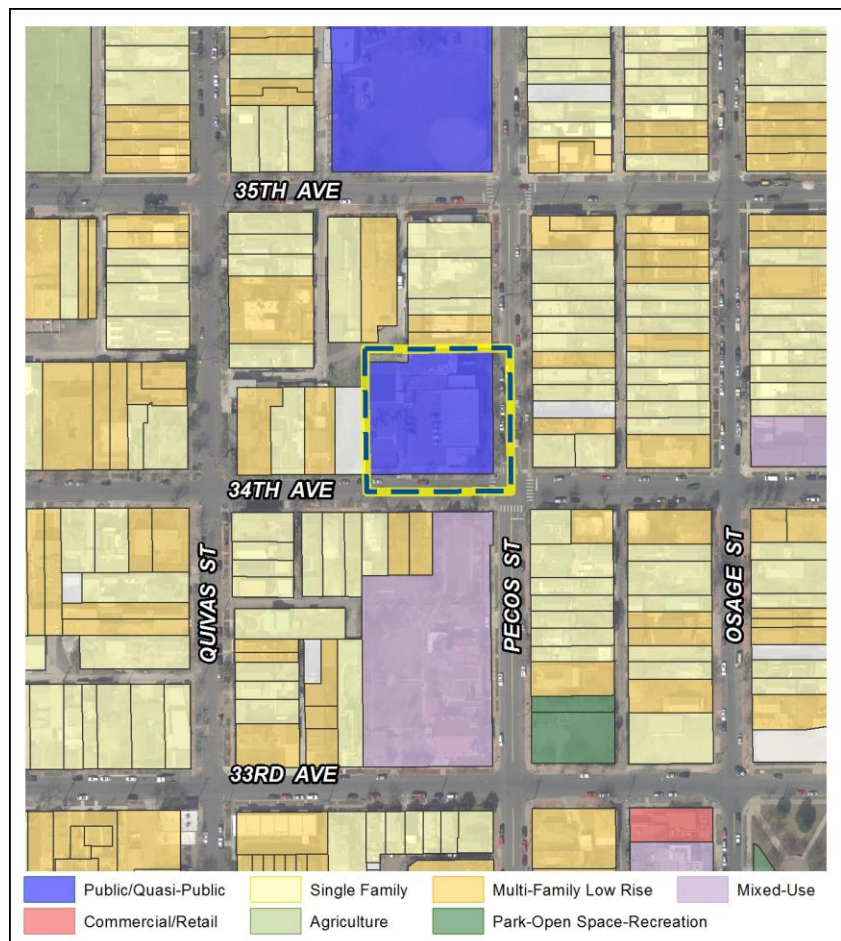
The current PUD allows for a maximum height of 50 feet. Setbacks and building coverage were written to match the existing on-site building, which has not changed. A full copy of PUD # 27 is attached to this report.

View Plane

There is a view plane that affects the subject site. The maximum height across the site ranges from 99 feet to 102 feet due to the Park at 51st Ave. and Zuni St. Central Business District View Plane. The existing and proposed height limits per zoning are significantly lower than the maximum height allowed by the view plane.

2. Existing Land Use Map

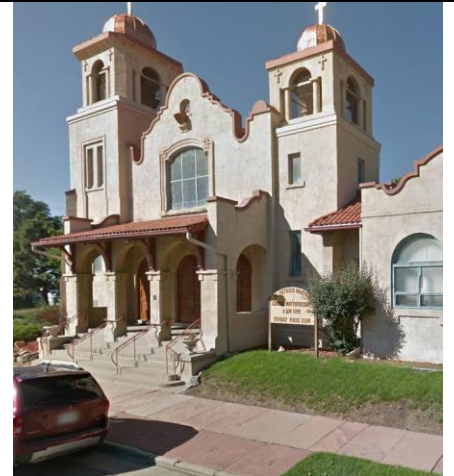
As illustrated on the Existing Land Use Map below, the subject site is currently classified as Public/Quasi Public and is surrounded primarily by single-family and multi-family low rise residential uses. The site to the south is classified as mixed-use due to its utilization as a monastery.



3. Existing Building Form and Scale



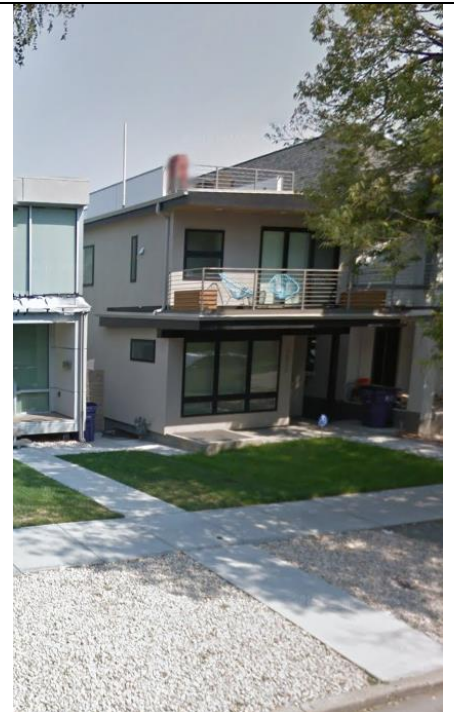
The subject site is located on the northwest corner of 34th Ave and Pecos St. The site includes a 2 story institutional building, a surface parking lot and a play area.



The PUD to the south of the subject site houses St. Patrick's Catholic Church and the Our Lady of Light Monastery.



There is a mix of single family and duplex residential, both 1 and 2 stories along 34th Ave.



There are some newer 2 story single family structures along N Pecos mixed into the older, 1 story single family structures.

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:

Asset Management (Steve Wirth): Approved – No Comments

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

Public Works – City Surveyor (Ali Gulaid): Legal description approved with correction

Parks and Recreation (Courtney Livingston): Approved – No Comments

Environmental Health (Dave Erickson): Approved – 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. 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

- CPD staff provided Informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on February 20th, 2016.
- The property has been legally posted for a period of 15 days announcing the March 30th, 2016, Denver Planning Board public hearing, and written notification of the hearing has been sent to all affected registered neighborhood organizations and City Council members. At the March 30, 2016 meeting, Planning Board unanimously recommended approval of the proposed rezoning.
- Following Planning Board review, the rezoning application will be referred to the Planning and Neighborhoods (PLAN) Committee of the City Council for review at a public meeting. The PLAN Committee meeting is tentatively scheduled for April 13, 2016.
- Following PLAN committee review, the rezoning application is typically referred to the full City Council for final action at a public hearing.
- A letter of support, dated March 28, 2016, was received from the Highland United Neighbors Inc registered neighborhood association. A copy is attached to this staff report.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.73 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

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

1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Highland Neighborhood Plan (1986)

Denver Comprehensive Plan 2000

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

- Environmental Sustainability Strategy 2-E – *Conserve raw materials by promoting efforts to adapt existing buildings for new uses, rather than destroying them.*
- Environmental Sustainability Strategy 2-F – *Conserve land by promoting infill development with*

Denver at sites where services and infrastructure are already in place

- Land Use Strategy 3-B – *Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.*
- Neighborhood Strategy 1-C – *Strengthen the sense of place in each neighborhood with adequate and well-designed, public-realm facilities such as branch libraries, recreation centers, fire stations, neighborhood businesses and retail areas. Continue to help activate neighborhood-based facilities such as places of worship and schools. Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.*
- Neighborhood Strategy 1-E – *Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.*
- Neighborhood Strategy 1-F – *Invest in neighborhoods to help meet citywide goals and objectives for a range of housing types and prices, community facilities, human services and mobility.*

The proposed map amendment will enable the location of a community-serving non-profit at an infill neighborhood location where services and infrastructure are already in place, in a manner compatible with the existing context. The rezoning is consistent with these plan recommendations.

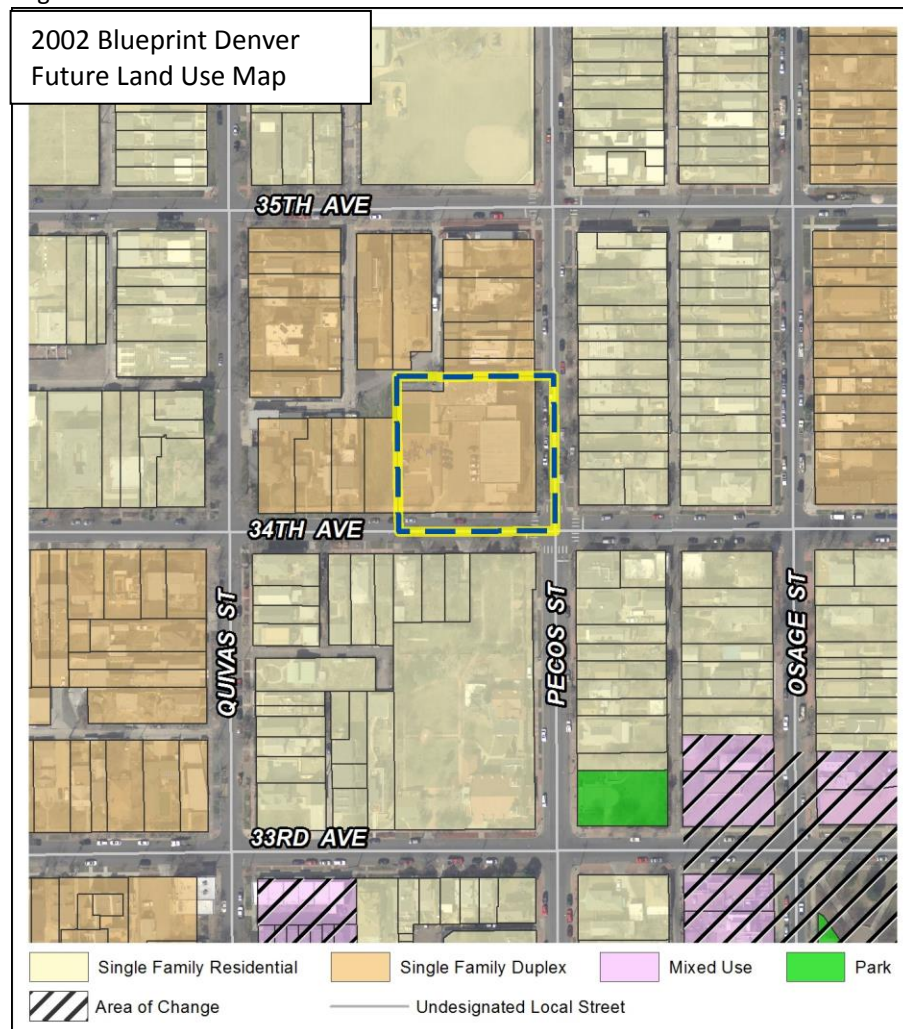
Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, this site has a concept land use of Single Family Duplex and is located in an Area of Stability.

Future Land Use

According to Blueprint Denver, Single Family Duplex Residential areas are moderately dense, primarily residential with some small-scale complementary commercial uses. In residential areas and neighborhoods, Blueprint Denver says, “A city should contain neighborhoods that offer a variety of housing types, as well as complementary land-use types such as stores, parks and schools that provide the basic needs of nearby residents” (p. 41).

Consistent with this Blueprint Denver goal, the CMP-EI2 zone district with a waiver is most appropriate for allowing complementary educational & institutional land uses in a lower-density neighborhood. The proposed zoning will allow for religious and institutional uses that complement the existing neighborhood and provide services for its residents.



Area of Change / Area of Stability

The site is in an Area of Stability. In general, “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). Blueprint Denver identifies several strategies in Areas of Stability, including revitalizing neighborhood centers and providing basic services, and compatibility between existing and new development (p. 25).

The proposed CMP-EI2 zone district with a height waiver will maintain the character of the existing neighborhood since it is intended for small scale campuses in low-scale neighborhoods. The zone

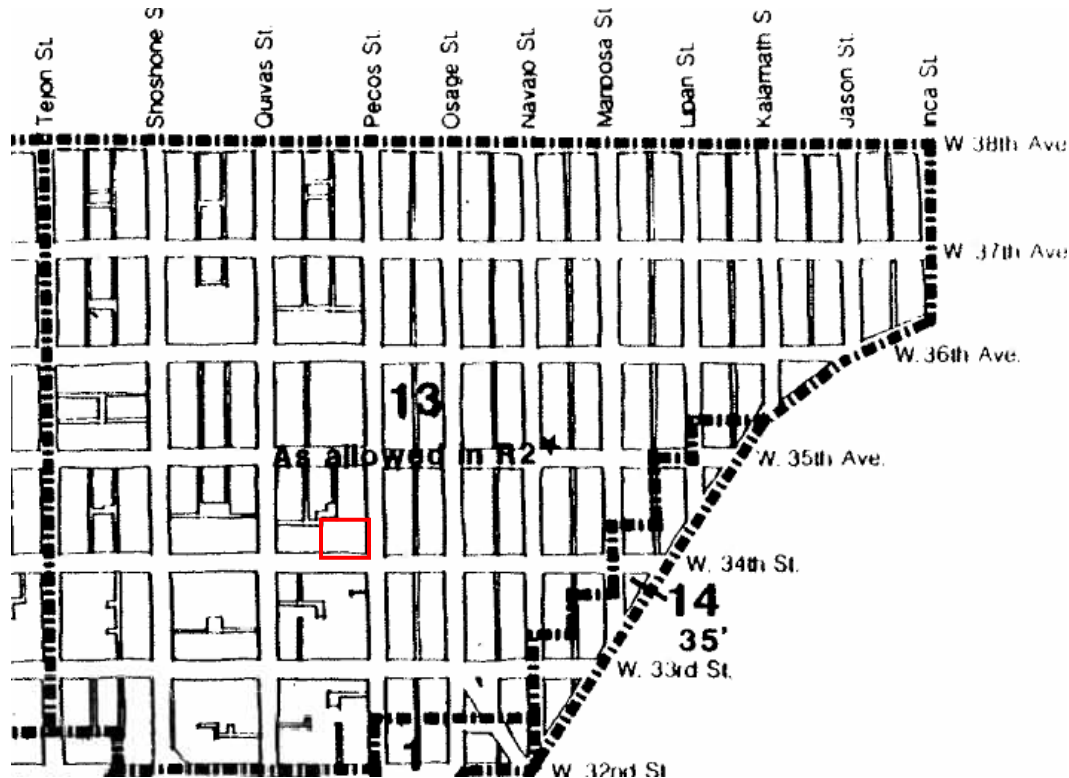
district’s form standards – including a bulk plane and a maximum building coverage of 60% -- as well as the proposed height waiver will ensure development that is compatible with the existing neighborhood. In addition, the permitted uses and use limitations in the CMP-EI2 district ensure minimal impacts on the character of the stable residential neighborhood. The proposed zoning will enable the continued use of the former Escuela de Guadalupe building, which has provided educational and institutional services in the neighborhood for decades.

Street Classifications

Blueprint Denver classifies both Pecos and 34th as Undesignated Local Streets. Local streets are described as “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 CMP-EI2 zone district is appropriate in a residential street context with adequate transitions between the campus and adjacent low intensity residential areas.

Small Area Plan: Highland Neighborhood Plan

The adopted 1986 *Highland Neighborhood Plan* applies to the subject site. As illustrated, the subject site is within Sub-Area 13 of the neighborhood.



The proposed height and density limits are aligned with those allowed in the Former Chapter 59 R-2 zone district. The character identified for Sub-Area 13 is an “area predominately single family and low-moderate density residential. There are some public and quasi-public buildings scattered throughout the area...” (pg. 46) The overall goal for this Sub-Area is to “Improve and stabilize the residential areas by preserving the existing housing stock and encourage home ownership, and eliminate industrial uses.” (pg. 46). The following area-specific recommendations are also relevant:

- Encourage reuse of vacant or abandoned commercial structures
- Discourage further industrial and commercial encroachment.

The proposed map amendment is consistent with the objectives of *Highland Neighborhood Plan*. The CMP-EI2 zone district is intended for small scale campuses in residential neighborhoods and to integrate with the character of the neighborhood in which it’s embedded. The requested waiver to a 3-story/45 feet maximum height is consistent with the Plan’s intent to maintain a low-scale, low to moderate density residential district in this Sub-Area.

2. Uniformity of District Regulations and Restrictions

The proposed map amendment will result in the uniform application of the CMP-EI2 zone district building form, use and design regulations, with the exception of the requested waiver to a maximum

height of 3 stories/45 feet. However, the waiver provides better integration with the surrounding U-TU-B zone districts, and is consistent with CPD policy to use waivers in situations where the waiver helps to solve an issue that CPD is committed to resolve through a future text amendment, as described above.

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 including *Comprehensive Plan 2000*, *Blueprint Denver*, and the *Highland Neighborhood Plan*.

4. Justifying Circumstance

The application identifies changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "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." The subject site is currently zoned under a Former Chapter 59 PUD. Since the PUD's adoption in 1980 the needs of the user have evolved and cannot be accommodated by the very specific rules in the PUD. The CMP-EI2 zone district will enable more flexibility to respond to changing conditions, both for the applicant's intended use and for similar institutional uses in the future.

Changed or changing conditions at the subject site since PUD 27's approval in 1980 include the adoption of the Comprehensive Plan 2000, Blueprint Denver, and the Highland Neighborhood Plan, providing further guidance to the stabilization of these neighborhood areas. The adoption of the Denver Zoning Code in 2010 introduced the CMP-EI2 zone district as an appropriate zone districts for embedded institutional uses in low-scale residential areas. At the time of PUD 27's adoption, the CMP-EI2 zone district was not available nor was some of the built-in flexibility that the Denver Zoning Code now offers. These are appropriate justifying circumstances for the proposed rezoning.

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

The requested CMP-EI2 zone district is a Special Context District. The zone district intent in DZC 9.2.4.1 states that "The Campus Education/Institution Districts are intended for educational institutions that incorporate primary, intermediate, high school, college and university uses and associated programming including student boarding facilities. This district also accommodate other types of large scale civic, public and institutional uses such as museums, public and religious assembly uses." Furthermore, the CMP-EI2 district is intended to "be applied to smaller- to medium-scale campus sites generally adjacent to a single unit, two unit, townhouse, or row house residential zone districts, where it is important to require more open space and more limited building height than in the CMP-EI zone to assure adequate transitions to adjacent, lower-scale residential neighborhoods". The rezoning of this site to allow a non-profit, religious educational institution with boarding facilities and sensitive integration with adjacent single unit and two unit residential zones is consistent with the intent of the CMP-EI2 zone district.

Staff Recommendation

Based on the analysis set forth above, CPD staff finds that the application for rezoning the property located at 3401 N Pecos Street to a CMP-EI2 zone district with a waiver to a maximum height of 3 stories/45 feet meets the requisite review criteria. Accordingly, staff recommends that the Denver Planning Board recommends approval to the Denver City Council.

Attachments

1. Application
2. Waiver Request
3. PUD #27
4. RNO Letter of Support

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION		☒ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	ARCHDIOCESE OF DENVER, COLO. CORPORATION SOLE	Representative Name	EIDOS ARCHITECTS ANDREA NICHOLL
Address	1300 S. STEELE ST.	Address	5400 Greenwood Plaza Blvd.
City, State, Zip	DENVER, CO 80210	City, State, Zip	Greenwood Village, CO 80111
Telephone	303. 715. 3194	Telephone	720. 200. 0630
Email	lou.bishop@archden.org	Email	anicholl@eidosarch.com
*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. refer to attached	
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):		3401 PECOS STREET	
Assessor's Parcel Numbers:		02282-24-021-000	
Area in Acres or Square Feet:		LOT - 34, 200 SF BLDG - 19, 696 SF	
Current Zone District(s):		PUD #27	
PROPOSAL			
Proposed Zone District:		CMP-E12 with waiver to 3 stories/45 feet	
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:		☐ Yes ☒ N/A - REZONING from old to new	☐ No

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REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	☒ 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. 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. ☒ 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. ☒ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error. ☐ The existing zoning of the land was based on a mistake of fact. ☐ 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. ☒ The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. ☐ 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. Please provide an attachment describing the justifying circumstance. ☒ 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. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

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

- ☒ Legal Description (required to be attached in Microsoft Word document format)
- ☒ Proof of Ownership Document(s)
- ☒ Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☒ Written Authorization to Represent Property Owner(s)

Please list any additional attachments:

power of attorney

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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 Josie Q. Smith</i>	01/01/12	(A)	NO
THE ARCHDIOCESE OF DENVER, a COLO. CORP. SOLE	3401 PECOS ST. DENVER, CO 80211		<i>[Signature]</i>		(B)	YES
	lou.bishop@ archden.org (303) 715-3194	100%	Very Rev. Linda M. Doolittle, attorney-in-fact for Samuel J. Aguiar, archbishop of Denver	1/19/2016		

Last updated: February 4, 2015

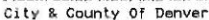
 Return completed form to rezoning@denvergov.org

Property: 3401 Pecos Street

Legal Description:

A parcel of land located in Northwest Quarter of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of State of Colorado being a portion of Lot 1, Block 13, H. Witter's North Denver Addition and more particularly described as follows:

Beginning at the Northeast corner of said Lot 1, thence southerly along the east line of said Lot 1, a distance of 186 feet to the Southeast corner of said Lot 1; thence westerly along south line of said Lot 1, a distance of 190 feet; thence northerly, a distance of 166.8 feet; thence easterly, a distance of 65 feet; thence northerly, a distance of 20 feet; thence easterly, a distance of 125 feet to the Point of Beginning,



COR

R6.00

DO. 00

February 12, 2019
 Denver, CO 80211

Review Criteria for 3401 Pecos Street
Archdiocese Missionary Training Center

The current property is no longer inhabited by Escuela de Guadalupe – elementary school. The Archdiocese is intending to occupy the property with a missionary group. The missionaries would live on the second floor. The main floor would be utilized for office space (for about 5-6 administrative staff that would come Monday- Friday from about 8 am to 5 pm), a classroom, a chapel and the existing gymnasium and kitchen. The current PUD restricts the residential aspect therefore not allowing the missionary group to live there.

We are proposing the zone map be amended to revise the current PUD to become CMP-EI2 with a waiver for 3 stories/45 feet. The current parking allows for 13 parking spaces per the previously approved PUD. Per the calculations for adding residential to the site, 3 more parking spaces will be required which will be added. This is the extent of site work. The current building will be kept with some improvements which does not change the neighborhood context.

Consistency with Adopted Plans

The proposed map amendment is consist with the intentions and goals of the Highland Neighborhood Plan, Blueprint Denver and Comprehensive Plan 2000. The CMP-EI2 map amendment continues to promote patterns of land use, urban design, circulation and services within the neighborhood which aligns with the intentions of the Highland Neighborhood Plan, while contributing to the economic, social and safety of the people who live in the neighborhood. The zone map amendment is allowing for diversity of land use with the Missionary Training Center and promoting the social aspect of the Missionaries within the neighborhood which increases interaction and communication and therefore, safety. The Missionaries will be the occupants living within the proposed CMP-EI2 zoned building. This zone map amendment expands the housing options for Missionaries which supports one of the goals of the Comprehensive Plan 2000. The amendment zone continues to foster a sense of community with the “school” atmosphere that the CMP-EI2 reflects, yet is effectively managing change. The neighborhood at 24th and Pecos is one of stability yet also change. The land use does not expect to significantly change in this area. It is the residential architecture that is continually changing. One of the goals of Blueprint Denver is consistent with the rezoning. The goal of maintaining the character of this neighborhood alive is being done by allowing the rezone to allow the Missionaries. The zone type allows for a campus/student atmosphere. These types of users will also utilize the multiple means of transportation to encourage the multi-modal streets of Blueprint Denver.

Justifying Circumstances

The current site has a PUD which is very limiting in regards to types of occupants/users of the vacant building. With the amount of surrounding schools, the current site will more than likely not be inhabited by another elementary school. It is in the interest of social and economic health and safety of the neighborhood to rezone to allow for the change and redevelopment of the neighborhood.

Zone District Intent Consistency

The Zone District for CMP-EI2 requires open space and limited building height to respect the adjacent properties of smaller scale residences. CMP-EI2 also limits the potential for off-site impacts by controlling land uses. The rezoning with waiver on height will allow for the Missionary Training Center that will maintain the existing building and open space, and therefore, respecting the neighborhood scale and impacts.



ARCHDIOCESE OF DENVER

13 January 2016

Community Planning & Development
City & County of Denver
201 West Colfax Avenue, Dept. 205
Denver, Colorado 80202

Re: Owner's Authorization of Representative for Rezoning Matter

To Whom It May Concern:

The Archdiocese of Denver, a Colorado corporation sole (the "Archdiocese"), hereby verifies that EIDOS Architects is authorized to act on our behalf in the rezoning process pertaining to our real property located at 3401 Pecos Street in Denver.

At this time, Ms. Andrea Nichols of EIDOS Architects is to be our primary contact with the City on this matter. Should you have any questions or need anything additional directly from the Archdiocese, however, please don't hesitate to contact me personally. My office is located at the address noted below, and my direct phone number is (303) 715-3194.

Thank you in advance for your cooperation and assistance in facilitating this rezoning.

Very truly yours,

Linda L. Bishop, Esq.
Director of Real Estate

1300 South Steele Street • Denver, CO 80210-2599
Phone: 303.722.4687 • www.archden.org



2014051634

Page: 1 of 3

05/07/2014 01:05 PM
City & County of Denver
Electronically Recorded

R \$21.00

POA

D \$0.00

Recording Data:

POWER OF ATTORNEY

THE ARCHDIOCESE OF DENVER, a Corporation Sole, organized and existing under the laws of the State of Colorado, and having its principal office at 1300 South Steele Street, in the City and County of Denver and the State of Colorado, hereinafter referred to as the "Corporation":

DOES HEREBY CONSTITUTE AND APPOINT REVEREND RANDY M. DOLLINS, individually, of the City and County of Denver and State of Colorado, its true and lawful Attorney-In-Fact with the power and authority to act for it, in its name, and as its act, to execute and deliver any and all contracts and execute and guarantee bonds and undertakings required or permitted in all actions or proceedings.

It further authorizes such person as its Attorney-In-Fact, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to the Corporation; and have, use and take all lawful ways or means in the Corporate name, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or other sufficient discharges for the same for the Corporation and in the Corporate name, to make, seal, deliver, to bargain contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deed and other assurances in the law thereof; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and conditions and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandize, chose in action and other property in possession or in action; and to make, do and transactions all and every kind of business of what nature and kind whatsoever; and also, for the Corporation

and in the corporate name, and as the Corporate name, and as the Corporate act and deed, to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, securities, mortgages, hypothecations, bills of lading, bill, bonds, notes, receipts, evidence of debt, releases and satisfactions of mortgages, judgments and other debts, and such other instruments in writing or whatever kind and nature, as may be necessary and proper in the premises.

GIVING AND GRANTING unto said Attorney-In-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as full to all intents and purposes as I might or could do, hereby ratifying and confirming all that said Attorney, **Reverend Randy M. Dollins**, individually, of the City and County of Denver, shall lawfully do and cause to be done by virtue of these presents.

IN WITNESS WHEREOF, THE ARCHDIOCESE OF DENVER, a Colorado corporation sole, has caused this Power of Attorney to be executed this 21st day of April, 2014, to become effective as of the 21st day of May, A.D., 2014.

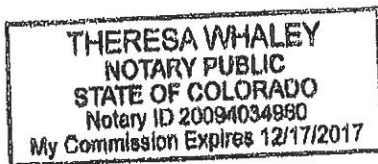
**The Archdiocese of Denver,
a Colorado corporation sole**

By: + Samuel J. Aquila
Most Rev. Samuel J. Aquila, S.T.L.,
Archbishop of Denver

STATE OF COLORADO }
CITY & COUNTY OF DENVER } } SS.

21st The foregoing Power of Attorney was acknowledged before me, a Notary Public, this day of April, 2014, by Most Reverend Samuel J. Aquila, Archbishop of Denver.

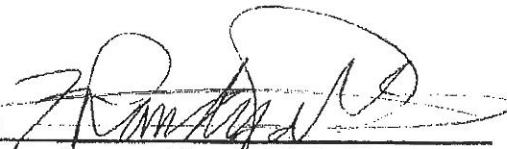
Witness my hand and official seal.



Theresa Whaley
Notary Public

ACCEPTANCE OF POWER OF ATTORNEY

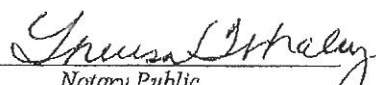
I, Reverend Randy M. Dollins,, having read and approved of the foregoing Power of Attorney effective as of May 21, 2014, hereby accept the appointment made therein.

By: 
Reverend Randy M. Dollins

STATE OF COLORADO }
 }
CITY AND COUNTY OF DENVER }
 }

The foregoing instrument was acknowledged before me, a Notary Public, as of the 21ST day of April, 2014, by Reverend Randy M. Dollins.

Witness my hand and official seal.


Notary Public

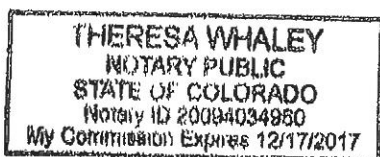


Exhibit "K": Proposed Waivers

Per Section 12.4.10.6 (Waivers of Rights and Obligations and Approval of Reasonable Conditions) of the Denver Zoning Code, I, the undersigned owner of the property under application for the rezoning referenced herein, request that the zoning classification of the land described herein include the following waivers:

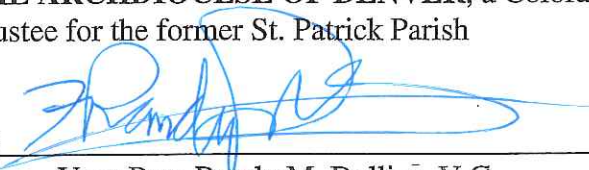
1. Waive the right to the Primary Building Form Standards, District Specific Standards for the CMP-EI2 zone district for maximum height, contained in the Denver Zoning Code at Section 9.2.4.2.C.2 (General 2), of the Denver Zoning Code and instead shall have a maximum height of 3 stories/45'.

These waivers shall apply to all our successors and assigns.

Agreed to by:

THE ARCHDIOCESE OF DENVER, a Colorado corporation sole, as
Trustee for the former St. Patrick Parish

By


Very Rev. Randy M. Dollins, V.G.

Attorney-in-Fact for Archbishop Samuel J. Aquila


Date

Area Map indicating property to be rezoned must be attached to each application for

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
APPLICATION FOR ZONE MAP AMENDMENT

1. Date Submitted For

8/1/83

2. Application Number

1175

3. Applicant

THE ARCHDIOCESE OF DENVER

4. Applicant's Address

c/o Donald A. Klene, Esq.
605 Symes Bldg., Denver, CO 80202

5. Telephone Number

893-0636

6. Interest

xx Owner's Agent

7. Other Persons, Firms or Organizations

represented by Applicant

NONE

Adj. ar
ON ar
CF CR
ML ML

FR. DOUD@
ST. PAT'S

8. Telephone Number

433-6328

9. Interest

x Owner's Agent

11. Location of Proposed Change

3401 Pecos Street, Denver, Colorado, and 1601 West 34th Avenue, Denver, Colorado.

12. Legal Description of Property

(3401 Pecos Street): East 125 feet of Lot 1, and the East 1/2 of vacated alley adjacent to South 166.8 feet of Lot 1, Block 13, H. WITTERS, NORTH DENVER ADDITION, City and County of Denver, State of Colorado.

(1601 West 34th Avenue): West 53' of Lot 1, and the West 1/2 of vacated alley adjacent thereto except the North 20 feet, Block 13, H. WITTERS, NORTH DENVER ADDITION, City and County of Denver, State of Colorado.

13. Amount Subject Property

.84 acre (36,420 square feet)

R-2

PUD

4. Describe briefly the nature and expected effect of the proposed change. Be sure to include an explanation of the legal basis for the proposal either in the error in the existing zoning or in the changed or changing conditions making the proposed amendment necessary. This proposal is intended to:

1. Make good use of existing transportation routes and public transportation.
2. Make effective use of existing recreational opportunities.
3. Provide social services in areas convenient and congenial to persons using the service.
4. Provide for public agency and private institutional activities without disrupting the existing neighborhood.
5. Make effective use of underdeveloped land.
6. The requested zoning change is primarily intended to permit the additional use of the space by community service-oriented agencies and organizations (with preferences to those whose activities are based in the North Denver neighborhood) currently restricted by the R-2 zone. The PUD designation will serve the needs of a variety of community groups and support the continuing efforts of St. Patrick's Parish and the Call to Act Management Council to improve the property and establish it as a positive contribution to the neighborhood.
7. The legal basis for this proposal is that the changed conditions make the proposed amendment necessary.

17. Use and development proposed for the property to be rezoned for zoning to be used for a development

This PUD district will revitalize a substantial and structurally sound building, provide office and work space for non-profit agencies and organizations, and contribute to the neighborhood with community services and recreational opportunities. Creating the PUD district will provide space for these activities without causing undesirable changes in the neighborhood. Development will take place immediately.

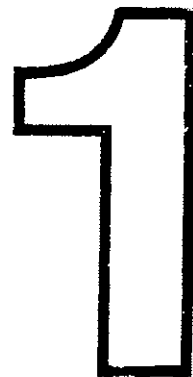
18. Exhibit Submitted, Number and Kind

19. Applicant's Signature

THE ARCHDIOCESE OF DENVER

By

Donald A. Klene



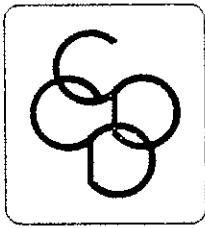
LEGAL DESCRIPTION

School Building Property (3401 Pecos Street)

East 125 feet of Lot 1 and East $\frac{1}{2}$ of vacated alley
adjacent South 166.8 feet Lot 1, Block 13, Witters,
North Denver Addition.

School Play Area Property

West 53 feet Lot 1 and West $\frac{1}{2}$ vacated alley adjacent
exc. North 20 feet Block 13, H. Witters, North Denver
Addition.



CENTER for
COMMUNITY DEVELOPMENT
and DESIGN
North Denver Workshop
(303) 477-4774

A CALL TO ACTION CENTER

3401 PECOS ST.

A PLANNED UNIT DEVELOPMENT PROPOSAL (PUD)

3401 PECOS ST., DENVER, COLORADO 80211

CALL TO ACTION MANAGEMENT COUNCIL

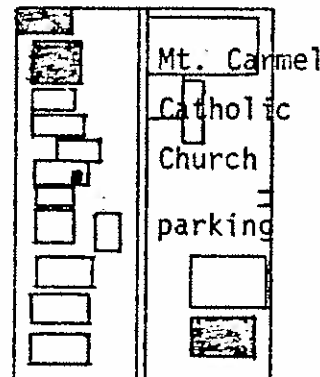
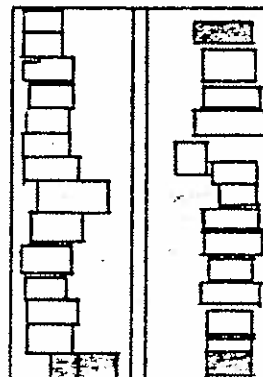
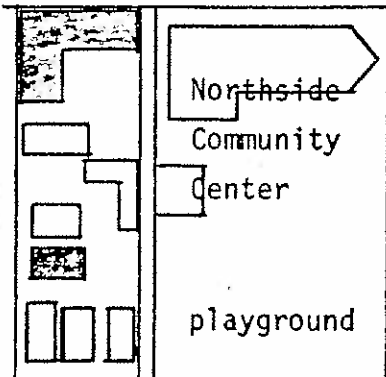
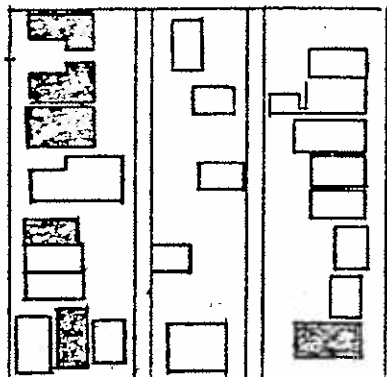


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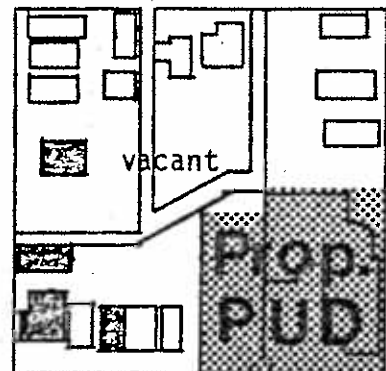
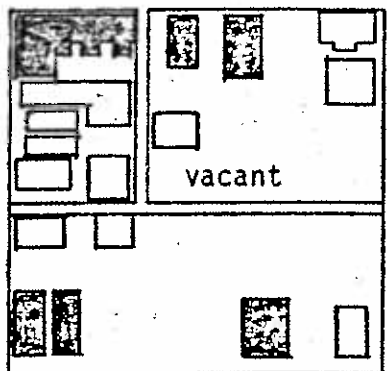
 Single-unit residences

 Multi-unit residences

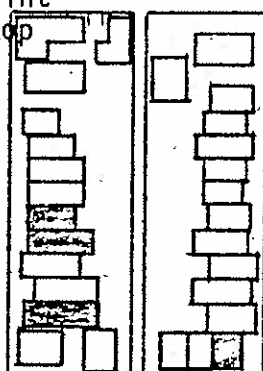
36th Ave.



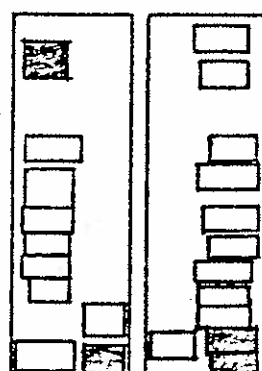
35th Ave.



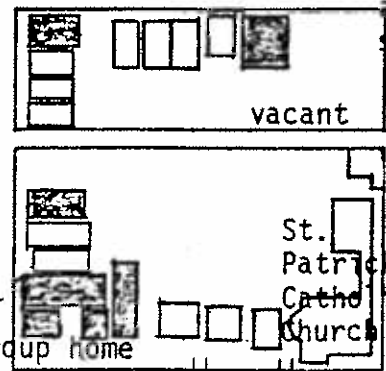
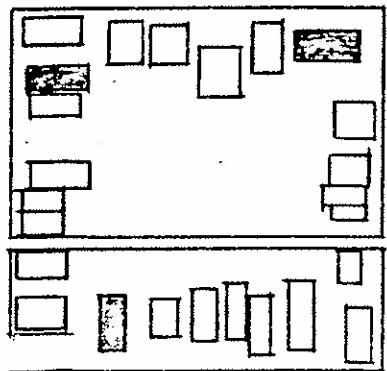
print shop
3400 vehicles per day



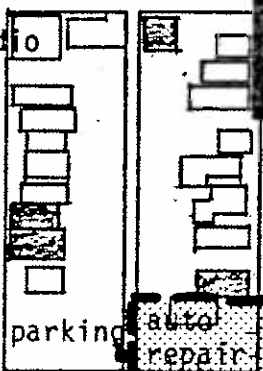
5350 vehicles per day



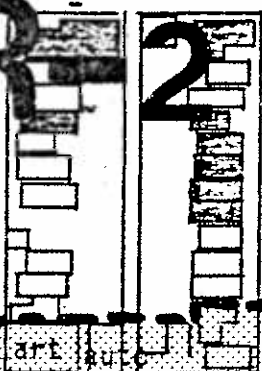
34th Ave.



art studio
Pecos St.



restaurant



Shoshone St.

Quivas St.

Pecos St.

Osage St.

Navajo St.

33rd Ave.

3200 vehicles per day

A CALL TO ACTION CENTER

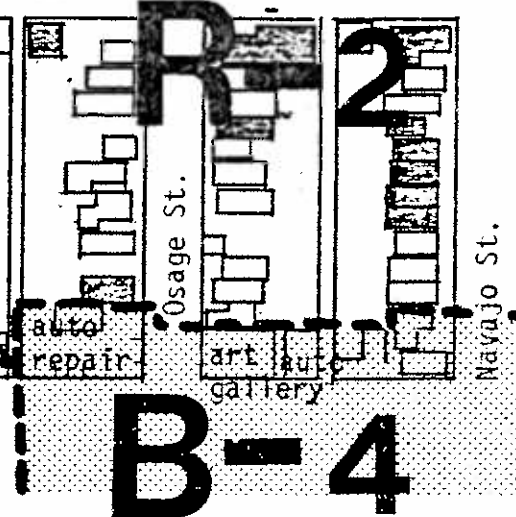
3401 PECOS ST. --DENVER

EXISTING CONDITIONS MAP

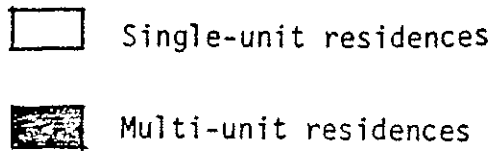
Project Area: .84 acre

6-4-80

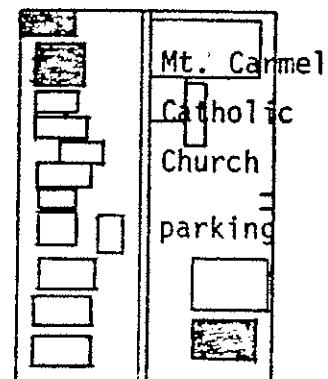
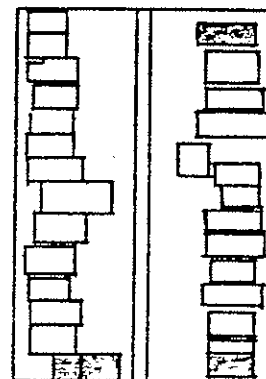
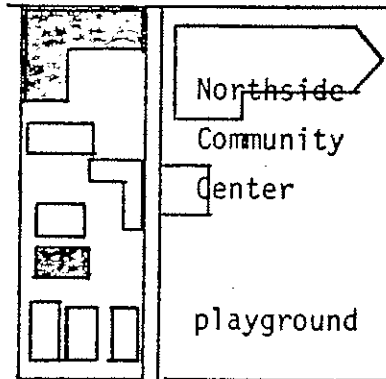
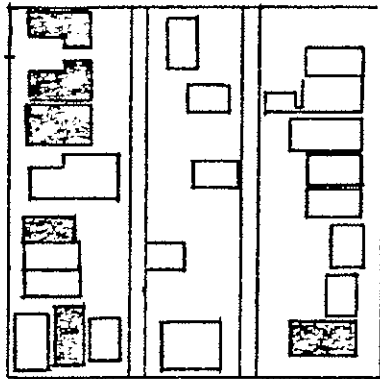
Scale: 1"=200'



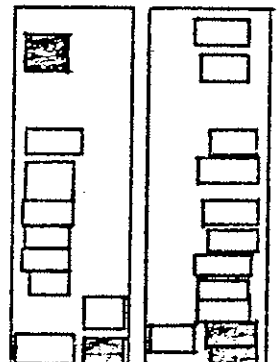
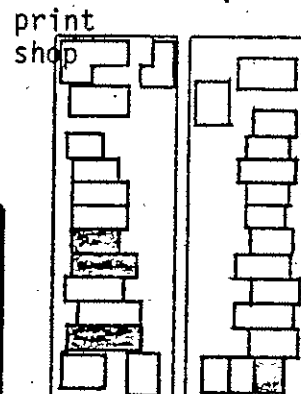
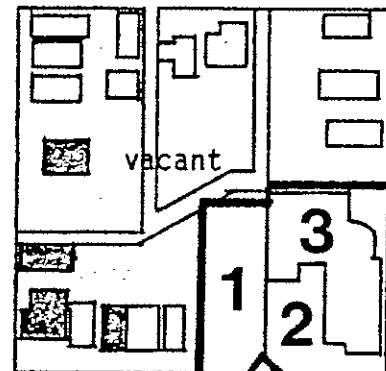
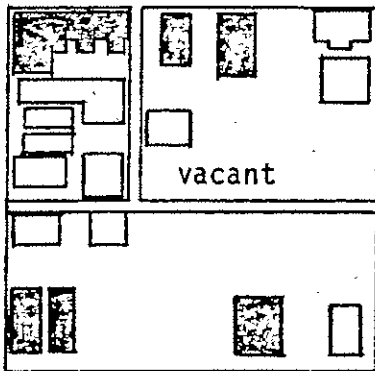
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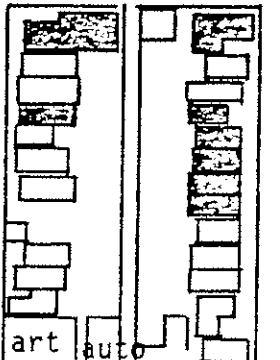
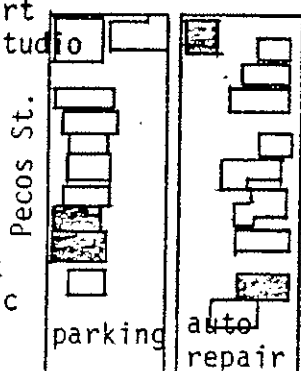
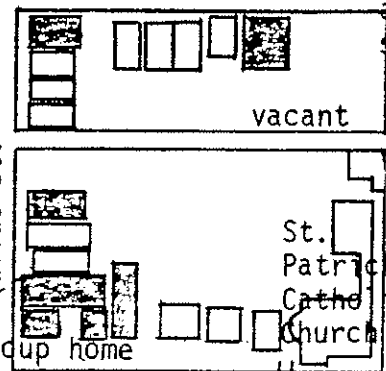
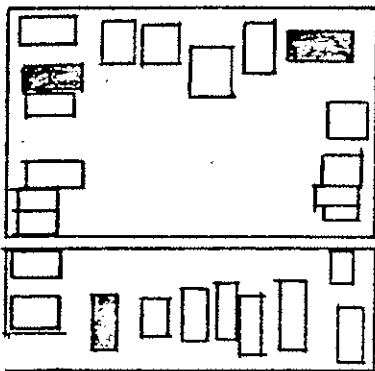
36th Ave.



35th Ave.



34th Ave.



33rd Ave.

A CALL TO ACTION CENTER

3401 PECOS ST. --DENVER

6-4-80

Scale: 1"=200'



DISTRICT PLAN MAP -- Project Area: .84 Ac.

1 Parking and Playground

2 Courtyard and Landscaping

3 Offices

- OPEN SPACE:** Approximately 66.5% of the site will be devoted to open space. Unpaved portions of the public right-of-way will be landscaped and maintained by the Call to Action Management Council and St. Patrick's Parish. Paved parking/playground occupy 35% of the site.
- RESTORATION OF NATURAL TERRAIN:** At present 66.5% of the site is covered with asphalt. Asphalt will be removed from 6490 sq.ft. and landscaped, reducing the asphalt coverage on the site to 48.7%. In addition, approximately 317 lin. ft. of right-of-way will be landscaped.
- SURFACE DRAINAGE:** Reduction of some existing impermeable surfaces through landscaping will reduce present surface runoff. The site is currently 100% impermeable. As a result of this development:
- | | | |
|--------------------------------|---------------|-------|
| Impervious Surfaces | | |
| a. building coverage | 12,235 sq.ft. | 33.5% |
| b. parking/playground | 12,750 sq.ft. | 35.0% |
| Partially Permeable Surfaces | | |
| a. future pedestrian courtyard | 4,950 sq.ft. | 13.6% |
| Permeable Surfaces | | |
| b. landscaping | 6,490 sq.ft. | 17.8% |
- OFF-STREET PARKING:** At least 20 off-street spaces are planned----12,750 sq.ft. parking/playground area equal to 35% gross building area)
- OFF-STREET LOADING:** Not applicable.
- FENCES & WALLS:** All fences, walls, and retaining walls are as defined under Section 612.29-4(2)(e) R-5 ordinance.
- PERMITTED SIGNS:** All permitted signs are as defined under Section 612.29-5 R-5 ordinance.
- DEDICATIONS:** No additional dedications of right-of-way and no further improvements (i.e. curb, gutter, walk etc.) are contemplated for this project on public right-of-way at the present time (except landscaping as defined under restoration of natural terrain). Curb, gutter and walk are in place along existing public right-of-way. Existing 12 ft. curb cut on 34th Ave. will be widened to 30 ft. Any future dedications and improvements will conform with City Ordinances and agency rules and regulations.
- UTILITIES & EASEMENTS:** Existing utility easement in E½ of Vac. Alley adj S. 186.8 ft. Lot 1, Block 13, H Witters N Denver Add. Existing utilities are adequate at the present time. Any additional utilities to be determined at a plan review stage (i.e. possible broadcast media needs etc.)

TRAFFIC IMPACT: All traffic will enter and exit via 34th Ave. It is projected that approximately 80% will turn left onto 34th Ave. and use the Pecos/Osage arterial street system. Impact of traffic on residential streets will be minimal. Increase of cars entering the site is not expected to be significant.

CIRCULATION: No interior streets---future pedestrian courtyard planned.

PUBLIC TRANSPORTATION: RTD buses #6 and #52 stop at Pecos and 33rd southbound and at Osage and 34th northbound. Other nearby stops are the #38 at Pecos and 38th; the #44 at Tejon and 34th; and the #32 at Tejon and 32nd.

RV STORAGE: There will be no permanent storage of boat, camper, trailer or recreational vehicles on the site.

RESIDENTIAL DENSITY: One permanent residence for caretaker is anticipated at this time within the existing building.

SCHOOL IMPACT: The project is estimated to have a school population of one elementary school child according to Denver Public School guidelines.

PUBLIC FACILITIES: Bryant-Webster Elementary School, 36th and Quivas
 Horace Mann Junior High School, 41st and Navajo
 North Senior High School, 2960 N. Speer Blvd.
 Fire Station, 38th and Vallejo
 District 1, Police Station, 2195 Decatur
 Northside Community Center, 3551 Pecos
 Woodbury Branch, Denver Public Library, 3265 Federal
 Aztlan Recreation Center, 4435 Navajo
 Ashland Recreation Center, 2960 Fife Court

4

GROSS ACREAGE: .84 acre (36,425 sq.ft.) (multi-use)

LAND USE TYPE: All permitted uses (uses by right, uses by temporary permit, and accessory uses) as defined by Section 612.29-3 R-5 ordinance with the addition of the following uses by right:

- t. non-profit arts agency/organization
- u. non-profit education agency/organization
- v. non-profit service agency/organization
- w. non-profit recreation agency/organization
- x. non-profit community development agency/organization
- y. non-profit/non-commercial print or broadcast media agency/organization/station (including transmitting device to tower, if applicable)
- z. residence for building caretaker
- aa. pre-school/daycare facility

BUILDING SETBACKS: Building setbacks are as pertain to existing structure.

Front (east) --- 3 ft. (existing)

Side (north) --- 3 ft. (existing)

Side (south) --- 15 ft. (existing)

Rear (west) --- 50 ft. (existing)

All permitted encroachments on setback space are as allowed under Section 612.29-4(2)(d) R-5 ordinance.

MAXIMUM HEIGHT: 50 ft. (including existing chimney and possible addition of mechanical equipment and/or transmitting device to tower)

EXTERNAL EFFECTS: This development will have positive rather than negative effects on the surrounding neighborhood. Increased building use will stimulate improvements in the exterior appearance and grounds. All limitations on external effects of uses are as defined under Section 612.29-2 R-5 ordinance (including enclosure of uses, volume of sound generated, vibration generated, emission of heat, glare, radiation and fumes and outdoor storage and waste disposal).

MAXIMUM GROSS FLOOR AREA OF EXISTING BUILDING BY USE:

Office/classroom uses	9000 sq. ft.
Gymnasium/meeting hall	4000 sq. ft.
Residential	680 sq. ft.

BUFFER AREAS: Some existing asphalt paving will be removed to form planted buffer areas. Parking/playground area is contained (on west and north) by existing retaining wall (3-5 feet high).

STATEMENT of PROJECT OBJECTIVES

This material describes the nature and intent of a proposed rezoning of a parcel of ground located at 3401 Pecos Street from R-2 to PUD. The property consists of a playground, parking lot and former school building (circa 1940) owned by St. Patrick's Parish (Roman Catholic Archdiocese of Denver). The need for suitable rental space has caused several groups to express interest in sharing and renovation the existing building. The requested zoning change is primarily intended to permit the additional use of the space by community service-oriented agencies and organizations (with preference to those whose activities are based in the North Denver neighborhood) currently restricted by the R-2 zone. The PUD designation will serve the needs of a variety of community groups and support the continuing efforts of St. Patrick's Parish and the Call to Action Management Council to improve the property and establish it as a positive contribution to the neighborhood.

RELATION of the PROPOSED PUD to the COMPREHENSIVE PLAN

The Highland Neighborhood Plan designates the PUD area at 34th and Pecos as Public and Semi-Public space. Under this PUD development the area will continue this kind of land use but in a more efficient and effective manner. As established in A Comprehensive Plan for Denver, the PUD development will:

1. Make good use of existing transportation routes and public transportation.
2. Make effective use of existing recreational opportunities.
3. Provide social services in areas convenient and congenial to persons using the services.
4. Provide for public agency and private institutional activities without disrupting the existing neighborhood.
5. Make effective use of underdeveloped land.
6. "Where school closures or consolidations are necessary, retention of facilities for future educational needs should be considered and interim uses should be sought." (P-21)

RELATION of the PROPOSED PUD to the SURROUNDING NEIGHBORHOOD

This PUD district will revitalize a substantial and structurally sound building, provide office and work space for non-profit agencies and organizations, and contribute to the neighborhood with community services and recreational opportunities. Creating the PUD district will provide space for these activities without causing undesirable changes in the neighborhood. Pecos/Osage corridor, a designated arterial, accommodates within four blocks several other church, public agency, and recreational land uses. This PUD development will provide space for similar activities and at the same time will improve an existing building and property that now have a negative impact, both visually and as a once deteriorating zone in a viable residential area.

W 172 - 0
E R S of PART BLOCK 25 and BLOCK 26

CLARK'S R-2
SUEDE'S SUBDIVISION
CARRISON'S SUBDIVISION
VICKERS SUBDIVISION
SUEDE'S SUBDIVISION
BLOCK 23
LOT 1
BLOCK 23
BLOCK 24
LOT 1

ASB DIVISION
OF BLOCK 14
SUBDIVISION OF LOT 2 BLOCK 13

B-3 R
RESUBDIVISION OF LOTS 1 & 4 BLOCK 14
D D I T
BAGLEY'S SUBDIVISION
LOT 3 BLOCK 12
NDW² R-2
PROPOSED P.V.D.

R-2 B-4 R-2
CRANDALL'S SUBDIVISION OF LOT 1 BLOCK 2

NW 27
ORD. 368
122 (61) 27 (40) 324 (10)
45 (59) 259 (41)
5 (57)
AMENDED ORD'S

N.W. 26
NW 28, 3-68

Highland United Neighbors, Inc.

P.O. Box 11235, Denver, Colorado 80211

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Authorized by the Board of Directors to represent HUNI in all zoning and planning matters.

March 28, 2016

Mr. Brad Buchanan
Executive Director
Community Planning and Development
City and County of Denver
201 West Colfax Avenue
Denver, CO 80202

Re: 3401 Pecos Street

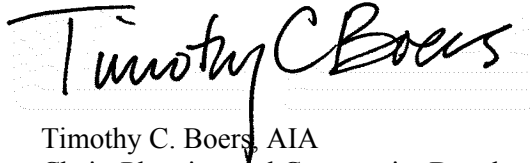
Dear Mr. Buchanan:

The Planning and Community Development (PCD) Committee of Highland United Neighbors, Inc. (HUNI), met on December 8, 2015, to review the proposed rezoning of the Guadalupe School at 3401 Pecos Street. Subsequently, the Committee received a copy of the rezoning application to change the zoning from PUD to CMP-EI2 with waivers. The PCD Committee is authorized by the HUNI Board of Directors to represent HUNI in all zoning, land use, and planning matters, including Landmark issues. Membership in HUNI is open to all residents and businesses in the Highland Neighborhood, which is bounded by West 38th Avenue, Federal Boulevard, Speer Boulevard, and Interstate 25. There are approximately 7000 households within the HUNI boundaries and roughly 300 paying members of HUNI. 3-6 mailings go out per year to these households and email newsletters are sent out twice a month to those who have opted in. These emails and many of the mailings contain information regarding notices of meetings with detailed agendas.

We understand that the Denver Archdiocese wishes to convert the school to a training center for missionaries and that this use will include dormitory living accommodations. The existing school has operated under the existing PUD zoning, which was instituted in 1980. The zoning application would change the PUD zoning to CMP-EI2 zoning with a waiver of height down to 3 stories and 45 feet. This committee voted via email 5-0 in support of this rezoning, noting that this was one of the two options the committee felt would be reasonable in this location.

Thank you for this opportunity to express our opinion on this application.

Best regards,

A handwritten signature in black ink that reads "Timothy C. Boers". The signature is written in a cursive style and is positioned above a dotted line.

Timothy C. Boers, AIA
Chair, Planning and Community Development Committee
Highland United Neighbors, Inc.

Cc:

Sara White
Doug Jones
Applicant
HUNI Board President
Committee Members
Councilman Rafael Espinoza
Martha Roberts
Steve Wagley