



**TO:** Denver City Council Land Use, Transportation, and Infrastructure Committee  
**FROM:** Brad Johnson, Senior City Planner  
**DATE:** November 4, 2021  
**RE:** Official Zoning Map Amendment Application #2021I-00021

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends that the Land Use, Transportation, and Infrastructure Committee move Application #2021I-00021 forward for consideration by the full City Council.

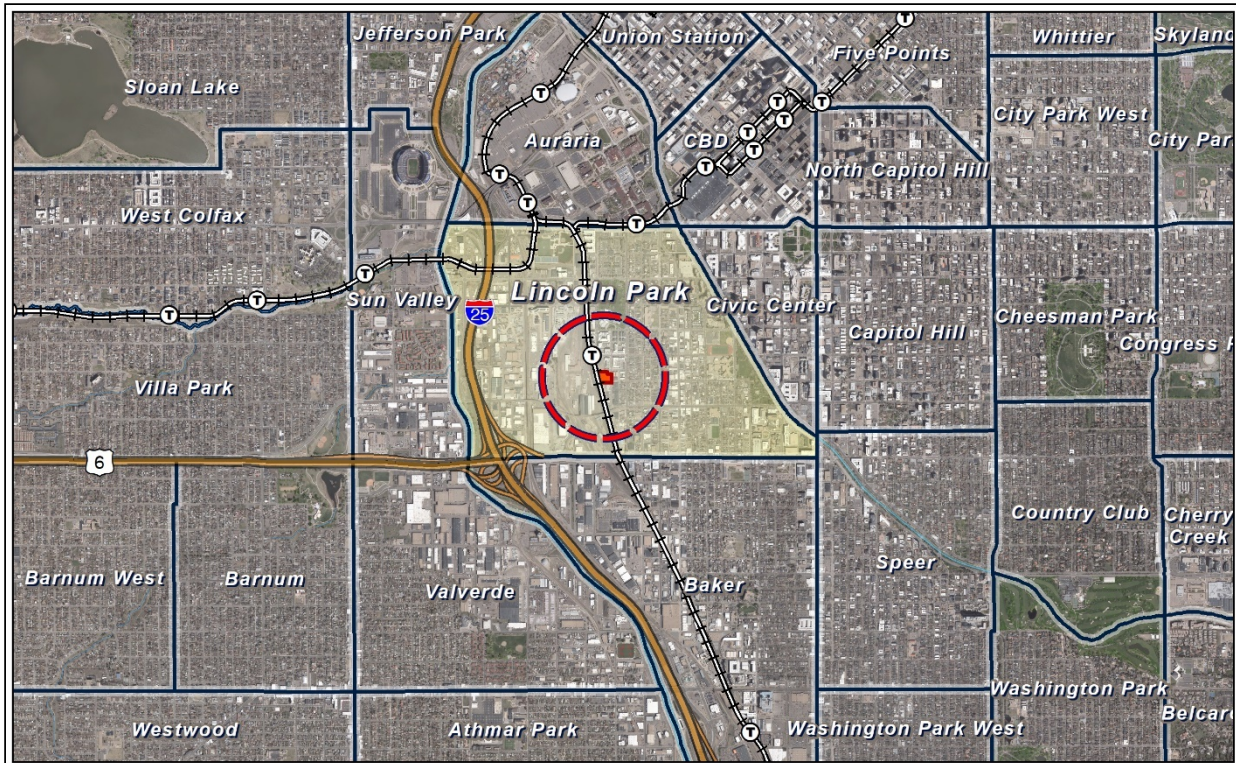
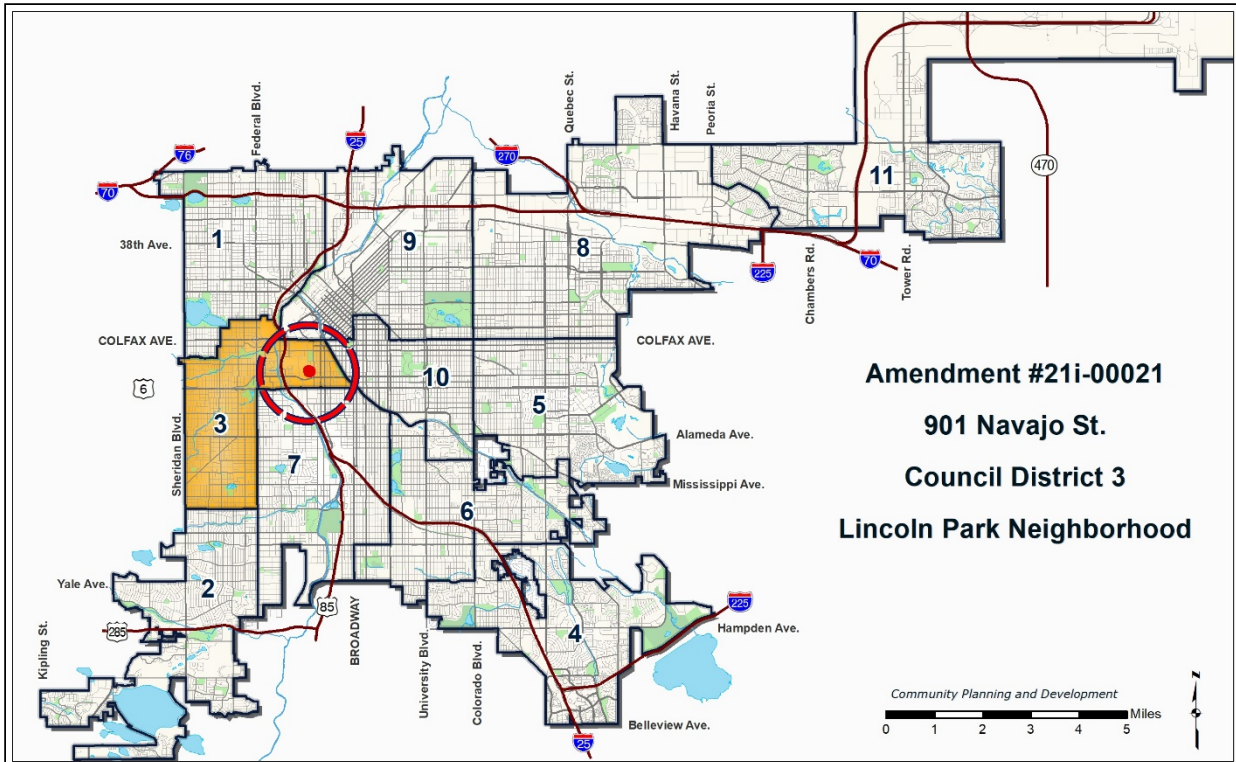
### Request for Rezoning

Address: 901 Navajo Street  
Neighborhood/Council District and CM: Lincoln Park / Council District 3, CM Torres  
RNOs: District 3 Neighborhood Coalition, Inc., United Northwest Denver, La Alma Neighborhood Association, Neighborhood Coalitions of Denver, Inc., Center City Denver Residents Organization, La Alma / Lincoln Park Neighborhood Association, Inter-Neighborhood Cooperation (INC)  
Area of Property: 60,984 square feet or 1.4 acres  
Current Zoning: Current zone district I-A, UO-2  
Proposed Zoning: Proposed zone district C-MX-8  
Property Owner(s): Denver Housing Authority  
Owner Representative: Haley Jordahl, Annie Hancock

### Summary of Rezoning Request

- The property is located in the Lincoln Park statistical neighborhood on Navajo Street at the western terminus of 9<sup>th</sup> Avenue and east of the rail tracks.
- The property is currently occupied by an industrial building and outdoor storage.
- The applicant is requesting this rezoning to enable multi-unit housing on the site.
- The site is currently zoned I-A (Light Industrial District), UO-2 (Billboard Use Overlay District) which allows employment activities like businesses, offices and industrial activities, but prohibits new residential uses. The UO-2 District allows outdoor general advertising devices.
- The proposed zone district is summarized as follows:
  - C-MX-8 (Urban **C**enter - **M**ixed Use – **8** stories) allows for residential and non-residential uses in the Townhouse, General and Shopfront Building forms up to 8 stories/110 feet.
- Further details of the existing and requested zone districts can be found in Article 3 of the Denver Zoning Code (DZC).

### Existing Context







The subject property is centrally located within the Lincoln Park Neighborhood on Navajo Street adjacent to the Union Pacific rail corridor. It is two blocks south of La Alma Lincoln Park, which provides a variety of recreational opportunities. Substantial redevelopment has occurred on blocks immediately to the east and north in recent years, most of which houses residential, retail and neighborhood services. This site is currently industrial in character but is planned for redevelopment with affordable and supportive multi-unit housing. The site abuts recently developed multi-unit housing to the north and east. Large scale commercial buildings are located south of the site.

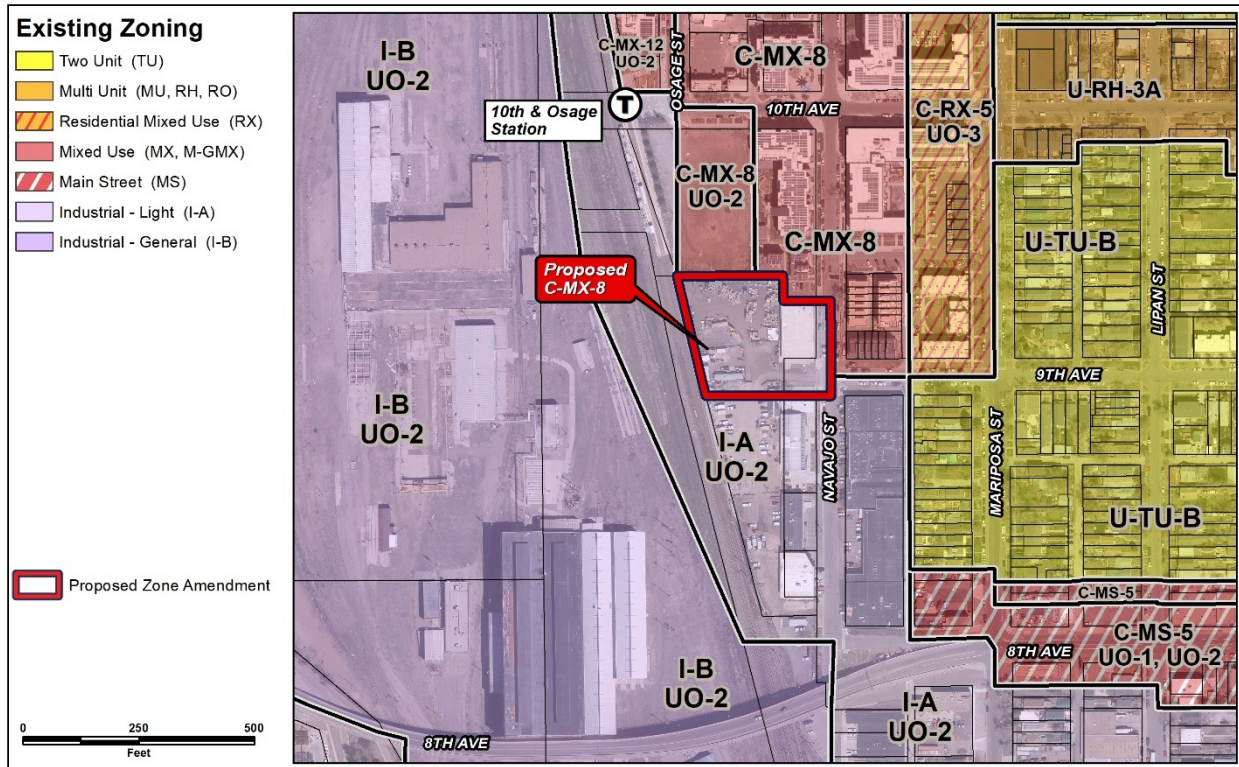
There is an RTD light rail station, 10<sup>th</sup>/Osage Station, a block north of the site. This station services light rail lines D, E and H. RTD Route 9 runs just east of the site and provides service to Union Station in the eastbound direction and Lakewood in the westbound direction.

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	I-A, UO-2	Industrial	1 industrial building, outdoor storage	Generally regular grid of streets; however blocks along the rail right-of-way (including the block the site is located within) are defined by northwest-southeast property lines along the rail right-of-way
North	C-MX-8; C-MX-8, UO-2	Vacant, mixed-use	3 and 4 story residential buildings	
South	I-A, UO-2	Industrial	1 and 2 story industrial buildings	
East	C-MX-8	Multi-unit residential	3 story residential buildings	
West	I-A, UO-2	Vacant, rail facilities	Rail line facilities; no vertical buildings in the immediate proximity	



## 1. Existing Zoning

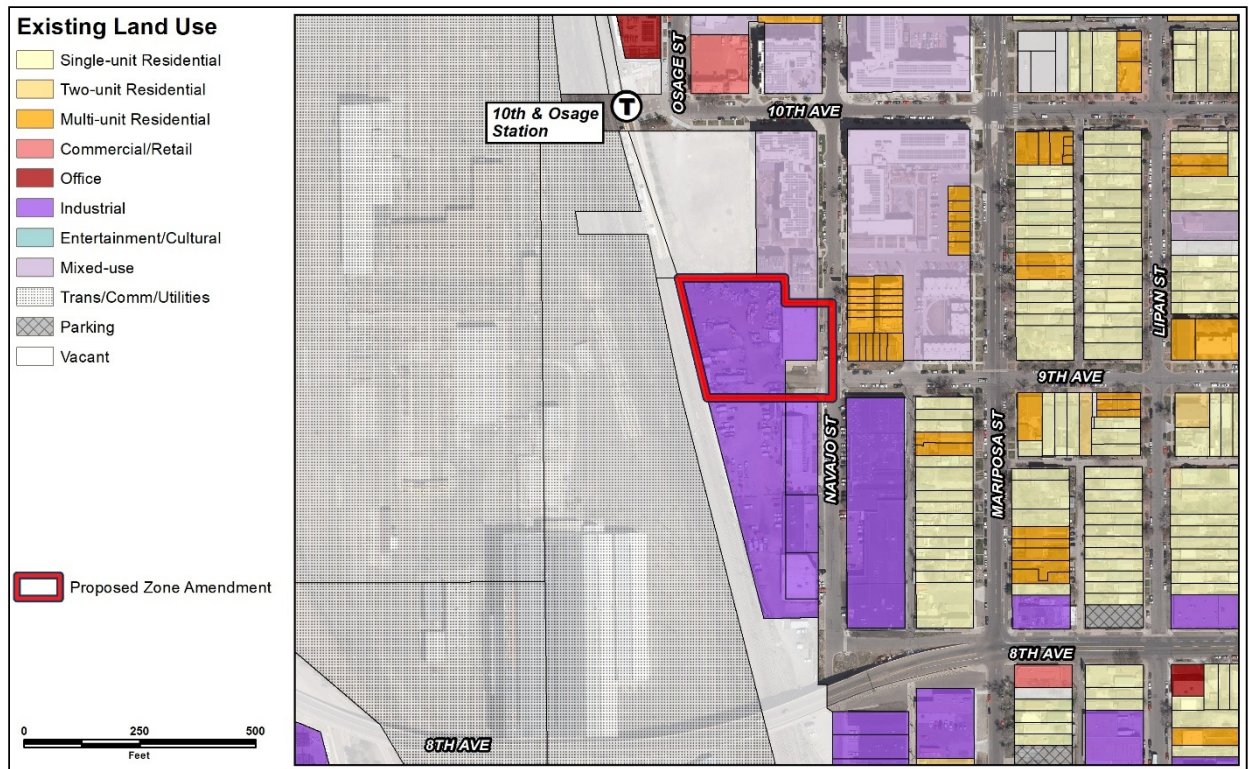


The existing zoning on the subject property is I-A, UO-2 which is a light industrial district that allows office, business and light industrial uses with the billboard use overlay. Residential uses are only permitted in the light industrial zone where a residential structure existed prior to July 1, 2004. The I-A zone district allows the General and Industrial primary building forms and regulates building mass through a maximum floor area ratio (FAR) of 2:1. This zone district does not specify a maximum building height except for sites within 175 feet of a protected district, in which case the maximum building height is 75 feet. The subject property is not within 175 feet of a protected zone district.

## 2. Status of Development Services Review (if applicable)

The applicant has not yet engaged development services related to a specific development concept. Upon rezoning of the property, DHA will embark on a process to identify a developer partner and establish a more refined vision for the site.

### 3. Existing Land Use Map



Existing land uses.

### 4. Existing Building Form and Scale

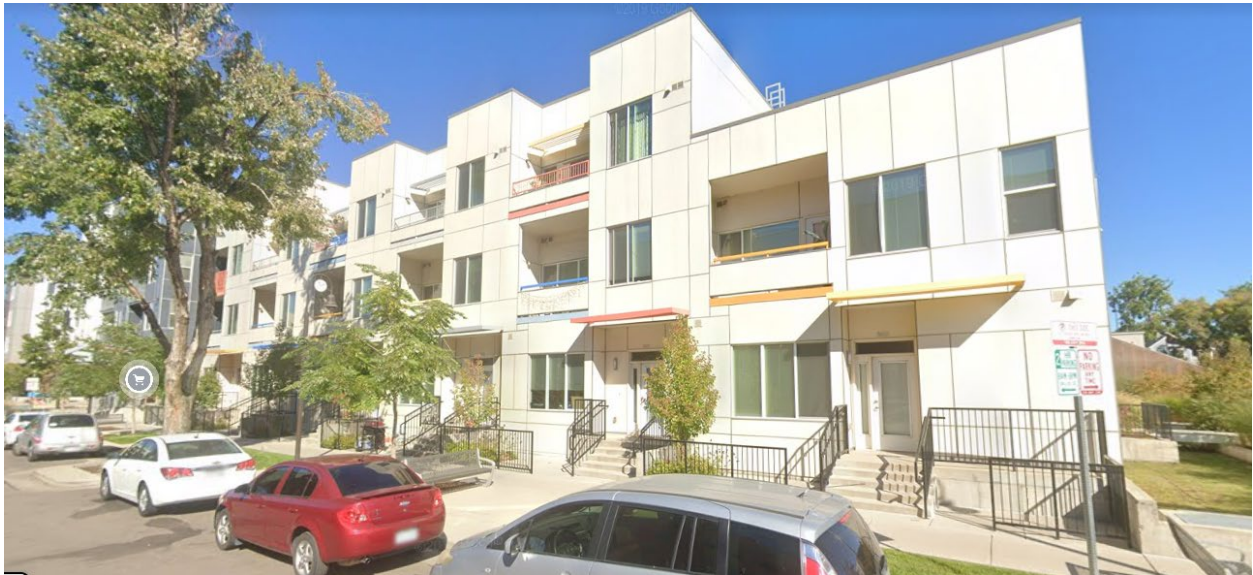


Site: Looking west from Navajo Street (Source: Google Maps)





**North of site:** Looking west from Navajo Street (Source: Google Maps)



**Northeast of site:** Looking east from Navajo Street (Source: Google Maps)





**East of site:** Looking east from Navajo Street (Source: Google Maps)



**South (right) and southeast (left) of site:** Looking south on Navajo Street (Source: Google Maps)

### **Proposed Zoning**

The requested C-MX-8 zone district has a maximum height of 8 stories or 110 feet with allowable encroachments. A variety of mixed residential and commercial uses are allowed. For additional details regarding building form standards in the C-MX-8 zone district, see DZC Section 7.3.3.4.

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

Design Standards	I-A, UO-2 (Existing)	C-MX-8 (Proposed)
Primary Building Forms Allowed	General, Industrial	Town House; General; Shopfront
Stories/Heights (max)	N/A, except max height of 75' within 175' of a protected district	8 stories/110'
Primary Build-To Percentages (min)	N/A	70% to 75%*
Primary Build-To Ranges	N/A	0' to 15'*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Setbacks (min)	20'	0' to 10'*
Floor Area Ratio (max)	2:1 FAR	N/A

\*Standard varies between building forms

### Summary of City Agency Referral Comments

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

**Assessor:** Approved – No Response

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

**Denver Public Schools:** Approved – No Response

**Department of Public Health and Environment:** Approved – Adverse environmental conditions may be present at this property. DDPHE will note known conditions at the time of Concept Review

**Denver Parks and Recreation:** Approved – No comments.

**Public Works – R.O.W. - City Surveyor:** Legal is approved.

**Development Services - Transportation:** Approved – No Response

**Development Services – Wastewater:** Approved – No Response

**Development Services – Project Coordination:** Approved – No Response

**Development Services – Fire Prevention:** Approved – No Comments

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>6/29/21</b>
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, registered neighborhood organizations, and property owners:	<b>10/19/21</b>
Planning Board voted 9 to 0 at the public hearing to recommend approval to City Council	<b>11/3/21</b>
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 (10) working days before the meeting:	<b>10/26/21</b>
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	<b>11/9/21 (tentative)</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>11/29/21 (tentative)</b>
City Council Public Hearing:	<b>12/20/21 (tentative)</b>

- **Public Outreach and Input**
  - **Registered Neighborhood Organizations (RNOs)**
    - As of the publishing of this staff report, no letters of support or opposition have been received from RNOs.
  - **General Public Comments**
    - As of the publishing of this staff report, no letters of support and 7 letters of opposition have been received from members of the public.



## Criteria for Review / Staff Evaluation

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

### DZC Section 12.4.10.7

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

### DZC Section 12.4.10.8

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

## 1. Consistency with Adopted Plans

The following adopted plans apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *La Alma Lincoln Park Neighborhood Plan* (2010)
- *Housing an Inclusive Denver* (2018)

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed map amendment would allow for compatible infill development in an established neighborhood with accessible parks and recreation facilities, services and bus and light rail transit, **consistent** with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - Promote infill development where infrastructure and services are already in place (p.54).
- Environmentally Resilient Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work and play in their own neighborhoods. (p. 54)
- Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).

The proposed rezoning would allow for additional housing options near transit within an established neighborhood, **consistent** with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

- Equitable, Affordable and Inclusive Goal 2, Strategy B – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).
- Equitable, Affordable and Inclusive – Goal 3, Strategy B: Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (pg. 28).

As Denver continues to grow and becomes more dense, it is imperative that we shift how we plan around our mobility system. Therefore, a proposed rezoning allowing for a mix of uses near high-capacity transit is **consistent** with strategies in the Connected, Safe and Accessible Places vision element:

- Connected, Safe and Accessible Places Goal 8 – Strengthen multimodal connections in mixed-use centers and focus growth near transit (p. 42).
- Connected, Safe and Accessible Places Goal 8, Strategy B – Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership (p. 42).

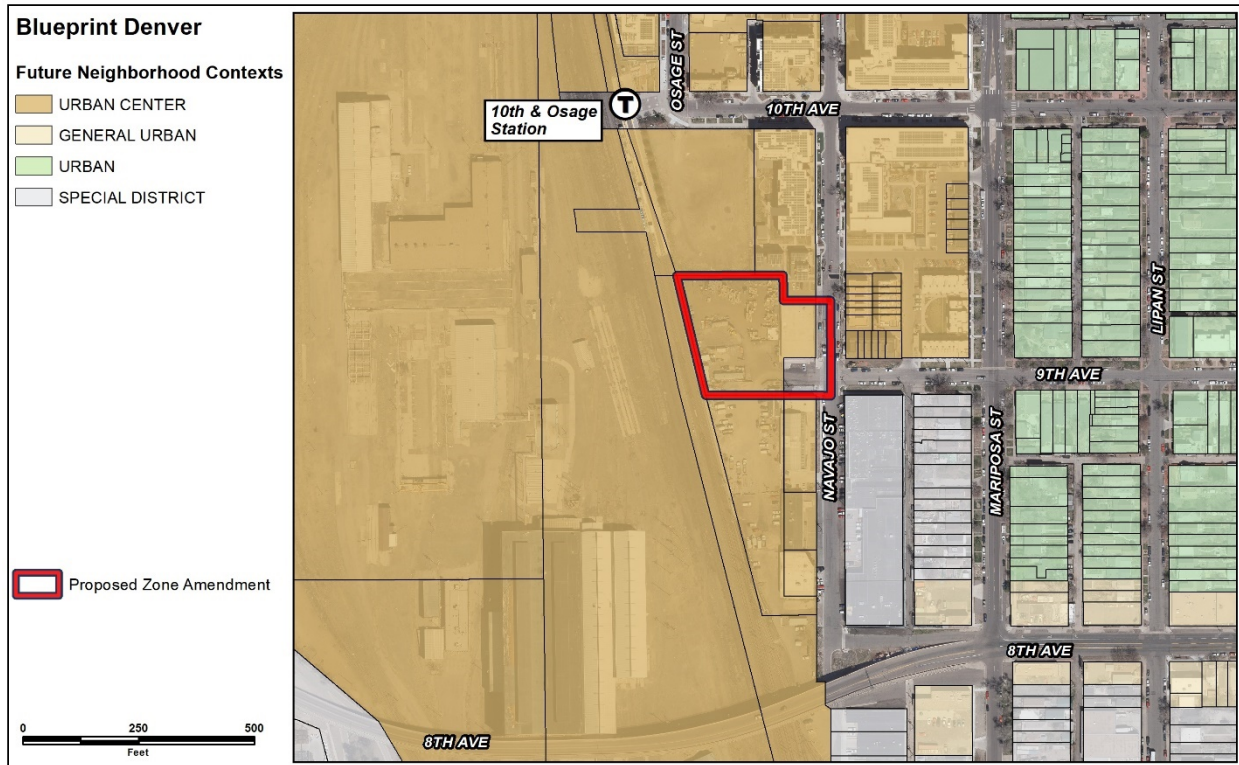
For these reasons, the proposed rezoning is **consistent** with Comprehensive Plan 2040.

### ***Blueprint Denver***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of the Community Center and High-Medium Residential places within the Urban Center Neighborhood Context and provides guidance from the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Urban Center Context. The Urban Center neighborhood context is described as containing “high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity” (p. 252). The proposed C-MX zone district is part of the Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” and “the Mixed-Use districts are focused on creating mixed, diverse neighborhoods” (DZC 7.2.2.1). Since the proposed districts allow a substantial mix of uses and allowable building forms that contribute to street activation, the proposed rezoning to an Urban Center context is appropriate and **consistent** with *Blueprint Denver's* context guidance.



### **Blueprint Denver Future Places**

*Blueprint Denver* designates most of the property as the Community Center Place Type and a small portion fronting Navajo Street as the High-Medium Residential Place Type.

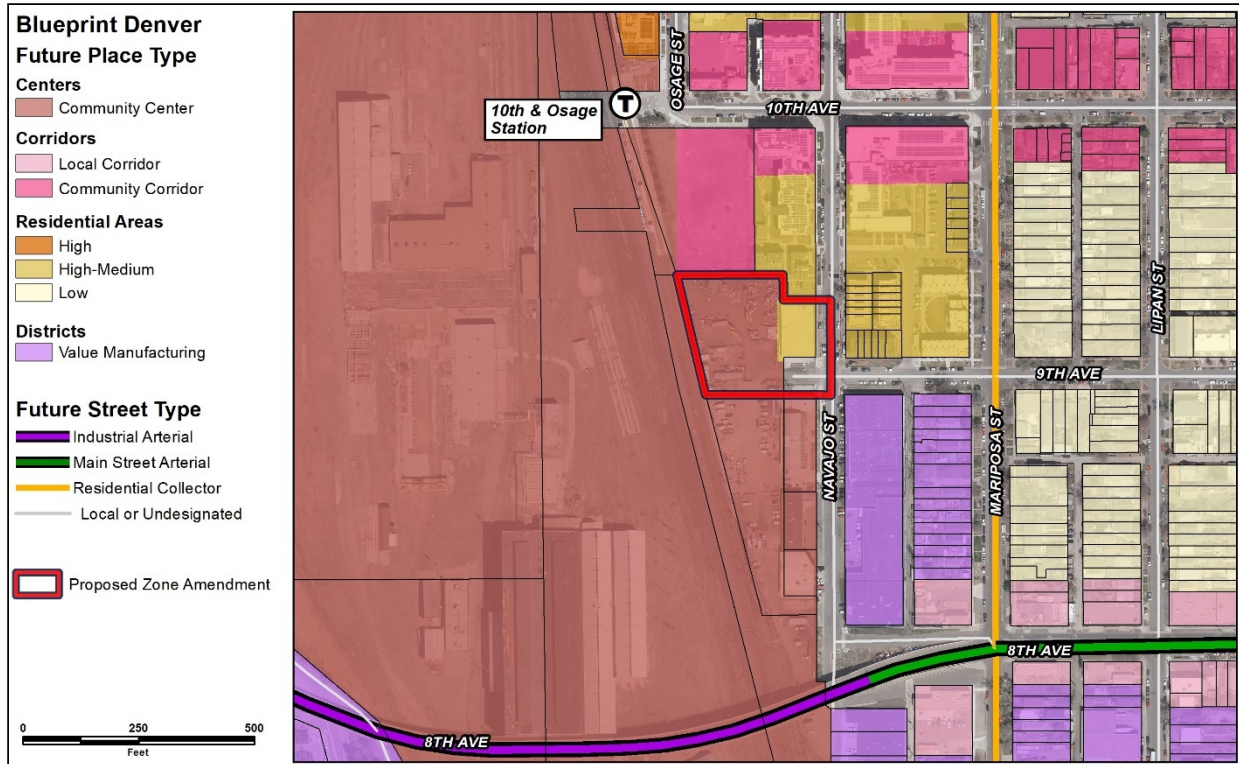
*Blueprint Denver* describes a Community Center in the Urban Center context as “providing a mix of office, commercial and residential uses. A wide customer draw both of local residents and from other parts of the city” (p. 256). Buildings are typically larger in scale and orient to the street with a strong degree of urbanism and continuous street frontages. Additionally, “heights can be generally up to 12 stories in the taller areas and should transition gradually within the center’s footprint to the surrounding residential areas” (p. 256).

The proposed C-MX-8 zone district allows for a variety of commercial and residential uses in a pedestrian-oriented pattern with an active street level. Additionally, buildings in the existing I-A zone district are limited by a maximum floor area ratio of 2.0, rather than a maximum height, and could achieve heights similar to the requested zone district. Therefore C-MX-8 is appropriate and **consistent** with the future place plan direction for Community Center.

*Blueprint Denver* describes a High-Medium Residential place type in the Urban Center context as containing “a mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas. Heights are generally up to 8 stories. There is a high lot coverage and shallow setbacks.” (pg. 260)



The proposed C-MX-8 zone district allows for a mixed of uses, including multi-unit residential, at heights up to 8 stories. The requested zone district does not impose a maximum building coverage and requires buildings be placed close to the street via build-to requirements. Therefore, the proposed rezoning is **consistent** with the future place plan direction for High-Medium Residential.

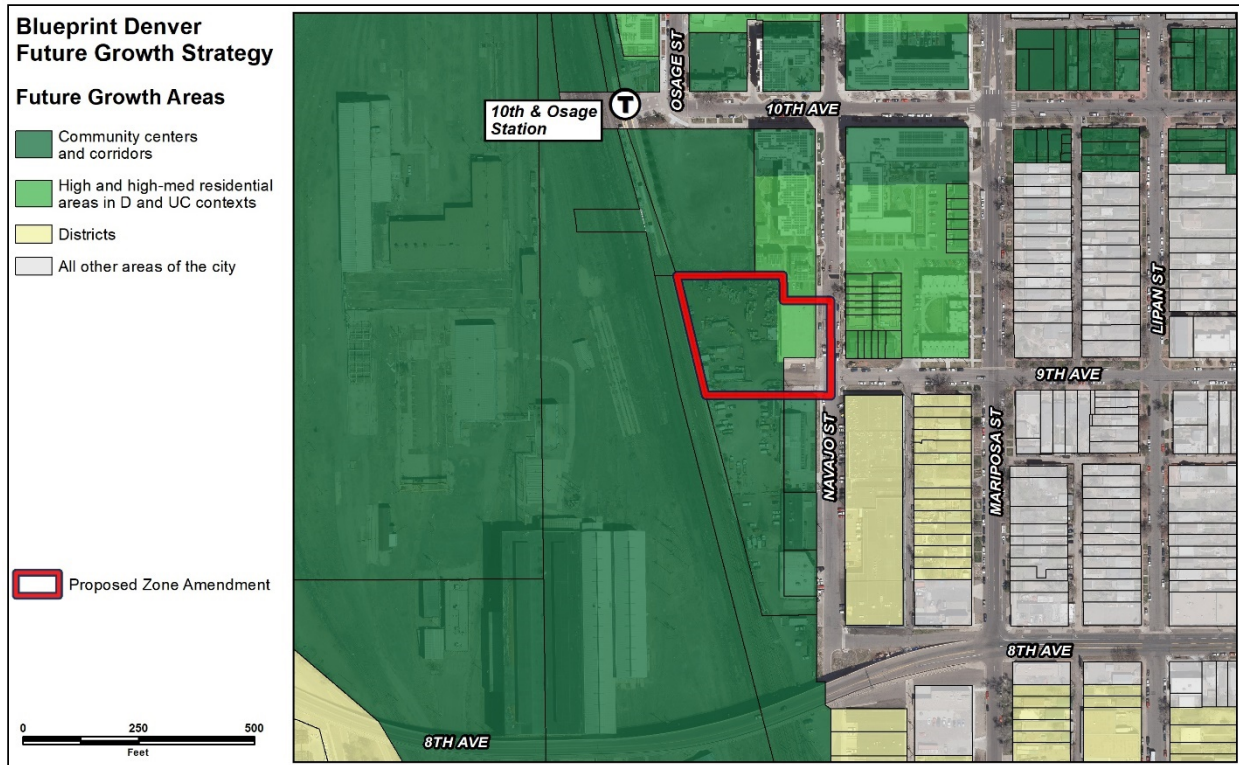


### **Blueprint Denver Street Types**

In *Blueprint Denver*, future street types work in concert with the future place type to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies Navajo Street as a Local Street. *Blueprint Denver* states that “local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” Given the flexibility for adjacent uses and building form for this Street Type, the proposed C-MX-8 zone district would be **consistent** with this Future Street Type classification.

### **Growth Strategy**

Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). Most of the subject property is located within the “Community centers and corridors” growth area and a small portion of the property fronting Navajo Street is located within the “High and High-Medium Residential Areas in D and UC Contexts” growth area.

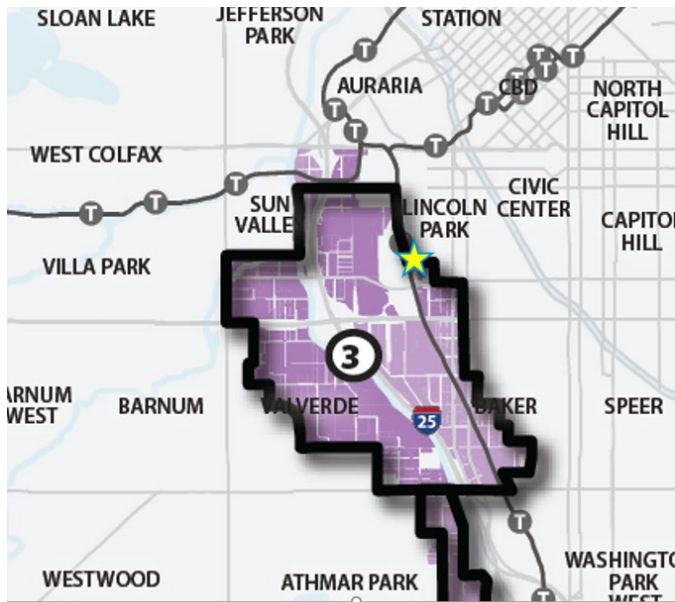


Community Centers and Corridors are areas anticipated to see around 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). The proposed map amendment to C-MX-8 is consistent with the “Community centers and corridors” growth area in that it will allow a broad range of job opportunities and housing types and direct more intense and appropriate growth to this area than the existing zoning allows.

High and High-Medium Residential Areas in D and UC Contexts areas are anticipated to see around 15% of new housing growth and 5% of new employment growth by 2040 (p. 51). The proposed map amendment to C-MX-8 is consistent with the “High and High-Medium Residential Areas in D and UC Contexts” growth area in that it would allow substantial new housing compared to the existing I-A zone district which prohibits new residential uses.

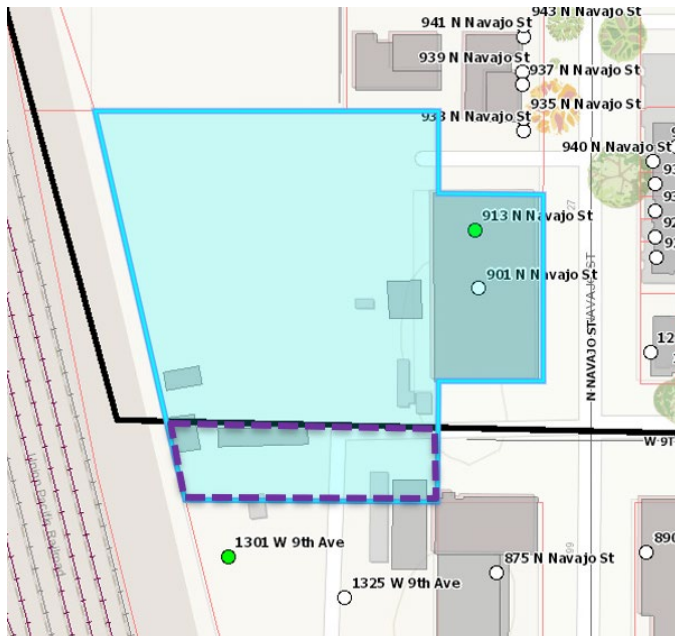
### **Manufacturing Preservation Areas**

Blueprint Denver identifies eight areas in the city to preserve the ability to continue and expand manufacturing uses (p. 289). A small portion of the site along the south edge of the property falls within a Manufacturing Preservation Area. The area of the site that falls within the Manufacturing Preservation Area is roughly 8,800 square feet in area (50’ x 176’). The Manufacturing Preservation Area boundary appears to follow the centerline of 9<sup>th</sup> Avenue, which dead ends into the subject site, leaving the small sliver of property within the boundaries. However, since Blueprint Denver is a citywide plan, “the boundaries of the mapped places should be interpreted with limited flexibility, especially at the edges, if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the places map” (p. 66). As such, staff finds the rezoning of this property to C-MX-8 is consistent with Blueprint Denver.



Manufacturing Preservation Areas

*Blueprint Manufacturing Preservation Areas Map.*



*Portion of 901 Navajo Street that falls within a Manufacturing Preservation Area..*



### **La Alma Lincoln Park Neighborhood Plan (2010)**

The subject property is within the boundaries of the La Alma Lincoln Park Neighborhood Plan. The Plan divides the Plan Area into Character Areas and provides direction for each. The subject site is located within the “Transit Oriented Development Character Area.”

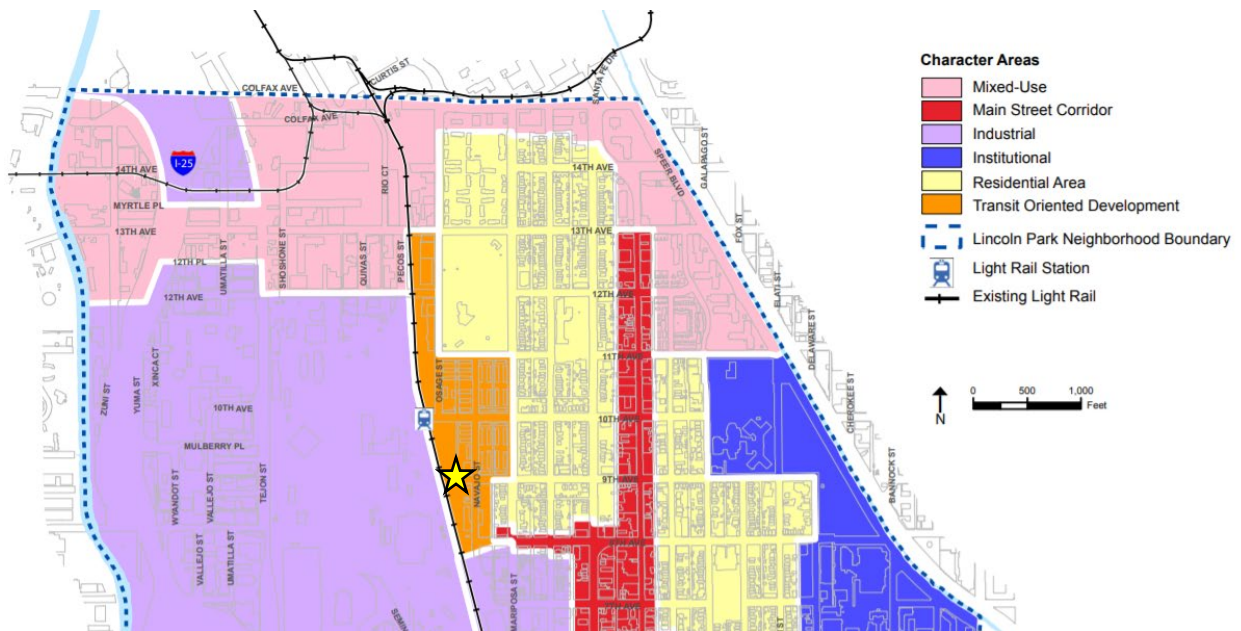
The Plan identifies the following relevant vision and goals for this Character Area:

- Housing density supports transit and sustainable urban growth.
- Housing options include a range of types for a variety of incomes.
- Locally-based, community supportive entrepreneurial businesses are encouraged.

The Plan identifies the following actions for this Character Area:

- Create density to support transit.
- Provide a variety of housing options.
- Focus on sustainable development.

The proposed C-MX-8 zoning would allow for the development of residential uses that are not allowed under the existing I-A zone district and therefore is **consistent** with this Plan direction.



*Designated Character Areas Map (La Alma Lincoln Park Neighborhood Plan – 2010).*

Regarding height, the Plan states building heights should range from a minimum of 3-12 stories adjacent to the 10<sup>th</sup> and Osage station. The requested C-MX-8 zone district, which allows up to 8 stories, is **consistent** with this Plan recommendation.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to C-MX-8 will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted land use plans. The proposed zone district will allow for transit-supportive uses near a transit station and require pedestrian-oriented design in a transit-oriented neighborhood.

## **4. Justifying Circumstance**

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8. As discussed above, many adopted plan recommendations state that redevelopment of the area with transit-supportive uses is desired, including residential uses. Since the existing I-A zoning does not new allow residential uses, this rezoning to allow a broad mix of uses, including residential, is necessary to implement plan guidance for transit-oriented development in this area. This is an appropriate justifying circumstance for the proposed rezoning.

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

As described in the Denver Zoning Code, the General Character of the Urban Center (C-) district will include "multi-unit residential and mixed-use commercial strips and commercial centers." It is also described as follows: "Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets." The site is located on a local street and the general area is transforming into a transit-oriented neighborhood with a mix of uses. These conditions make the rezoning consistent with the Urban Center Neighborhood Context description.

The C-MX zone districts are "intended to promote safe, active and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the street edge" (DZC Section 7.2.2.1.A). As these districts are also intended to enhance the ease of walking and support transit, C-MX-8 is consistent and appropriate given the purpose of the district and the location in which it has been requested.

According to the zone district intent stated in the Denver Zoning Code, the C-MX-8 district "applies to areas or intersections served primarily by arterial streets where a building scale of 2 to 8 stories is desired" (DZC Section 7.2.2.2.C). The site is directly served by a local street, but nearby 8<sup>th</sup> Avenue is an arterial serving high-density residential, commercial and industrial uses in this area. As such, the site and rezoning are consistent with the specific zone district intent.

## **Attachments**

1. Application
2. Comment Letters



## Zone Map Amendment (Rezoning) - Application

<b>PROPERTY OWNER INFORMATION*</b>		<b>PROPERTY OWNER(S) REPRESENTATIVE**</b>	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
<b>SUBJECT PROPERTY INFORMATION</b>			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
<b>PROPOSAL</b>			
Proposed Zone District:			
<b>PRE-APPLICATION INFORMATION</b>			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> _____ <input type="checkbox"/> <b>No - Describe why not (in outreach attachment, see bottom of p. 3)</b>	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> <b>Yes - if yes, state date and method</b> _____ <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>	



REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> <b>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.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> <b>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.</b></p> <p><input type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> <b>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.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

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

We, the undersigned represent that we are the owner(s) 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	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES



The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



Contents

PROPOSED MAP AMENDMENT SUMMARY ..... 2

EXHIBIT A: GENERAL REVIEW CRITERIA ..... 4

    General Review Criteria – DZC Sec. 12.4.10.7..... 4

        Consistency with Adopted Plans:..... 4

        Uniformity of District Regulations and Restrictions ..... 12

        Public Health, Safety and General Welfare..... 13

**ADDITIONAL REVIEW CRITERIA – DZC Sec. 12.4.10.8 ..... 14**

    Justifying Circumstances ..... 14

        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..... 15

EXHIBIT B: LEGAL DESCRIPTIONS ..... 17

EXHIBIT C: PROOF OF OWNERSHIP ..... 20

EXHIBIT D: OWNER AUTHORIZATION DOCUMENTS ..... 22

EXHIBIT E: ASSESSOR’S PARCEL NUMBERS ..... 23

EXHIBIT F: DHA Community & Stakeholder Outreach Program ..... 23

Exhibit G – Land Use Restriction ..... 24

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



## PROPOSED MAP AMENDMENT SUMMARY

The Housing Authority of the City and County of Denver (“DHA”) is a quasi-municipal corporation with a portfolio of over 5,441 units serving more than 26,000 very low, low and middle income individuals representing over 10,000 families in Denver. DHA continues to develop public and affordable housing in Denver with the goal of creating vibrant, revitalized, sustainable, transit oriented, and mixed-income communities of choice.

In 2018, the City of Denver adopted its Five-Year Housing Plan that outlines assistance and stabilization programs for low-income renters, homeowners and the Homeless, and calls for initiatives to encourage a greater supply of apartments and other housing that is affordable to people of low and moderate incomes. The City requested DHA’s assistance and partnership in accelerating the development, rehabilitation and preservation of affordable housing, which is called the DHA Delivers for Denver (D3) Program. Under the D3 Program, via an intergovernmental agreement (IGA) between DHA and the City of Denver, DHA is actively working to address the affordable housing shortage across Denver.

The D3 Program calls on DHA to establish a pipeline of future affordable housing development projects that will serve the City’s most vulnerable residents, who are very low-income and experiencing homelessness. The D3 Program provided DHA with funding to acquire land located throughout the City of Denver for future Supportive Housing development. Supportive Housing is safe, affordable, community-based housing that provides tenants who have experienced homelessness with the rights and responsibilities of tenancy, tenancy supportive services, and links to other supportive services using best practices for Supportive Housing, including Housing First. To date, DHA has acquired or is in the process of acquiring ten parcels of land for future Supportive Housing development. DHA will not serve as Developer of the housing; it will issue a Request for Proposals to select a partner who will develop, own, and operate the building.

Through the D3 Program, DHA acquired two parcels of land located adjacent to its existing Mariposa redevelopment at 1325 West 9<sup>th</sup> Avenue (Parcel Number: 0504400005000) and 901 Navajo Street (Parcel Number: 0504408008000) in Fall 2020. In 2021, DHA completed a parcel reconfiguration to a) divide 1325 West 9<sup>th</sup> Avenue into two parcels along the southern edge of 9<sup>th</sup> Avenue and b) assemble the northern portion of 1325 West 9<sup>th</sup> Avenue and all of 901 Navajo Street into a single parcel. The new parcel number for the assembled lot is 0504400012000 with the current address of 901 Navajo Street. DHA is now in the process of completing a zone lot amendment that will reflect the same boundaries as the parcel reconfiguration. **DHA is requesting a map amendment to rezone parcel 0504400012000 from I-A UO-2 to C-MX-8. The address of parcel 0504400012000 is 901 Navajo Street.**

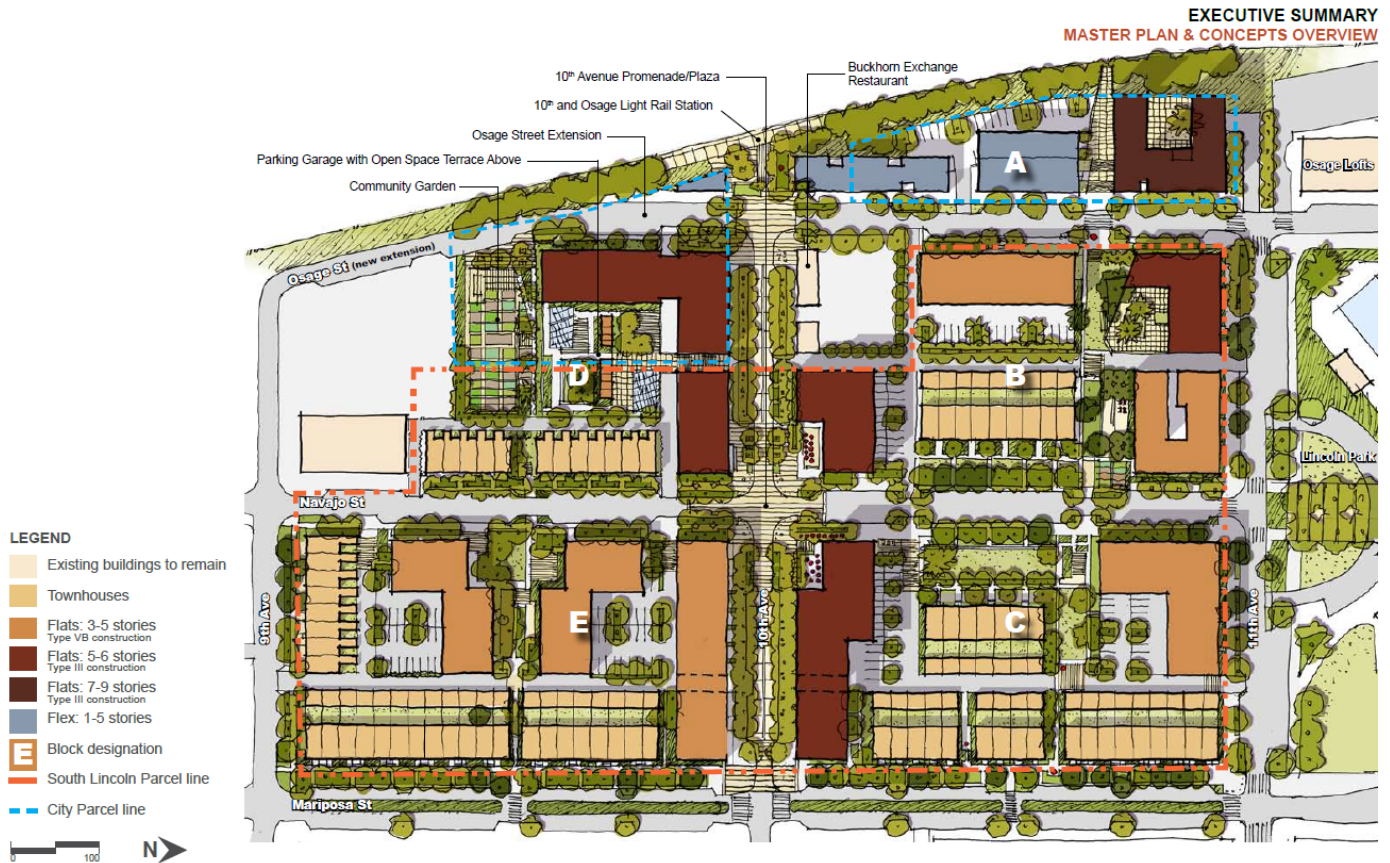
The Property consists of approximately 1.40 acres of land located at the Northwest corner of Navajo St. and West 9<sup>th</sup> Ave. within the La Alma / Lincoln Park neighborhood of Denver. DHA anticipates issuing a competitive Request for Proposals to select a Development Partner in Fall 2021, with the goal of selecting a Partner that is capable of submitting an application for Low Income Housing Tax Credits (LIHTC) in 2022 to support the development of Supportive Housing on the site. The MX zoning is critical to allow for residential development on the parcel. The density provided by the rezoning will permit ample residential development and create the potential for ground floor community-serving space, in keeping with DHA’s existing development in the Mariposa District.

Throughout this document, DHA references the context of the site within the Mariposa District, or Mariposa redevelopment. The Mariposa District refers to the 17-acre redevelopment led by Denver Housing Authority of its South Lincoln Homes public housing property. The boundaries of the Mariposa District are 11<sup>th</sup> Avenue to the North, Mariposa Street to the East, 9<sup>th</sup> Avenue to the South, and the light rail line to the West. The Mariposa District includes eight phases of mixed-use residential and commercial redevelopment, including affordable and market-rate rental and for-sale

The Housing Authority of the City and County of Denver  
 Map Amendment: 901 Navajo Street  
 Exhibits



housing. An image of the Mariposa District area from DHA’s Master Plan for the Mariposa redevelopment is included below.



DHA is requesting to rezone and redevelop the 901 Navajo Property to meet the following goals:

- Increase the amount of affordable and supportive housing opportunities within the City of Denver
- Allow residents of Supportive Housing to benefit from the services, amenities, and transit access available to residents of the Mariposa redevelopment
- Advance and develop in accordance with the neighborhood goals set forth in the La Alma / Lincoln Park neighborhood plan
- Advance and develop in accordance with Blueprint Denver’s goals
- Advance and develop in accordance with the D3 Permanent Supportive Housing Advisory Committee’s goals
- Advance and develop to support the goals and recommendations of the Housing an Inclusive Denver plan adopted by Denver City Council

For the reasons set forth in Exhibit A, the proposed rezoning is consistent with the criteria set forth in Section 12.4.10.7 of the Denver Zoning Code, which authorizes Denver City Council to approve an official map amendment.



## EXHIBIT A: GENERAL REVIEW CRITERIA

### General Review Criteria – DZC Sec. 12.4.10.7

#### Consistency with Adopted Plans:

The proposed map amendment is consistent with the City's adopted plans as outlined below:

#### *Comprehensive Plan 2040*

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the Denver Comprehensive Plan 2040. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

#### **Vision 1: Equitable, Affordable and Inclusive:**

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is an equitable, inclusive community with a high quality of life for all residents, regardless of income level, race, ethnicity, gender, ability or age.”***

Key goals of the 2040 plan to create an equitable, affordable, and inclusive city include:

1. *Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.*
  - A. *Increase development of housing units close to transit and mixed use development*
  - C. *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts*
2. *Build housing as a continuum to serve residents across a range of incomes, ages and needs.*
  - A. *Create a greater mix of housing options in every neighborhood for all individuals and families*
  - D. *Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.*
3. *Develop housing that is affordable to residents of all income levels.*
  - B. *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.*
  - D. *Develop and promote programs to help individuals and families, especially those most vulnerable to displacement, access affordable housing.*
  - E. *Leverage available publicly owned land for affordable housing development*
5. *Reduce the involuntary displacement of residents and businesses.*
  - A. *Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability.*
8. *Increase housing options for Denver's most vulnerable populations.*
  - A. *Expand investments in housing options and services for people experiencing homelessness.*
  - B. *Partner with organizations to develop permanent and transitional housing affordable to very low-income populations.*
  - C. *Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place.*

The proposed map amendment to C-MX-8 will allow for the development of affordable housing for low and very-low income individuals as well as permanent supportive housing for those exiting homelessness. Located adjacent to the 10<sup>th</sup> and Osage Station and within the Mariposa District ensure the development of affordable housing close to transit opportunities with access to the necessary educational and employment services. While

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



the Mariposa District already represents a range of affordability, there is no housing specifically targeting individuals exiting homelessness, a necessary housing option to combat the displacement of Denver’s most vulnerable population. The transition from I-A UO-2 to C-MX-8 aligns with 2040 Plan’s above key elements in that it will allow for the preservation and expansion of opportunities for safe, affordable, diverse living for moderate and low income families within the City and County of Denver.

**Vision 2: Strong and Authentic Neighborhoods**

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver’s neighborhoods are complete, unique, and reflective of our city’s diverse history”***.

Key goals include:

1. *Create a city of complete neighborhoods*
  - B. *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*

The proposed map amendment will allow for a mix of affordable housing types and options available to a diverse population, including those experiencing homelessness. The services provided in the permanent supportive housing will continue to diversify the services provided in the Mariposa District to meet the needs of a range of individuals. The C-MX-8 zoning will also allow for a diversity of uses to complement the existing educational programs and employment opportunities currently offered in the Mariposa District.

**Vision 3: Connected, Safe and Accessible Places**

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is connected by safe, high quality, multi modal transportation options.”***

Key goals include:

4. *Create an equitable and connected multimodal network that improves access to opportunity and services.*
  - B. *Use the multimodal network to connect vulnerable populations to employment, education, parks and health services.*

The proposed map amendment will apply to a property adjacent to the 10<sup>th</sup> and Osage Station, connecting residents to Auraria Campus, Downtown Denver, Denver Tech Center, DIA, other employment and education centers throughout Denver. Increased affordable and permanent supportive housing near transit will ensure strong multimodal connections for Denver’s most vulnerable population to various services and amenities.

**Vision 5: Environmentally Resilient**

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is a thriving, sustainable city connected to nature and resilient to climate change.”***

Key goals include:

8. *Clean our soils, conserve land and grow responsibly*
  - B. *Encourage mixed-use communities where residents can live, work and play in their own neighborhood.*
  - C. *Focus growth by transit station and along high- and medium- capacity transit corridors*

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



The proposed map amendment will allow for additional affordable and mixed-use opportunities adjacent to the 10<sup>th</sup> and Osage Station, connecting residents to Auraria Campus, Downtown Denver, Denver Tech Center, DIA, other employment and education centers throughout Denver.

### **Vision 6: Healthy and Active**

One vision for the Denver Comprehensive Plan 2040 is to ensure ***“Denver is a city of safe, accessible and healthy communities.”***

Key goals include:

1. *Create and enhance environments that support physical activity and healthy living.*
  - B. *Promote walking, rolling and biking through the development of a safe and interconnected multimodal network*
  
3. *Ensure access to affordable, nutritious and culturally-diverse foods in all neighborhoods.*

The proposed map amendment will allow for affordable and permanent supportive housing options to the Mariposa District, an area focused on health improvements through the built environment. Mariposa includes an urban farm that brings fresh food to the neighborhood through weekly farmers markets, employment and educational opportunities to promote economic health, and improved pedestrian environment to promote healthy behaviors.

### *Blueprint Denver*

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with Blueprint Denver. Specifically, the rezoning is consistent with Blueprint’s Goals, as well as the recommendations for Urban Centers, Community Centers, Growth Areas, and Street Types.

The *italicized text* signals an excerpt from Blueprint. The language that follows is used to detail how the proposed map amendment is consistent with the goals of Blueprint.

### **Chapter 2: A Vision for an Inclusive City:**

The Blueprint Denver vision calls for three visions to create a more inclusive city – an equitable city, a city of complete neighborhoods and complete networks, and an evolving city. The proposed map amendment meets the following visions in multiple capacities. These are outlined below:

#### **An Equitable City:**

In creating an Equitable City, Blueprint Denver outlines three equity concepts: Improving Access for Opportunity, Reducing Vulnerability to Displacement, and Expanding Housing and Jobs Diversity.

1. *Access to Opportunity:*

Lincoln Park is a neighborhood with low access to opportunity. The proposed map amendment will allow for additional affordable housing opportunities to the neighborhood that will be well connected to transit and opportunities downtown. Opportunities provided in the Mariposa District will ensure residents have ongoing access to programs and services to further health and educational services.
  
2. *Reducing Vulnerability to Displacement:*

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



The Lincoln Park Neighborhood increasingly vulnerable to involuntary displacement. The proposed map amendment will result in zoning that will allow people who live and work in the neighborhood to continue to have places to call home. Furthermore, it will expand housing options for individuals experiencing homelessness through the development of permanent supportive housing options.

3. *Expanding Housing and Jobs Diversity:*

The Mariposa District within Lincoln Park has transformed the area around the 10<sup>th</sup> and Osage station over the past 10 years. The proposed map amendment would allow for additional affordable options for Denver’s vulnerable homeless community, creating a mixed income, service rich community where residents can age safely and comfortable in their home.

**Growth Area Strategy**

Denver has experienced considerable growth which is projected to reach approximately 900,000 residents by 2040. Blueprint Denver has outlined various Growth Strategies to guide growth and achieve equity goals to benefit all residents. The Mariposa District within Lincoln Park has been designated as a Community Center and Corridors future growth area. Community Center areas are projected to “attract almost two-thirds of all new jobs and half of new household”. The proposed map amendment is in line with the Community Center growth area since it would allow for the development of additional housing options in the neighborhood.

**Chapter 4:**

**Neighborhood Context – Urban Center**

*Land Use & Built Form: A high mix of uses throughout the area, with multi-unit residential in multi-story, mixed-use building forms Block patterns are generally regular with consistent alley access. Larger scale buildings close to the street.*

*Mobility: High levels of pedestrian and bicycle use and good access to high-capacity transit with minimal reliance on cars.*

*Quality of Life Infrastructure: Smaller public parks and privately owned, publicly accessible outdoor spaces and plazas, Trees are within planters and expanded streetscape planting areas.*

The proposed map amendment falls within the Urban Center future neighborhood context. The uses allowed with the C-MX-8 zoning are compliant with the general guidelines for Urban Center, as it will bring multi-unit residential in a multi-story, mixed use building on an established regular block pattern. The proximity to the 10<sup>th</sup> and Osage Light Rail Station will ensure residents have access to high-capacity transit, with five lines connecting through the station. The proximity to Lincoln Park and various accessible green spaces scattered throughout the Mariposa Development, including the urban farm, will ensure residents have access to open space and plazas.

**Future Places: Community Center – 901 Navajo St.**

*Land Use & Built Form: Typically a balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses. Buildings are mid-scale, but vary by context and surrounding character. Buildings often orient to the street or other public spaces.*

*Mobility: Accessible to a larger area of surrounding neighborhood users by a variety of transportation options. Often connected through dedicated bike facilities, transit priority streets or rail service.*



**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



*Quality of Life Infrastructure: Open spaces promote social interaction and respond to the distinct uses within the center. Trees, plants and green infrastructure provide moments of relief from the more intense activity.*

**Future Places: High – Medium Residential – 901 N Navajo St.**

*Land Use & Built Form: A mix of uses, including multi-unit residential, but at a slightly lower intensity compared to the high residential areas. Height are generally up to 8 stories. There is a high lot coverage and shallow setbacks.*

*Mobility: A high degree of walkability and a continuous pedestrian network, Bicycle facilities are often protected and there is good access to transit. Vehicular access is consolidated, and parking is managed on-street as well as in parking garages.*

*Quality of Life Infrastructure: Good access to parks and other open spaces. Social spaces are provided in setbacks and key areas. Green infrastructure is often integrated into the streetscape or provided on-site. Regularly spaced street trees in planters or tree lawns. Trees and other plantings should be included on-site where space allows.*

The proposed map amendment falls within the Community Center future places context. The uses allowed with the C-MX-8 zoning would further the balance of residential and educational opportunities within the neighborhood. The proximity to the 10<sup>th</sup> and Osage Light Rail Station, bike lanes along Mariposa and 13<sup>th</sup> Avenue, and the pedestrian friendly 10<sup>th</sup> Avenue ensure strong mobility and access for the community. Access to Lincoln Park and active and accessible green spaces and plazas throughout the Mariposa District ensure access to open space that promotes social interaction and respond to the uses within the center.

Additionally, the proposed map amendment falls within the High-Medium Residential future places context. The High-Medium Residential future places type calls for predominantly residential buildings with heights generally up to 8 stories. The C-MX-8 zoning will permit development up to the height generally seen in the High-Medium Residential future places context, and will allow for the development of a primarily residential building. The Mariposa District is a walkable area with a pedestrian network and access to the light rail station at 10<sup>th</sup> and Osage, in keeping with the High-Medium Residential context. In addition, access to La Alma-Lincoln Park will provide residents with strong access to open space.

**Street Types: Local or Undesignated Streets**

*Land Use & Built Form: Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by their residential uses.*

*Mobility: Local streets provided the lowest degree of through travel but the highest degree of property access.*

*Quality of Life Infrastructure: Street trees within a lawn or planted area is generally used to separate people walking or rolling from traffic.*

The proposed map amendment is focused primarily on allowing for the development of affordable and permanent supportive housing. The designated street types surrounding the property will allow for the necessary residential access points with limited travel necessary. The development of the property will

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



be consistent with the surrounding neighborhood, enhancing the pedestrian connection to the light rail station and ensuring adequate tree lawns to further separate individuals rolling or walking from traffic.

#### *Housing an Inclusive Denver*

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with and helps to fulfill the goals and vision of the City's five-year housing plan, *Housing an Inclusive Denver*. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

*Housing an Inclusive Denver* is anchored by a series of fundamental values, including the following:

- *Foster Communities of Opportunity by aligning housing strategies and investments with unique neighborhood conditions that consider five opportunity outcomes: stable and affordable homes, jobs and economic mobility, comprehensive health services, access to quality education, and mobility and transit connections.*
- *Embrace diversity through neighborhoods to ensure that Denver remains a welcoming community for all residents by focusing on policies, programs, and investments that support inclusive, mixed-income communities.*

Additionally, the Plan provides a series of recommendations for policies, programs and investments that will accomplish affordable housing goals throughout Denver, including the following:

- *Leverage publicly owned land for affordable housing development.*
- *Facilitate acquisition of land directly and through partners for affordable housing development.*
- *Explore tools to promote long-term affordability of housing throughout Denver communities.*
- *Expand investments in housing options for residents experiencing homelessness and integrate providers across the housing continuum.*
- *Promote development of new, mixed-income, and mixed-use housing.*

The proposed rezoning and project will advance *Housing an Inclusive Denver's* fundamental values and its recommendations. As further described below, a core goal of the Mariposa redevelopment was to create a mixed-income community of choice that provides residents with access to transit, the outdoors, and a range of community amenities. By rezoning to C-MX-8 and developing a site in the Mariposa community for supportive housing, DHA and its partners will provide housing for Denver's most vulnerable residents in a mixed-income neighborhood with access to transit, education, and health care options. Additionally, the rezoning will allow DHA to leverage publicly owned land to create a permanently affordable housing development for residents of Denver experiencing homelessness.

#### *La Alma / Lincoln Park Neighborhood Plan*

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the goals and vision of the 2010 La Alma / Lincoln Park Neighborhood Plan. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

Mixed-income and transit oriented development in the 10<sup>th</sup> & Osage station area are critical components of the La Alma / Lincoln Park neighborhood plan. At the outset of the planning process, stakeholders envisioned the look, feel, and function of the neighborhood in 2020:

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



*“La Alma / Lincoln Park in 2020 will be a stable, mixed-income residential neighborhood, with the Santa Fe corridor providing a vital core of arts and commercial uses that provide connections to surrounding neighborhoods, Downtown, and the Auraria campus...Transit oriented development in the 10<sup>th</sup> & Osage station area provides mixed-income housing and neighborhood serving commercial uses.”*

To accomplish the group’s vision, the Plan established a series of goals for each Character Area within the neighborhood. The Transit Oriented Development Character Area, which includes 901 Navajo St., is guided by the following residential goals:

- *Housing density supports transit and sustainable growth.*
- *Housing options include a range of types for a variety of incomes.*

The Plan views development at the 10<sup>th</sup> and Osage station as an asset, writing that it “has excellent potential to serve as Denver’s model TOD because of the interest of Denver Housing Authority and the City to develop underutilized properties surrounding the station.” Further, the Plan suggests that the station “offers a key opportunity to provide significant amounts of transit oriented housing.” Through the redevelopment of South Lincoln Homes, the station area could become “a mixed-income neighborhood that seamlessly integrates market-rate and affordable housing and infuses additional market-rate housing into the station area.”

Lastly, the Plan addresses land use and building heights within the neighborhood, noting that building heights should:

- *Range from a minimum of 3-12 stories adjacent to the 10<sup>th</sup> and Osage light rail station.*
- *Range from 3-8 stories in the remainder of the station area and transition down to 3 stories along Mariposa.*

The rezoning of 901 Navajo St. to C-MX-8 will facilitate the full anticipated build-out of the 10<sup>th</sup> and Osage station area through the development of existing underutilized property. Further, it will contribute to the Plan’s goal for station area to become a mixed-income neighborhood because C-MX-8 allows for a variety of uses including retail, office, and residential. The Mariposa redevelopment offers housing that is affordable to residents at a range of income levels, but it does not yet provide supportive housing opportunities for residents who have experienced homelessness. The rezoning will allow the neighborhood and transit station to serve residents of Denver across the income spectrum, as the Plan envisioned. Additionally, the rezoning to C-MX-8 is consistent with the height guidance for 3-12 stories as it will allow buildings up to 8 stories.

#### *Mariposa Redevelopment Plan*

The proposed rezoning of the property from I-A UO-2 to C-MX-8 is consistent with the goals of the 2010 South Lincoln Master Redevelopment Plan developed by Denver Housing Authority to guide the redevelopment of South Lincoln Homes. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

The South Lincoln Master Redevelopment Plan was completed in 2010 with the goal of guiding Denver Housing Authority’s Mariposa redevelopment. The focus of the plan was to create a framework for the redevelopment of South Lincoln Homes and the neighborhood directly adjacent to the 10<sup>th</sup> and Osage light rail station. The plan established a core vision for the South Lincoln redevelopment:

*“The goal for the South Lincoln Redevelopment is to create an energized transit oriented community where people choose to live and to experience a neighborhood that is environmentally sustainable, culturally diverse, close to downtown, and offers a spectrum of housing options.”*

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



The Plan's high-level vision was anchored by a series of goals for the redevelopment process, including the following:

- *Goal D: Increase access to the outdoors by providing varied opportunities for open space and "green" design solutions and materials.*
- *Goal E: Provide mixed-income redevelopment. Replace public housing, expand affordable housing, and attract market rate housing.*
- *Goal F: Provide opportunities to increase jobs and job training, particularly in emerging sectors of the economy.*
- *Goal L: Incorporate and expand opportunities for education on the site.*

DHA's proposed rezoning of 901 Navajo St. for future supportive housing development will fulfill the Plan's goal of providing a mixed-income redevelopment. By providing supportive housing on the site, the community will offer housing for residents across the income spectrum. Further, the Mariposa redevelopment fulfilled the Plan's above goals by providing a walkable community to residents with access to neighborhood amenities, including transit and education options. The rezoning and development of 901 Navajo St. will allow further residents to benefit from the amenities the neighborhood provides.

#### [Additional City Guidance](#)

In addition to this application being in full conformance with Denver's Comprehensive Plan 2040 and Blueprint Denver, we are including some references to key goals in the intergovernmental agreement signed between DHA and the City and County of Denver.

#### [\*City and County of Denver and the Housing Authority of the City and County of Denver Intergovernmental Agreement\*](#)

In August 2018, Denver City Council voted to approve an intergovernmental agreement (IGA) between the City and County of Denver and the Housing Authority of the City and County of Denver, which created the DHA Delivers for Denver ("D3") Bond Program. The goal of the IGA and D3 Bond Program was to quickly advance the goals of the City's Five-Year Housing Plan, *Housing an Inclusive Denver*. The partnership brings more funding to accelerate building and preserving much-needed affordable housing. It also provides funding for the acquisition of land for the future development of housing for Denver's lowest-income residents and those experiencing homelessness. The 901 Navajo Street site was acquired with funding provided by the D3 Bond Program. By rezoning the site and developing it into supportive housing for residents experiencing homelessness, DHA and its partners will be fulfilling the goals of the D3 Bond Program, as well as *Housing an Inclusive Denver*.



**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



Uniformity of District Regulations and Restrictions

The proposed rezoning will result in uniformity of district regulations and restrictions in accordance with Section 12.4.10.7(B) of the Zoning Code. The proposed rezoning is consistent with the existing mixed-use zoning present throughout the 10<sup>th</sup> & Osage station area, the C-MX-8 zoning immediately adjacent to the site to the north, and the density goals suggested by the *La Alma / Lincoln Park Neighborhood Plan* and *Blueprint Denver*.

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



Public Health, Safety and General Welfare

The proposed official map amendment is an implementation of Denver Comprehensive Plan 2040 and Blueprint Denver and therefore furthers the public health, safety and general welfare of the City. The proposed development will provide additional deeply affordable housing opportunities for residents of Denver experiencing homelessness in a transit- and resource-rich area of the City.

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



ADDITIONAL REVIEW CRITERIA – DZC Sec. 12.4.10.8

Justifying Circumstances

- A. The existing zoning of the land was the result of an error: *Not Applicable*
- B. The existing zoning of the land was based on a mistake or fact: *Not Applicable*
- C. The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics over the land, including, but not limited to, steep slopes, floodplain, unstable soils and inadequate drainage: *Not Applicable*
- D. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interests.
  - a. Changed or changing conditions in a particular area, or in the city generally**

The subject property in the map amendment is in the 10<sup>th</sup> and Osage station area and adjacent to Denver Housing Authority’s Mariposa redevelopment. The station area has developed and changed dramatically over the past decade as a result of DHA’s redevelopment of South Lincoln Homes and the City of Denver’s planning efforts around existing station areas. The original *La Alma / Lincoln Park Neighborhood Plan* contemplated development in this area in alignment with the density of DHA’s adjacent existing development, with the goal of creating a mixed-use, mixed-income community adjacent to transit. The proposed rezoning is in alignment with the changing conditions in the Mariposa community that have come to pass because of DHA’s community investment. Additionally, the proposed rezoning will help to advance and fulfill the original goals of the community’s neighborhood planning and DHA’s redevelopment plan for the Mariposa community.

**b. A City adopted plan**

The proposed rezoning is consistent with a series of adopted plans, including Blueprint Denver 2019, Comprehensive Plan 2040, Housing an Inclusive Denver, and the *La Alma / Lincoln Park Neighborhood Plan*. Specifically Blueprint Denver 2019 calls for a mix of uses to be provided on 901 Navajo Street. Currently zoned as I-A, the proposed map amendment to C-MX-8 falls within the Community Center and High-Medium Residential future places context. The uses allowed with the C-MX-8 zoning would further the balance of residential and educational opportunities within the neighborhood. The proximity to the 10<sup>th</sup> and Osage Light Rail Station, bike lanes along Mariposa and 13<sup>th</sup> Avenue, and the pedestrian friendly 10<sup>th</sup> Avenue ensure strong mobility and access for the community.

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



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.

*Urban Center (C-) Neighborhood Context - DZC Article 7*

The C-MX-8 Zone District is part of the Urban Center Neighborhood Context. Article 7 of the Denver Zoning Code describes the Urban Center Neighborhood context as follows:

**GENERAL CHARACTER – DZC 7.1.1**

*The Urban Center Neighborhood Context consists of multi-unit residential and mixed-use commercial strips and commercial centers. Multi-unit residential uses are typically in multi-story mixed use building forms. Commercial buildings are typically Shopfront and General forms. Multi-unit residential uses are primarily located along residential collector, mixed-use arterial, and local streets. Commercial uses are primarily located along main and mixed-use arterial streets.*

The proposed C-MX-8 Zone District allows for, and DHA’s proposed development is consistent with, Section 7.1.1 in that it supports multi-unit residential development in a multi-story mixed use building along local and collector streets with commercial uses along main and mixed-use streets.

**STREET, BLOCK AND ACCESS PATTERNS – DZC 7.1.2**

*The Urban Center Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback*

The 901 Navajo Street site, which recently was reconfigured via a parcel reconfiguration, is now consistent with the pattern of block shapes that exists along the rail tracks in the neighborhood. The proposed development will include a detached sidewalk, tree lawn, street and surface parking, and landscaping. As is, the parcel does not currently include a detached sidewalk, tree lawn, or landscaping. Redevelopment will allow for the addition of those features, which will create consistency with surrounding development in the neighborhood and the Urban Center Neighborhood Context.

**BUILDING PLACEMENT AND LOCATION – DZC 7.1.3**

*All building typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.*

The proposed C-MX-8 Zone District will allow for consistent orientation with shallow front setbacks along Navajo Street with parking at the rear of the building.

**BUILDING HEIGHT – DZC 7.1.4**

*The Urban Center Neighborhood Context is characterized by moderate to high building heights to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.*



The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



The proposed C-MX-8 Zone District will allow for moderate and high building heights to promote the dense urban character of the Mariposa redevelopment.

**MOBILITY – DZC 7.1.5**

*There are high levels of pedestrian and bicycle use with the greatest access to multi-modal transportation system.*

The proposed C-MX-8 Zone District will be consistent with mobility goals by creating strong pedestrian connections along Navajo Street and promoting access to transit at the 10<sup>th</sup> and Osage light rail station.

*General Purpose and Intent of Mixed Use Districts – DZC 7.2.2*

**General Purpose – DZC 7.2.2**

- A. *The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.*
- B. *The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods.*
- C. *The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.*
- D. *Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.*
- E. *In the Urban Center Neighborhood Context, the Mixed Use zone districts require the same level of pedestrian enhancements as the Main Street zone districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use zone districts and the Main Street zone districts is Main Street districts mandate storefront buildings at the street edge.*
- F. *Mixed use buildings have a shallow front setback range. The build-to requirements are high.*

The Mariposa redevelopment area is a precedent for the application of the Mixed-Use zone district, and is a safe, active, transit-oriented and pedestrian scaled neighborhood. The proposed C-MX-8 Zone District will support the existing Mixed Use district by creating an activated, pedestrian friendly environment along Navajo Street. It will also add to the vibrancy of the community by providing a new source of affordable housing for very low-income residents of Denver.

**Specific Intent – DZC 7.2.2.2**

*Mixed Use – 8 (C-MX-8)*

*C-MX-8 applies to areas or intersections served primarily by arterial streets where a building scale of 3 to 8 stories is desired.*

The proposed C-MX-8 Zone District is consistent with this specific intent as the site is located along key commercial and pedestrian activated intersections and is consistent with surrounding development patterns of 5 – 12 stories. The site does not directly abut arterial streets; however, it is located in an area served by 8<sup>th</sup> Avenue, an arterial street. Additionally, it is proximate to high-capacity transit.

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



## EXHIBIT B: LEGAL DESCRIPTIONS

### ZONE LOT 1 LAND DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9<sup>TH</sup> AVE.;

THENCE N89°17'10"W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W, 235.09 FEET;
- 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28, HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**

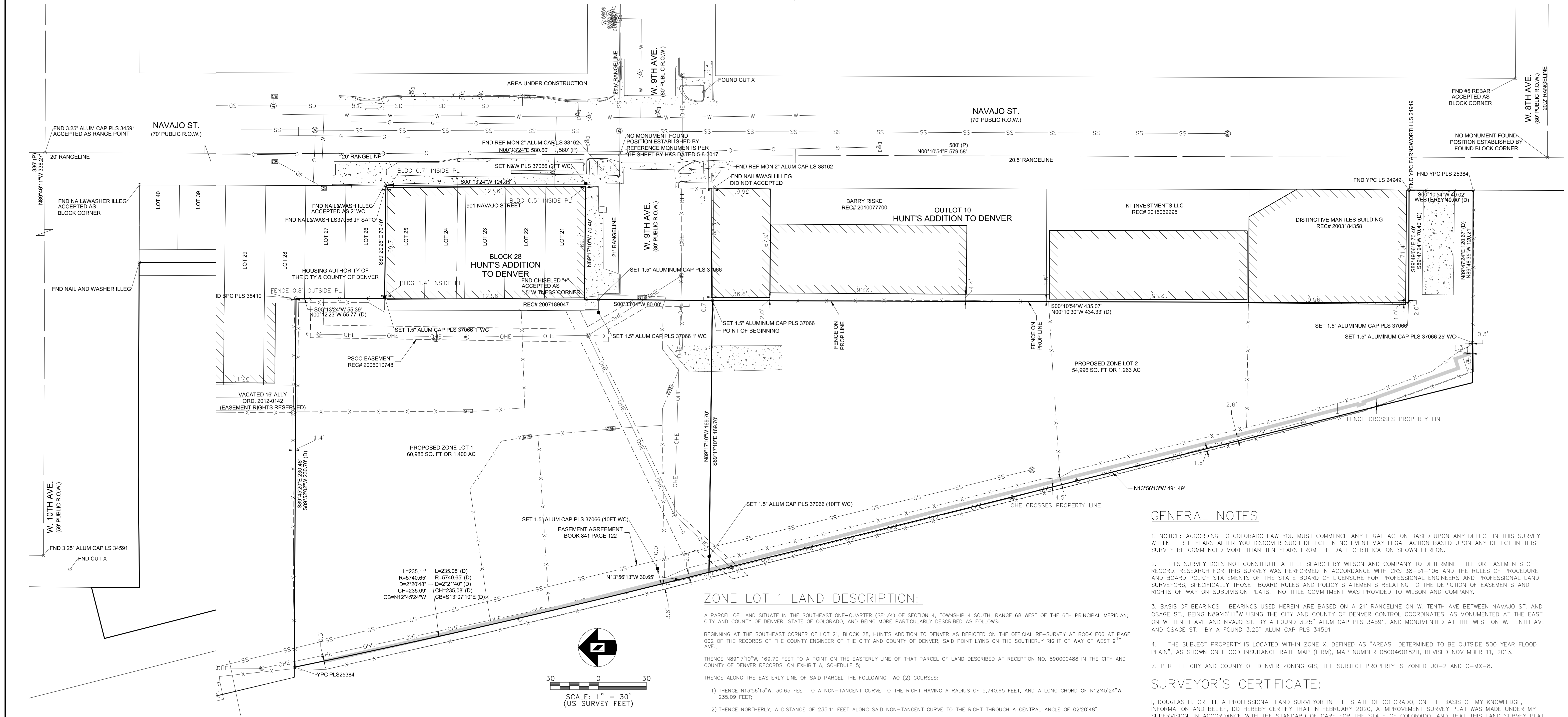


BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°46'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25" ALUM CAP PLS 34591. AND MONUMENTED AT THE WEST ON W. TENTH AVE AND OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.

PREPARED UNDER THE SUPERVISION OF:  
DOUGLAS H. ORT III, PLS 37066  
(303) 501-1221  
1675 BROADWAY, SUITE 200  
DENVER, CO 80202



IMPROVEMENT SURVEY PLAT – PROPOSED ZONE LOTS  
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH,  
 RANGE 68 WEST OF THE 6TH P.M.,  
 CITY AND COUNTY OF DENVER, STATE OF COLORADO.



**ZONE LOT 1 LAND DESCRIPTION:**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9<sup>TH</sup> AVE.;

THENCE N89°17'10"W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

- 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W, 235.09 FEET;
- 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;

THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28, HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

**ZONE LOT 2 LAND DESCRIPTION:**

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND BEING A PORTION OF RECEPTION NO. 2004036434, CITY AND COUNTY OF DENVER, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT'S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9<sup>TH</sup> AVE.;

THENCE S00°10'54"W ALONG THE WEST LINE OF SAID OUTLOT 10, 435.07 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 10;

THENCE S89°49'06"E, 70.40 FEET TO THE WESTERLY RIGHT OF WAY OF NAVAJO STREET AS MONUMENTED BY A YELLOW PLASTIC CAP LS 24949;

THENCE S00°10'54"W, 40.02 FEET ALONG THE WESTERLY RIGHT OF WAY OF NAVAJO STREET TO A YELLOW PLASTIC CAP LS 24949;

THENCE N89°48'35"W, 120.21 FEET;

THENCE N13°56'13"W, 491.49 FEET;

THENCE S89°17'10"E, 169.70 FEET TO THE POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF SAID OUTLOT 10.

CONTAINING 54,996 SQUARE FEET OR 1.263 ACRES, MORE OR LESS.

**GENERAL NOTES**

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. NO TITLE COMMITMENT WAS PROVIDED TO WILSON AND COMPANY.
3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°48'11"W USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25" ALUM CAP PLS 34591, AND MONUMENTED AT THE WEST ON W. TENTH AVE AND OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN", AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0800460182H, REVISED NOVEMBER 11, 2013.
7. PER THE CITY AND COUNTY OF DENVER ZONING GIS, THE SUBJECT PROPERTY IS ZONED UO-2 AND C-MX-8.

**SURVEYOR'S CERTIFICATE:**

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN FEBRUARY 2020, AN IMPROVEMENT SURVEY PLAT WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS LAND SURVEY PLAT AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



DOUGLAS H. ORT III, PLS 37066

**INDEXING STATEMENT**

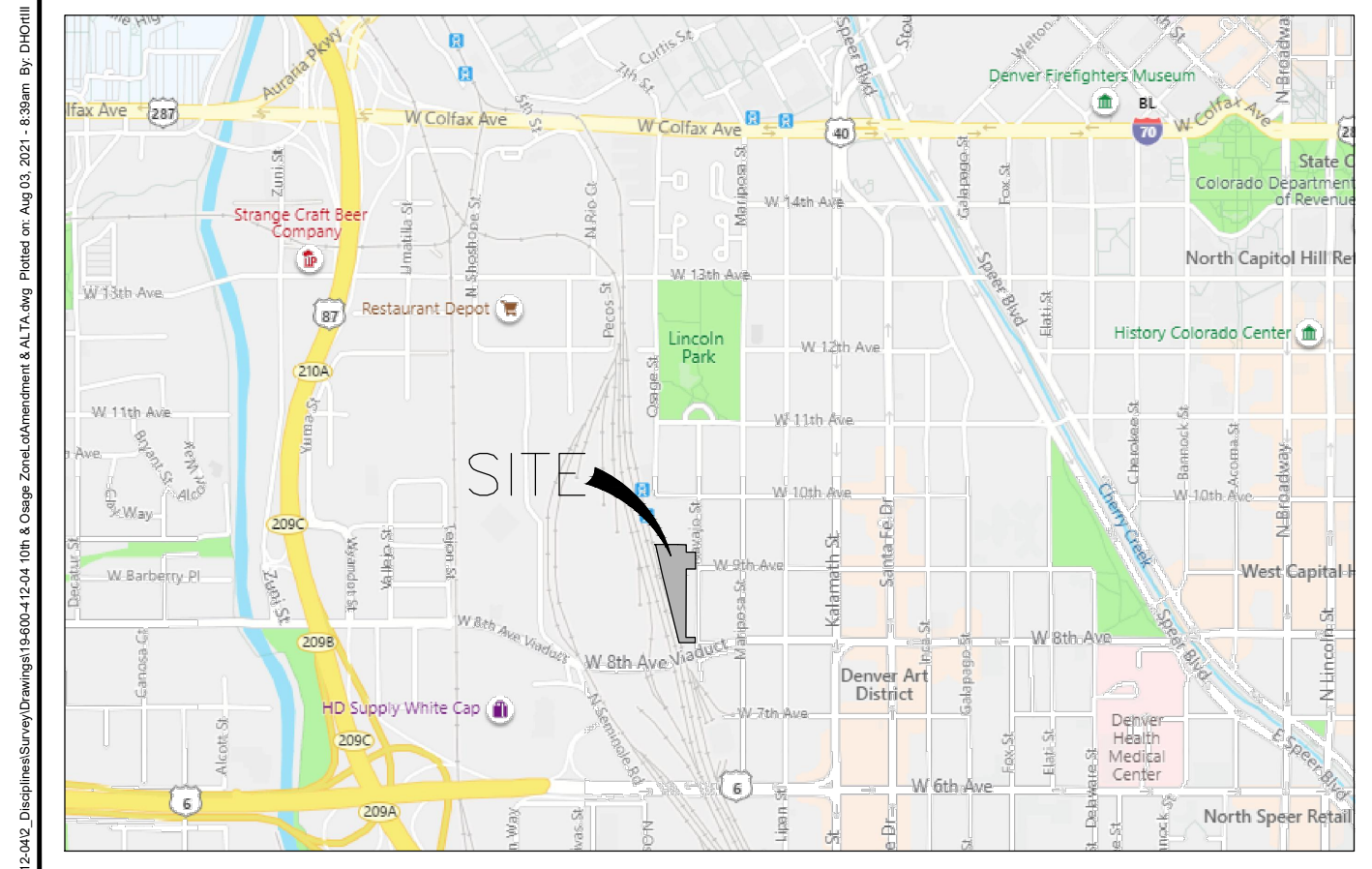
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_

NO.		REVISION-DESCRIPTION	BY	DATE	CHKD	APPD	CLIENT APP:
03	REVISE LEGAL DESCRIPTIONS	DHO	08/02				
02	REVISE ZLA CONFIGURATION	DHO	02/24				
01	CLIENT COMMENTS	DHO	10/12				

19-600-412-04

**WILSON & COMPANY**  
 1075 Broadway Suite 200  
 Denver, CO 80202  
 Phone: 303-297-2976  
 Fax: 303-297-2993

ISP - PROPOSED ZONE LOTS  
 10TH AND OSAGE  
 DENVER CO 80202  
 CITY AND COUNTY OF DENVER,  
 STATE OF COLORADO



VICINITY MAP  
 NOT TO SCALE

**LEGEND**

- = FOUND PROPERTY CORNER AS DESCRIBED
- = BOLLARD
- = SIGN
- = LIGHT POLE
- = ELECTRICAL MANHOLE
- = ELECTRICAL PULL BOX
- = SANITARY SEWER MANHOLE
- = STORM MANHOLE
- = TELEPHONE MANHOLE
- = FIBER VAULT
- = WATER VALVE
- = FIRE HYDRANT
- = FENCE LINE
- = OVER HEAD ELECTRICAL
- = ELECTRICAL LINE
- = WATER LINE
- = TELEPHONE LINE
- = GAS LINE
- = SANITARY SEWER LINE
- = STORM LINE
- = TREES
- PL = PROPERTY LINE



The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



EXHIBIT C: PROOF OF OWNERSHIP

See proof of ownership on the following pages.

Below is an image of DHA's special warranty deed from the acquisition of 901 Navajo.

Special Warranty Deed – 901 Navajo Street

 2020161811  
Page: 1 of 3  
10/02/2020 11:54 AM R \$23.00 D \$320.76  
City & County of Denver WD  
Electronically Recorded

SPECIAL WARRANTY DEED

This Deed, made October 1, 2020  
Between **Kalamath West Properties, L.L.C.**, a Colorado limited liability company, of the County of Denver, State of Colorado, grantor(s) and **The Housing Authority of the City and County of Denver**, a Colorado body corporate and politic, whose legal address is **1035 Osage Street, Denver, CO 80204** County of Denver, and State of Colorado, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of THREE MILLION TWO HUNDRED SEVEN THOUSAND SIX HUNDRED DOLLARS AND NO/100'S (\$3,207,600.00 ) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Denver, State of COLORADO described as follows:

**See Exhibit A attached hereto and made a part hereof.**

Doc Fee: \$ 320.76

also known by street and number as **901 North Navajo Street and a Portion of 1325 West 9th Avenue, Denver, CO 80204-3915.**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Recording Requested by:  
FNTG-NCS Colorado

10025029

Special Warranty Deed  
WDSpecial (DSI Rev. 04/03/19)

Page 1

Last Saved: 9/20/2020 3:41 AM by JY  
Escrow No.: N0025029-020-JY

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



City & County of Denver

2020161811

2 of 3

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

KALAMATH WEST PROPERTIES, L.L.C.,  
a Colorado limited liability company

By: Mark W. Dwyer  
Mark W. Dwyer, Manager

STATE OF COLORADO  
COUNTY OF Denver

}ss:

The foregoing instrument was acknowledged before me this 30th day of September  
2020 by **Mark W. Dwyer as Manager on behalf of Kalamath West Properties, L.L.C., a Colorado  
limited liability company.**

Witness my hand and official seal.

Jennifer A York  
Notary Public  
My Commission expires: 5/25/2023

JENNIFER A YORK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19914006389  
MY COMMISSION EXPIRES MAY 25, 2023

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



EXHIBIT D: OWNER AUTHORIZATION DOCUMENTS



3/30/2021

Community and Planning Development  
The City and County of Denver

RE:

**Zoning Map Amendment (Rezoning) Authorizing Documentation – 1325 West 9<sup>th</sup> Avenue and 901 Navajo Street**

This letter serves as an authorization document designating and authorizing Ryan Tobin (Chief Investment Officer of the Housing Authority of the City and County of Denver), Haley Jordahl (Senior Development Program Manager for the Housing Authority of the City and County of Denver) and Annie Hancock (Development Program Manager for the Housing Authority of the City and County of Denver) to act on behalf of the Housing Authority of the City and County of Denver (DHA) to submit a zone map amendment for a DHA property located at 1325 West 9<sup>th</sup> Avenue and 901 Navajo Street, Denver, CO 80204.

Respectfully,

David Nisivoccia

David Nisivoccia (Apr 1, 2021 14:54 MDT)

David Nisivoccia

Executive Director

The Housing Authority of the City and County of Denver



04/08/2021 02:59 PM  
City & County of Denver

R \$18.00

MIS

2021064608

Page: 1 of 2

D \$0.00

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

**STATEMENT OF AUTHORITY**  
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity<sup>1</sup> named \_\_\_\_\_  
Housing Authority of the City and County of Denver
2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input checked="" type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
<input type="checkbox"/>	
3. The entity is formed under the laws of Colorado
4. The mailing address for the entity is 1035 Osage Street., Denver, CO 80204
5. The  name  position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is David Nisivoccia, Executive Director
6. The authority of the foregoing person(s) to bind the entity:  is<sup>2</sup> not limited  is limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property: \_\_\_\_\_  
N/A
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 11 day of February, 2021

David Nisivoccia

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.  
<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.  
<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

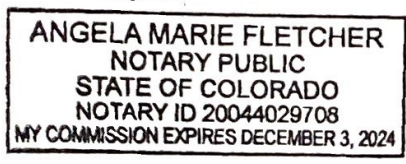


State of Colorado )  
County of Denver ) SS

The foregoing Statement of Authority was acknowledged before me this 11<sup>th</sup> day of February, 2021 by David Nisivocchia

Witness my hand and official seal.  
My commission expires:

Angela Marie Fletcher  
Notary Public



WHEN RECORDED RETURN TO:  
\_\_\_\_\_

**RESOLUTION NO. 3259**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO AUTHORIZING OR RATIFYING THE EXECUTIVE DIRECTORS SIGNATURE, OR DESIGNEE, TO SIGN LEGAL DOCUMENTS IN CONJUNCTION WITH OPERATIONS AND DEVELOPMENT ACTIVITIES.**

**The Board of Commissioners (the “Board”) of the HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO (the “Authority” or “DHA”) does hereby consent to, approve, and adopt the following resolution:**

**WHEREAS**, it is the policy of the Authority to require a resolution authorizing the Executive Director to enter into contracts for activities in excess of \$300,000; and

**WHEREAS**, both operational and development activities of the Authority often require signatures from the Executive Director; and

**WHEREAS**, the Executive Director acts on behalf of the Board and is informed by the Board as to approvals associated with both operational and development activities; and

**WHEREAS**, the Authority engages in numerous activities at any given time that are both time sensitive and that require signatures on legal documents to authenticate the nature and intent of such documents; and

**WHEREAS**, all activities of the Executive Director are under direct Authority and authorization of the Board where required; and

**WHEREAS**, it is endeavored to develop a uniform process by which signature authority is represented and assigned to provide transparency and uniformity in the designation of such authority to those seeking authentication via a signature; and

**WHEREAS**, is it also recognized and acknowledged that signatures may be obtained electronically when obtaining a handwritten signature is impracticable; and

**WHEREAS**, the Board also acknowledges that the form of electronic signature authorization should be uniform and standard and that prior to implementation of this process that staff shall ensure the form of authentication is secure; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby authorize and ratify the signature of the Executive Director, or Designee, as the official signature of the Authority on matters approved by the Board and within the powers of the Executive Director; and

**BE IT FURTHER RESOLVED**, that the Board does hereby require the Authority to formalize a standard process and form by which the Executive Director can assign signature authority to designated staff.

**BOARD APPROVED FINAL FEBRUARY 14, 2019**

**AGENDA ITEM  
RESOLUTION NO. 3259**

**A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER, COLORADO AUTHORIZING OR RATIFYING THE EXECUTIVE DIRECTORS SIGNATURE, OR DESIGNEE, TO SIGN LEGAL DOCUMENTS IN CONJUNCTION WITH OPERATIONS AND DEVELOPMENT ACTIVITIES.**

**ITEM TO BE DECIDED:**

Whether or not to approve Resolution No. 3259, which authorizes the signature of the Executive Director, or designee, on behalf of the Authority or any affiliate entity controlled by the Authority.

**BACKGROUND:**

The Executive Director, in the regular course of business, is required to sign documents on behalf of the Authority. This includes both operational and development activities. These types of activities are consistent with and limited to those items that, if required, have Board Authority via separate Resolution. Resolution 3259 will provide the requisite authority to the Executive Director, or Designee, to sign documents for such activities.

Further, by allowing for a uniform and standard process for designation of signature authority, the Authority's partners, lenders and investors alike will be able to rely on the process by which DHA authenticates its contractual dealings.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve Resolution No. 3259 authorizing the Executive Director, or Designee, signature on all operational and development matters if required or as approved by the Board.

**RESOLUTION NO. 3393**  
**RESOLUTION APPOINTING THE EXECUTIVE DIRECTOR OF THE HOUSING**  
**AUTHORITY OF THE CITY AND COUNTY OF DENVER**

**WHEREAS**, Ismael Guerrero, former Executive Director notified the Board of Commissioners (the “Board”) of the Housing Authority of the City and County of Denver (“the Authority”) that his last day with the Authority would be June 11, 2020; and

**WHEREAS**, soon thereafter the Board announced its intention to begin an executive search process to find a new Executive Director for the Authority; and

**WHEREAS**, the Board Chair appointed a five (5) Commissioner Search Committee to lead the search; and

**WHEREAS**, the Board retained Bridge Partners to provide executive search firm services to the Authority; and

**WHEREAS**, with the assistance of Bridge Partners, the Board conducted a comprehensive and inclusive national search to find a new Executive Director for the Authority; and

**WHEREAS**, the Authority received approximately 240 applications from individuals seeking to fill the position of Executive Director of the Authority; and

**WHEREAS**, the Search Committee narrowed the initial group of applicants down to a pool of eight (8) of the most qualified candidates for the purpose of conducting initial interviews; and

**WHEREAS**, after conducting the initial interviews, the Search Committee further narrowed the pool of remaining candidates down to a list of four (4) candidates; and

**WHEREAS**, after conducting additional interviews, the Board further narrowed the pool of remaining candidates down to a list of two (2) finalists; and

**WHEREAS**, on September 24, 2020, in accordance with state statute, the Board publicly announced that the finalists for the Executive Director’s position were David Nisivoccia and Preston Prince; and

**WHEREAS**, the Board then conducted another round of interviews with the finalists; and

**WHEREAS**, on October 2, 2020, the finalists participated in a virtual question and answer forum with the Authority’s employees; and

**BOARD APPROVED FINAL October 16<sup>th</sup>, 2020**



**WHEREAS**, on October 5, 2020, the finalists participated in a virtual question and answer forum with residents of the Authority; and

**WHEREAS**, on October 13, 2020, the Board publicly announced that the sole finalist for the Executive Director's position was David Nisivoccia; and

**WHEREAS**, the Board wishes to express its appreciation to Preston Prince for his very capable and impressive participation in this search process.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board does hereby appoint David Nisivoccia as the Executive Director of the Authority, effective on or before January 18, 2021.

**BE IT FURTHER RESOLVED**, that the Board hereby authorizes the Search Committee to negotiate and the Board Chair to execute an employment agreement with Mr. Nisivoccia in accordance with the terms of the offer letter agreed to by the Authority and Mr. Nisivoccia dated October 14, 2020.

**The Housing Authority of the City and County of Denver**  
**Map Amendment: 901 Navajo Street**  
**Exhibits**



**EXHIBIT E: ASSESSOR’S PARCEL NUMBERS**

**901 Navajo Street – 05044-00-012-000**

**EXHIBIT F: DHA Community & Stakeholder Outreach Program**

DHA has been actively involved in the La Alma / Lincoln Park neighborhood since the beginning of the South Lincoln Homes redevelopment planning process over a decade ago. DHA has worked with the La Alma / Lincoln Park neighborhood over the past year as it has moved to acquire 901 Navajo St. and plan for the rezoning to C-MX-8. DHA has presented several times about 901 Navajo St. to the La Alma / Lincoln Park RNO. Additionally, DHA has met with the City and Count of Denver’s Community Planning and Development Department, Housing and Stability, and District 3 Councilwoman Jamie Torres.

Through the outreach, DHA gathered feedback from stakeholders to better understand how the rezoning can support the neighborhood.

DHA did not hold a pre-application meeting with Development Services to discuss the proposed rezoning, because DHA will not be the developer of the parcel. Following the rezoning, DHA will issue a Request for Qualifications to select a Development Partner to build supportive housing on the parcel. In partnership with DHA, the Development Partner will be responsible for initiating and completing the SDP process.

DATE	DESCRIPTION	CONTACTS	AGENDA
9/23/2019	Rezoning Pre-Application Meeting	CPD Development – Israel Cruz	Preliminary discussion of rezoning
9/25/2019	La Alma / Lincoln Park RNO	RNO Members	Preliminary discussion of DHA site acquisition and rezoning
10/3/2019	Meeting – City Council District 3	CW Torres & Staff	Preliminary discussion of DHA site acquisition and rezoning
2/26/2020	La Alma / Lincoln Park RNO	RNO Members	Continued update on DHA site acquisition and rezoning
8/13/20	La Alma / Lincoln Park RNO	RNO Members	Continued update on DHA site acquisition and rezoning; receipt of letter of support
8/28/20	Meeting – City Council District 3	CW Torres & Staff	Continued update on DHA site acquisition and rezoning
1/27/2021	HOST	HOST Staff	Presented rezone and D3 housing
2/18/2021	Rezoning pre-app meeting	CPD Development – Libbie Adams	Continued discussion of rezoning
3/18/2021	Meeting – City Council District 3	CW Torres & Staff	Continued update on DHA site acquisition and rezoning

The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits



La Alma Lincoln Park  
Registered Neighborhood  
Association

---

Subject: DHA Proposed Rezone for parcels at 9<sup>th</sup> and Navajo

September 9, 2020

---

To: City of Denver Planning and Development

The La Alma Lincoln Park Neighborhood Association (LPNA) is a registered neighborhood organization (RNO) that represents the businesses and residents of La Alma Lincoln Park. This letter serves as a demonstration of support for the proposed rezoning of parcels at 1325 W 9<sup>th</sup> Ave and 901 Navajo Street. These parcels are currently zoned as I-A and are proposed to be changed to C-MX-8.

Representatives from Denver Housing Authority participated in multiple monthly meetings prior to March of this year to discuss plans and proposals for these properties. The neighbors present in these meetings provided lots of feedback which highlighted a strong desire for truly affordable housing and a concern regarding height. DHA was responsive to these concerns and upon returning to our group on Thursday, August 13, received unanimous support for their most recent proposal for eight stories and a focus on affordability and the inclusion of units for very low-income persons.

Information regarding this rezoning proposal was also sent to all residents and businesses on our listserv and posted on our facebook page to try to reach as many neighbors as possible with several weeks provided for feedback. No objections or concerns were raised from those communications.

We look forward to having more affordable housing in our neighborhood. It is one of the primary concerns raised by residents in the meetings.

Sincerely,

Christine Sprague, President  
President, La Alma/Lincoln Park Neighborhood  
Association

[lincolnparkneighbors@gmail.com](mailto:lincolnparkneighbors@gmail.com)

LALP is a registered neighborhood organization. We strive to represent the interests of and build relationships between our ~6600 residents as well as business owners, students, and community stakeholders, and to share the pride in our sense of place. Our neighborhood extends from Colfax to W 6th Ave and the Platte river (I-25) to Speer Boulevard.

**The Housing Authority of the City and County of Denver  
Map Amendment: 901 Navajo Street  
Exhibits**



## Exhibit G – Land Use Restriction

The subject property is owned by DHA and will be restricted in perpetuity as affordable housing using the following mechanism:

**Proposed Land Use Restrictions:**

As described above, the property will be developed as supportive housing by a Development Partner selected by DHA. DHA will retain ownership of the parcel and enter into a long-term land lease with the Development Partner that will require the site to be developed as affordable housing consistent with the requirements of the D3 Program. Additionally, DHA will record a permanent use covenant on the parcel that will restrict the property for affordable housing use in perpetuity. Further, the property will likely be restricted to the use of affordable housing through a 40 year land use restriction agreement (LURA) with the Colorado Housing and Finance Authority (CHFA) and a 60 year use covenant with the City and County of Denver (HOST) and Colorado Division of Housing (CDOH).



# Planning Board Comments



Submission date: 1 November 2021, 12:56PM  
Receipt number: 82  
Related form version: 2

## Your information

Name	Ryan Goold
Address or neighborhood	930 NAVAJO ST
ZIP code	80204
Email	gooldmryan@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo St
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

Hello,

My name is Ryan Goold and I'm a local architect and homeowner in the neighborhood. The proposed rezoning on this lot is not consistent with the building types and number of stories on adjacent lots. Each adjacent lot that has been recently redeveloped consists of 3-4 story townhomes and apartments with detached single-family homes only a block away. The proposed C-MX-8 zoning would block the access to views and sunlight for these homes. There are larger buildings over 3 blocks away to the north at the light rail station with still a few empty lots in areas already zoned MX-8, but from 10th Ave, Navajo St going south transitions quickly to this lower density neighborhood. In fact, once 10th and 9th Avenues hit Mariposa on the short east-west block length, the zoning changes to U-TU-B and you arrive in the historic Lincoln Park neighborhood with small lots and some of the oldest homes in the City. In order to maintain this historic zone and create a transit-oriented neighborhood that maintains variations in building heights and density, the current extents of the C-MX-8 zoning allows for higher density in only the immediate vicinity of the Osage Station. Beyond that, the C-MX-5 zone currently provides a much-needed buffer to the historic single-family neighborhood. As you move south to this site at 9th and Navajo, the rail lines curve in to cut off the developable lots to the west and the neighborhood is going from medium- to low-density almost immediately. A better use of this lot would be to continue with the 3-story townhome or apartment building types with more front doors on the street for a cohesive neighborhood. Parking in this neighborhood is already a major issue and a high-density apartment building on this site would negatively impact street parking availability for existing residents. For all of these reasons, the proposed rezoning at 901 Navajo St to C-MX-8 is not appropriate for the immediate surroundings, would detract from the family-oriented neighborhood and should be rejected by the board.

Thank you for your time,

Ryan

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **1 November 2021, 1:39PM**  
Receipt number: **89**  
Related form version: **2**

## Your information

Name	<b>Jason Nutile</b>
Address or neighborhood	<b>928 Navajo Street</b>
ZIP code	<b>80204</b>
Email	<b>Jasonnutile@gmail.com</b>

## Agenda item you are commenting on

**Rezoning**

## Rezoning

Address of rezoning	<b>901 Navajo St</b>
Case number	<b>2021i-00021</b>

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**My name is Jason Nutile**

**And I am a homeowner at 928 Navajo St, at 9th and Navajo. We purchased this home because we wanted to be a part of.**

**Neighborhood that varied in socioeconomics and varied single family homes/townhomes. This block, and those surrounding us, are 3-4 story townhomes With front doors facing the street with historic single family homes neighboring**

**The proposed C-MX-8 zoning would block the access to views and sunlight for these homes, increase heating bills and create a shadowed corridor over 9th and Navajo.**

**Also, there are currently many vacant retail spaces at Marilposa And 10th. If businesses aren't willing to lease out those spaces why the need to put retail/mixed use at 9th and Navajo, a much lower density block just two blocks down?**

**There are larger buildings over 3 blocks away to the north at the light rail station with still a few empty lots in areas already zoned MX-8, but from 10th Ave, Navajo St going south transitions quickly to this lower density neighborhood. In fact,**



once 10th and 9th Avenues hit Mariposa on the short east-west block length, the zoning changes to U-TU-B and you arrive in the historic Lincoln Park neighborhood with small lots and some of the oldest homes in the City. In order to maintain this historic zone and create a transit-oriented neighborhood that maintains variations in building heights and density, the current extents of the C-MX-8 zoning allows for higher density in only the immediate vicinity of the Osage Station. Beyond that, the C-MX-5 zone currently provides a much-needed buffer to the historic single-family neighborhood.

We welcome new neighbors at this spot, we just want the neighborhood to

Remain consistently 3-4 story townhomes and single family dwellings. We strongly oppose an 8 story plan on this block.

Parking in this neighborhood is already a major issue and a high-density apartment building on this site would negatively impact street parking availability for existing residents. For all of these reasons, the proposed rezoning at 901 Navajo St to C-MX-8 is not appropriate for the immediate surroundings, would detract from the family-oriented neighborhood and should be rejected by the board.

Sincerely,

Jason Nutile

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 1 November 2021, 2:31PM  
Receipt number: 90  
Related form version: 2

## Your information

Name	Andrew Allan
Address or neighborhood	928 Navajo Street
ZIP code	80204
Email	andrew_allan@outlook.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo Street
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**Dear Board Members,**

I am a homeowner in the Lincoln Park/La Alma neighborhood, and am writing to express concern about the proposed rezoning of 901 Navajo St.

This proposed rezoning is inconsistent with the building types and number of stories on adjacent lots. Each adjacent lot that has been recently redeveloped consists of 3-4 story townhomes and apartments with detached single-family homes only a block away. The proposed C-MX-8 zoning would block the access to views and sunlight for these homes.

There are larger buildings just three blocks away to the north at the light rail station and remaining empty lots in areas already zoned MX-8, but from 10th Ave, Navajo St going south transitions quickly to this lower density neighborhood. In fact, once 10th and 9th Avenues hit Mariposa on the short east-west block length, the zoning changes to U-TU-B and you arrive in the historic Lincoln Park neighborhood with small lots and

some of the oldest homes in the City.

Constructing additional high-density residential buildings would negatively impact a neighborhood that is primarily single-family homes and lacks the capacity to accommodate more cars on its limited streets.

In order to maintain this historic zone and create a transit-oriented neighborhood that maintains variations in building heights and density, the current extents of the C-MX-8 zoning allows for higher density in only the immediate vicinity of the Osage Station. Beyond that, the C-MX-5 zone currently provides a much-needed buffer to the historic single-family neighborhood. As you move south to this site at 9th and Navajo, the rail lines curve in to cut off the developable lots to the west and the neighborhood is going from medium- to low-density almost immediately.

A better use of this lot would be to continue with the 3-story townhome or apartment building types with more front doors on the street for a cohesive neighborhood. Parking in this neighborhood is already a major issue and a high-density apartment building on this site would negatively impact street parking availability for existing residents.

For all of these reasons, I feel the proposed rezoning at 901 Navajo St to C-MX-8 is inappropriate for the immediate surroundings, would detract from the family-oriented neighborhood, and should be rejected by the board.

Thank you for your time.

Sincerely,  
Andrew Allan

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 1 November 2021, 4:13PM  
Receipt number: 92  
Related form version: 2

## Your information

Name	Zachary Ransom
Address or neighborhood	Lincoln Park
ZIP code	80204
Email	zachary.ransom@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo St
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application



Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**

Your comment:

Hello,

My name is Zachary Ransom and I'm a local Real Estate Agent and homeowner in the neighborhood. The proposed rezoning on this lot is not consistent with the building types and number of stories on adjacent lots. Each adjacent lot that has been recently redeveloped consists of 3-4 story townhomes and apartments with detached single-family homes only a block away. The proposed C-MX-8 zoning would block the access to views and sunlight for these homes. There are larger buildings over 3 blocks away to the north at the light rail station with still a few empty lots in areas already zoned MX-8, but from 10th Ave, Navajo St going south transitions quickly to this lower density neighborhood. In fact, once 10th and 9th Avenues hit Mariposa on the short east-west block length, the zoning changes to U-TU-B and you arrive in the historic Lincoln Park neighborhood with small lots and some of the oldest homes in the City. In order to maintain this historic zone and create a transit-oriented neighborhood that maintains variations in building heights and density, the current extents of the C-MX-8 zoning allows for higher density in only the immediate vicinity of the Osage Station. Beyond that, the C-MX-5 zone currently provides a much-needed buffer to the historic single-family neighborhood. As you move south to this site at 9th and Navajo, the rail lines curve in to cut off the developable lots to the west and the neighborhood is going from medium- to low-density almost immediately. A better use of this lot would be to continue with the 3-story townhome or apartment building types with more front doors on the street for a cohesive neighborhood. Parking in this neighborhood is already a major issue and a high-density apartment building on this site would negatively impact street parking availability for existing residents.

I would also like to point out that the Lincoln Park neighborhood already has a number of low income projects in that neighborhood, while a number of Denver Metro neighborhoods do not. I believe it would be in the best interest for the community as a whole to have a more diverse population, instead of trying to segregate people into one neighborhood

For all of these reasons, the proposed rezoning at 901 Navajo St to C-MX-8 is not appropriate for the immediate surroundings and the community/neighborhood at large and should be rejected by the board.

Thank you

Zachary

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 3 November 2021, 10:48AM  
Receipt number: 115  
Related form version: 2

## Your information

Name	Julianne
Address or neighborhood	930 Navajo St.
ZIP code	80204
Email	juliannestreff@gmail.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project? **Strong opposition**



Your comment:

My name is Juju and I'm a homeowner in the neighborhood. The proposed rezoning on this lot is not consistent with the building types and number of stories on adjacent lots. Each adjacent lot that has been recently redeveloped consists of 3-4 story townhomes and apartments with detached single-family homes only a block away. The proposed C-MX-8 zoning would block the access to views and sunlight for these homes. There are larger buildings over 3 blocks away to the north at the light rail station with still a few empty lots in areas already zoned MX-8, but from 10th Ave, Navajo St going south transitions quickly to this lower density neighborhood. In fact, once 10th and 9th Avenues hit Mariposa on the short east-west block length, the zoning changes to U-TU-B and you arrive in the historic Lincoln Park neighborhood with small lots and some of the oldest homes in the City. In order to maintain this historic zone and create a transit-oriented neighborhood that maintains variations in building heights and density, the current extents of the C-MX-8 zoning allows for higher density in only the immediate vicinity of the Osage Station. Beyond that, the C-MX-5 zone currently provides a much-needed buffer to the historic single-family neighborhood. As you move south to this site at 9th and Navajo, the rail lines curve in to cut off the developable lots to the west and the neighborhood is going from medium- to low-density almost immediately. A better use of this lot would be to continue with the 3-story townhome or apartment building types with more front doors on the street for a cohesive neighborhood. Parking in this neighborhood is already a major issue (the city only allows 2 hour spots, and no permits to be applied for/purchased) and a high-density apartment building on this site would extremely negatively impact street parking availability for existing residents, not to mention any businesses that move in. For all of these reasons, the proposed rezoning at 901 Navajo St to C-MX-8 is not appropriate for the immediate surroundings, would betray the family-oriented neighborhood and should be rejected by the board. Please do the right thing for this neighborhood. Build your tall buildings where they make sense - Santa Fe Street, if needed. Thank you for your consideration.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: 3 November 2021, 11:37AM  
Receipt number: 117  
Related form version: 2

## Your information

Name	Chloe Coman
Address or neighborhood	948 Navajo st
ZIP code	80204
Email	Chloecoman@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo St
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

Hi my name is Chloe Coman and I live across the street from the proposed reasoning site. They are newly developed townhomes that are 4 stories. This proposed new zoning would block not only the views to the West for all of the newly developed townhomes, but also the sunlight. This is a historic neighborhood with the oldest restaurant in Denver located across from the 10th and Osage lightrail stop. To better fit with the neighborhood and the already scarce parking situation in the area, a 3 story residential area would make more sense. This rezoning should be rejected by the board due to the lack of continuity it has with the rest of the neighborhood.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.

# Planning Board Comments



Submission date: **3 November 2021, 11:55AM**  
Receipt number: **119**  
Related form version: **2**

## Your information

Name	James Daniel
Address or neighborhood	948 Navajo St
ZIP code	80204
Email	Jamesrvdaniel@yahoo.com

## Agenda item you are commenting on

Rezoning

## Rezoning

Address of rezoning	901 Navajo St
Case number	2021i-00021

## Draft plan

Plan area or neighborhood

## Proposed text amendment

Project name

## Historic district application

Name of proposed historic district

## Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

## DURA Renewal Plan

Address of renewal project

Name of project

## Other

Name of project you would like to comment on

## Submit your comments

Would you like to express support or opposition to the project?

**Strong opposition**

Your comment:

**My name is James Daniel and I recently moved into the newly developed 4 story townhomes across the street from the proposed reasoning site. This rezoning would block our sunlight and views and also does not fit with the historic theme of the neighborhood. There are other empty lots in the area already zoned this way that could be utilized, but this current lot would be best suited for a more appropriate sized residential project such as a 3 story building. This neighborhood has some of the oldest homes and also has the oldest restaurant with liquor license number one. This rezoning would change the feel of the neighborhood and detract from its history and appeal, bringing less visitors to the area. This impacts the small businesses around us as well. We also already have limited parking and this high density building would only further the issue. For these reasons I believe the rezoning should be rejected. Thank you.**

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.