



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Galilee Baptist Church of Denver	Representative Name	Phil Workman
Address	1091 S Parker Road	Address	130 Ramparta Way Ste. 225
City, State, Zip	Denver, CO 80231	City, State, Zip	Denver, CO 80230 <span style="float: right;">+</span>
Telephone	303-750-2277	Telephone	303-825-1671
Email	info@GBCDenver.org	Email	Phil@thepachnercompany.com
*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.	
SUBJECT PROPERTY INFORMATION			
Location (address):	1091 S Parker Road/7400 E Mississippi Ave		
Assessor's Parcel Numbers:	0621200019000/0621200001000		
Area in Acres or Square Feet:	3.4 acres		
Current Zone District(s):	S-SU-D		
PROPOSAL			
Proposed Zone District:	S-MU-3, S-MU-5		
PRE-APPLICATION INFORMATION			
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 checked="" type="checkbox"/> <b>Yes - State the contact name &amp; meeting date</b> <u>10/02/20</u> <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 checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <u>9/24/2020</u> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment, see bottom of p. 3)</b>		

REZONING REVIEW CRITERIA (AGENCY/LEDG/REG/SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b> In this section of the attachment, describe how 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> In this section of the attachment, describe how 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</b> (List all from pre-application meeting, if applicable):</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how 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 and 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 checked="" 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 checked="" 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 how 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 is 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
Galilee Baptist Church of Denver	1091 S Parker Road Denver, CO 80231	100%	<i>John Smith</i>	12/22/20	A	YES
						YES
						YES
						YES

Legal Description

1091 S Parker Road/7400 E Mississippi Ave

**PARCEL A:**

PLOT 5, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

**PARCEL B:**

A PORTION OF PLOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT WHICH IS 190 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 233.40 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT;  
THENCE SOUTHWESTERLY, 328.1 FEET TO THE MOST WESTERLY CORNER OF SAID LOT;  
THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT, 170.2 FEET;  
THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF VACATED MISSISSIPPI DRIVE PURSUANT TO ORDINANCE NO. 192, SERIES OF 1996, RECORDED MARCH 8, 1996 AT RECEPTION NO. 9600030513, DENVER COUNTY RECORDS.

EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER IN WARRANTY DEED RECORDED AUGUST 9, 1995 AT RECEPTION NO. 9500096269, DENVER COUNTY RECORDS.

# 1091 S PARKER RD

**Owner** GALILEE BAPTIST CHURCH OF DENVER  
1091 S PARKER RD  
DENVER, CO 80231-2505

**Schedule Number** 06212-00-001-000

**Legal Description** 2ND ADD TO HUGHES MOUNTAIN VIEW SUB L5 DIF BOOK 2893-226

**Property Type** INDUSTRIAL -CHURCH

**Tax District** DENVER

### Print Summary

#### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	45839
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1967	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	104,980	<b>Zoned As:</b>	S-SU-D

Note: Valuation zoning may be different from City's new zoning code.

#### Current Year

**Actual Assessed Exempt**

Land	\$1,120,300	\$324,890	\$1,393,890
Improvements	\$3,686,200	\$1,069,000	
<b>Total</b>	<b>\$4,806,500</b>	<b>\$1,393,890</b>	

#### Prior Year

**Actual Assessed Exempt**

Land	\$1,120,300	\$324,890	\$1,393,890
Improvements	\$3,686,200	\$1,069,000	
<b>Total</b>	<b>\$4,806,500</b>	<b>\$1,393,890</b>	

# 7400 E MISSISSIPPI AVE

**Owner** GALILEE BAPTIST CHURCH OF DENVER  
1091 S PARKER RD  
DENVER, CO 80231-2505

**Schedule Number** 06212-00-019-000

**Legal Description** 2ND ADD TO HUGHES MTN VIEW SUB PT L6 BEG MOST NLY COR SAIDL6 S 64DEG40MIN E 132.15FT S 32DE  
43M56S E 30.38FT SW293.91FT S 74DEG38M17S W 96.59FT NWLY . 65.2FT NELY TO POB

**Property Type** COMMERCIAL MISC IMP

**Tax District** DENVER

### Print Summary

#### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	0
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1500	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	43,918	<b>Zoned As:</b>	S-SU-D

Note: Valuation zoning may be different from City's new zoning code.

#### Current Year

Actual	Assessed	Exempt	
Land	\$479,100	\$138,940	\$149,290
Improvements	\$35,700	\$10,350	
<b>Total</b>	<b>\$514,800</b>	<b>\$149,290</b>	

#### Prior Year

Actual	Assessed	Exempt	
Land	\$479,100	\$138,940	\$149,290
Improvements	\$35,700	\$10,350	
<b>Total</b>	<b>\$514,800</b>	<b>\$149,290</b>	



To Whom It May Concern:

The Elder Board of Galilee Baptist Church authorizes John M. Giannatala as the official head of Galilee Baptist Church. Commencing with his appointment as pastor on June 25, 2017, he has authority to sign all documents related to the business of Galilee Baptist Church.

*Larry Shults*

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Larry Shults, Lead Elder

Dated June 25, 2017



Community Planning and Development  
201 West Colfax Ave  
Denver, CO 80202

November 27, 2020

This is in regard to the proposed rezoning for property located at 1091 S Parker Road, 7400 E Mississippi Ave. Denver, CO 80231

As the Owner of the project the following people are authorized to act or respond to questions related to the proposed rezoning submittal.

Mike Gerber – MGL Partners  
Greg Glade – MGL Partners  
Harsh Parikh – Parikh Architects  
Marcus Pachner – The Pachner Company  
Phil Workman – The Pachner Company

Sincerely,

A handwritten signature in black ink, appearing to read "John Gianatolo". The signature is fluid and cursive, with the first name "John" and last name "Gianatolo" clearly distinguishable.

Galilee Baptist Church of Denver

## **MGL Galilee Narrative**

**April 6, 2021**

The nature of the proposed map amendment is to permit redevelopment of two parcels of land located at 1091 S Parker Road.

The current use is a church building which has not been able to be redeveloped despite the best efforts of the congregation. The congregation wishes to relocate to an area where a greater concentration of its members resides. The long-standing lack of viable single-family development is a clear indicator that there is a need to revise the current single-family S-SU-D zoning and rezone in order to better meet community and market needs and wants. Given the heavy transportation usage of Parker Road as well as increased demand for attainable housing in the Denver market as a whole, single family housing in this location is an inappropriate use of land moving forward.

This map amendment request is for S-MU-5 for the large parcel and S-MU-3 for the small parcel. The original application requested site wide S-MU-5, which has been changed to provide for S-MU-3 on the smaller parcel to ease the transition from surrounding single family based on staff input.

The effect of the proposed amendment will allow the redevelopment of underutilized property and allow for a dynamic high-quality project on the edge of the City and County of Denver and the Highline Canal, providing opportunities for enhanced pedestrian connectivity, safety, and a welcoming gateway into the City and County of Denver. The current zoning code classification does not support implementation of the tremendous residential opportunity at this location.

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a residential community adjacent to a trail system and mass transit. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

Applicant has already met with HOST and will be making a formal affordable housing commitment prior to submittal of this application to the Denver Planning Board.

This proposed redevelopment will advance the goals of Blueprint Denver and the Denver comprehensive plan as the justifying circumstances and adherence.

## Justifying Circumstances -- Adherence to Review Criteria

### Select Legal Basis for Rezoning Request

#### Key Development Documents

- Comprehensive Plan 2040
- Blueprint Denver
- Denver Zoning Code

#### Comprehensive Plan 2040

##### **Comprehensive Plan 2040:**

Rezoning the subject property to S-MU-5/S-MU-3 is consistent with Comprehensive Plan 2040. Furthermore, this application meets the vision elements and goals stated in Denver's Comprehensive Plan 2040. Specifically:

**Vision Element 1:** The proposed rezoning supports the goal of Denver being an equitable, inclusive community with a high quality of life for all residents regardless of income level, race, ethnicity, gender, ability, or age. The applicant, as part of this rezoning request is voluntarily entering into an agreement with *Denver Department of Housing Stability (HOST)* to provide dedicated workforce housing as part of the development project.

- **1.2** Support housing as a continuum to serve residents across a range of incomes, ages, and needs.
- **1.6** Integrate equity considerations into city policies, processes, and plans.

**Vision Element 2:** The proposed rezoning supports the goal of Denver's neighborhoods being complete, unique, and reflective of our city's diverse history.

- **2.1** Create a city of complete neighborhoods.
- **2.2** Enhance Denver's neighborhoods through high-quality urban design.
- **2.4** Ensure every neighborhood is economically strong and dynamic.

**Vision Element 3:** The rezoning and proposed development will support Denver being connected by safe, high-quality, and utilizing multi-modal transportation options. The development will highly encourage use of multimodal transportation by providing a safer, more pedestrian friendly environment. Enhancements to the existing bus stop and provisions for bicycle storage and repair will be formalized and included in the site development plan.

- **3.1** Deliver a multimodal network that encourages more trips by walking, rolling, biking and transit.
- **3.3** Maximize the public right of way to create great places.
- **3.4** Create an equitable and connected multimodal network that improves access to opportunity and services.
- **3.5** Ensure the development of a frequent, high-quality, and reliable transit network.
- **3.6** Build and maintain safe bicycle and pedestrian networks.

- **3.8** Strengthen multimodal connections in mixed-use centers and focus growth near transit.

**Vision Element 4:** The rezoning will support Denver as a global city with a robust economy that reflects the diversity of our community. The resulting development will contribute to the growing economy by providing design and construction jobs, as well as help grow Denver’s local business community.

**4.1** Ensure economic mobility and improve access to opportunity.

- **4.2** Grow a strong, diversified economy.

**Vision Element 6:** The rezoning will contribute to Denver being a city of safe, accessible, and healthy communities. The development will help create a safe, enhanced environment that supports physical activity by significant improvement to the pedestrian environment and landscape.

- **6.4** Increase access to health services for all.

**Strong and Authentic Neighborhoods**

Create a city of complete neighborhoods.

Strategy D is to encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.

**Environmentally Resilient – Goal 5.8** is to clean our soils, conserve land and grow responsibly.

Strategy A is to promote infill development where infrastructure and services are already in place.

**Denver and the Region – Goal 2** is to embrace Denver’s role as the center of regional growth.

Strategy A is to direct significant growth to regional centers and community centers and corridors with strong transit connections.

The proposed rezone site is designated as low residential within Blueprint Denver. This area is accessible to a larger area of surrounding neighborhood users (bus stop located directly east of the site) and provides the opportunity for a mix of uses to thrive along a strong roadway corridor (such as E Mississippi Avenue and South Parker Road).

**Equitable, Affordable, and Inclusive – Goal 3 – Strategy B:**

The rezoning supports this Goal by the applicant agreeing to entering into a voluntary agreement with *Denver HOST* to enable construction of income restricted housing units.

Goal 2 Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.

Goal 7 Make neighborhoods accessible to people of all ages and abilities.

Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place.

Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors

## **Blueprint Denver**

The Blueprint Denver Future Neighborhood Contexts Map and Future Places Map identifies the subject site as Suburban and low residential, respectively. These designations are supportive of the variety of uses that could serve the surrounding neighborhoods as the site are located along a major thoroughfare (E Mississippi Avenue and Parker Road).

This proposal is supported by a number of goals articulated in Blueprint Denver.

- There may be times when the building heights taller than specified are appropriate, such as a site immediately adjacent to transit.
- Transitions, including transitions from higher density to lower intensity areas.
- Achieving plan goals for community benefits, including affordable housing
- Street Type Descriptions- The street types descriptions convey key characteristics of different streets and can inform the types of zone districts that would best align with the desired land use and built form characteristics of the street. A commercial corridor, such as Parker road, is a key characteristic of the street type most amenable to multi-unit development
- Rezoning requests for sites that are former institutional uses, such as a school or church embedded in a residential neighborhood find guidance in Blueprint Denver. This site is differentiated due to its located adjacent to a residential neighborhood on one side, multi family/unit on two sides, and a corridor on the fourth side.
- Parker Road- High-capacity transit corridor. This site is uniquely situated to take advantage of a transit opportunities and address equity challenges.
- Commercial and mixed-use are usually located along corridors or in larger centers, with the opportunity for new embedded neighborhood-serving uses as redevelopment occurs. Block patterns are generally irregular with curvilinear streets and no alley access. The intensity and scale of uses are dependent upon the surrounding character as typified along
- There has been significant neighborhood input. There have been numerous meetings with the adjacent single family neighborhood (located in Arapahoe County) as well as Candlewyck Condos located to the East of the property and a request to meet with Hiland House condos located further to the east of the property located on East Mississippi Ave.
- The acknowledged challenges is the request to increase the density to a mix of low- to mid-scale multi-unit residential. However, limited mixed-use along some arterial and collector streets and some intersections. Vacant institutional uses at intersections or select sites along some residential arterial and collector streets may be appropriate locations to

introduce additional residential forms including row houses and small multi-unit buildings are found.

### Place

The Future Places map identifies this site as low residential. Specific height guidance is not given in this future place designation, although a 4-story apartment building is depicted in the place description. Blueprint Denver does not provide specific height guidance, but rather provides a general sense of scale for the various place types. While 5 stories would likely be seen as the upper limit of a low residential zone district, factors to be considered relative to these sites include:

- Surrounding context
- Furthering plan goals for community benefit
- Furthering urban design goals.

**Surrounding context:** The property is located on a major corridor, bordered by high density multifamily residential and some single family residential to the south located in Arapahoe County. Additionally, a Denver County, high density six story multifamily residential development, is located at South Ulster and South Parker Road (1291 S. Ulster Street Highline Pointe), less than ¼ quarter mile away, which was recently approved by Denver. There are several eleven-story multifamily residential buildings immediately to the east. There are several access points to the site to mitigate any impacts on the major thoroughfare of Leetsdale/Parker.

Finally, given the unique topography of the site, and how it sits lower than Leetsdale, a 5-story building will only look/feel like 4-stories from Leetsdale.

**Furthering plan goals for community benefit:** the specified #1 goal of Blueprint Denver is to ‘Serve all Denver residents with a diverse range of affordable housing options. This project supports this goal through the applicant entering into a voluntary affordable housing agreement to enable construction of income restricted housing on site.

**Furthering urban design goals:** the proposed site design strategy will contribute to Blueprint Denver’s goals #2 and #3. It will help ‘ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities’ by providing the opportunity for limited neighborhood serving commercial uses. Specifically, this proposed project will reinvigorate under performing and borderline blighted commercial uses (Leetsdale and Quebec) and complete a full service neighborhood at key intersections. It will also help, given the immediate adjacency to the Highline canal, the opportunity to ‘develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit’ through the implementation of traffic calming measures and detached sidewalks.

### Additional Blueprint Denver Plan Policies and Strategies

Several policy recommendations are met as a part of this rezoning:

**Land use and Built Form Policy 2:** ‘Incentivize or require efficient development of land, especially in transit rich areas.

**Land use and Built Form Policy 4:** ‘Ensure equitable planning processes and include underrepresented residents in plans and plan implementation’.

**Mobility Policy 1:** ‘Encourages mode shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.’ This rezoning enables redevelopment that will provide infrastructure improvements, specifically detached sidewalks, improved access to South Parker Road transit stops.

### **Quality of life**

The close proximity to the Highline Canal Regional Greenway makes this an ideal site to promote healthy living.

There are several health benefits associated with increased density. It promotes the pedestrian environment, encourages less driving, leads to better health outcomes such as reduction in obesity.

### **Land Use & Built Form**

Strategy A is to use zoning and land use regulations to encourage higher density, mixed-use development in transit rich areas including low residential. Note that the majority of existing sites for religious assembly (churches) are identified as low residential.

### **Public Health, Safety and General Welfare:**

The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Rezoning to S-MU-3/S-MU-5 will allow the development of multi unit housing as referenced above, the increased density will provide for the renewal of existing commercial uses with more sustainable options for Denver residents The site plan will be carefully designed in order to provide a safe, customer friendly entrance/exit to/from the site. This coupled with strategic site design helps promote the public health, safety, and general welfare.

Blueprint Denver includes three equity concepts:

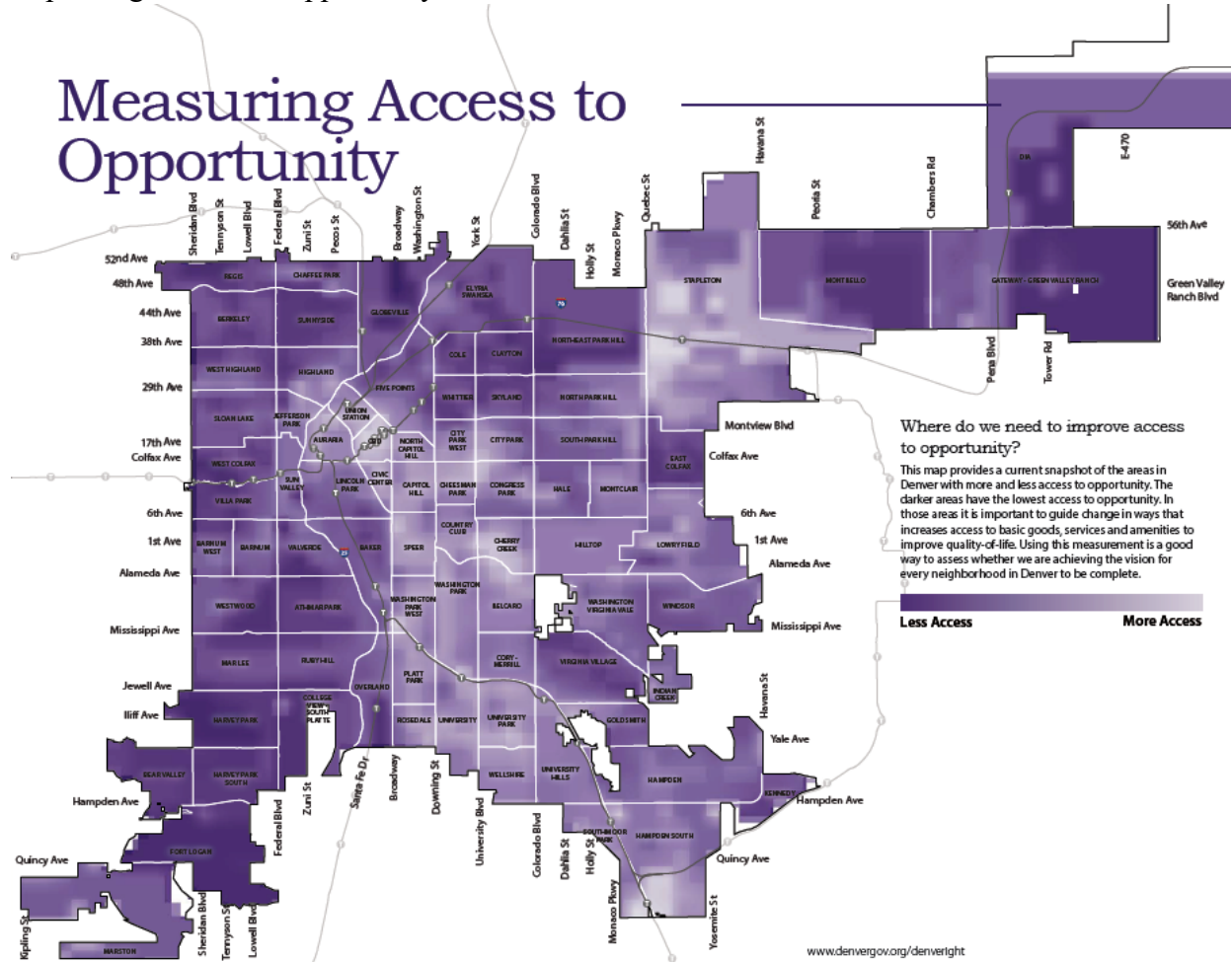
- Improving access to opportunity
- Reducing vulnerability to displacement
- Expanding Housing and Job diversity

The concept of equity and addressing inequities in the context of rezoning and land development are as equally important for projects targeted to the general public. However, the response to inequities may be slightly more nuanced, especially with a targeted population of seniors who are also in need of assisted care.

Equity means everyone, regardless of who they are or where they are from, has the opportunity to thrive. In reference to the maps provided in Blueprint Denver as guidance for areas of

inequity; the following responses are reflective of the ways in which this proposed rezoning addresses identified inequities in land use planning.

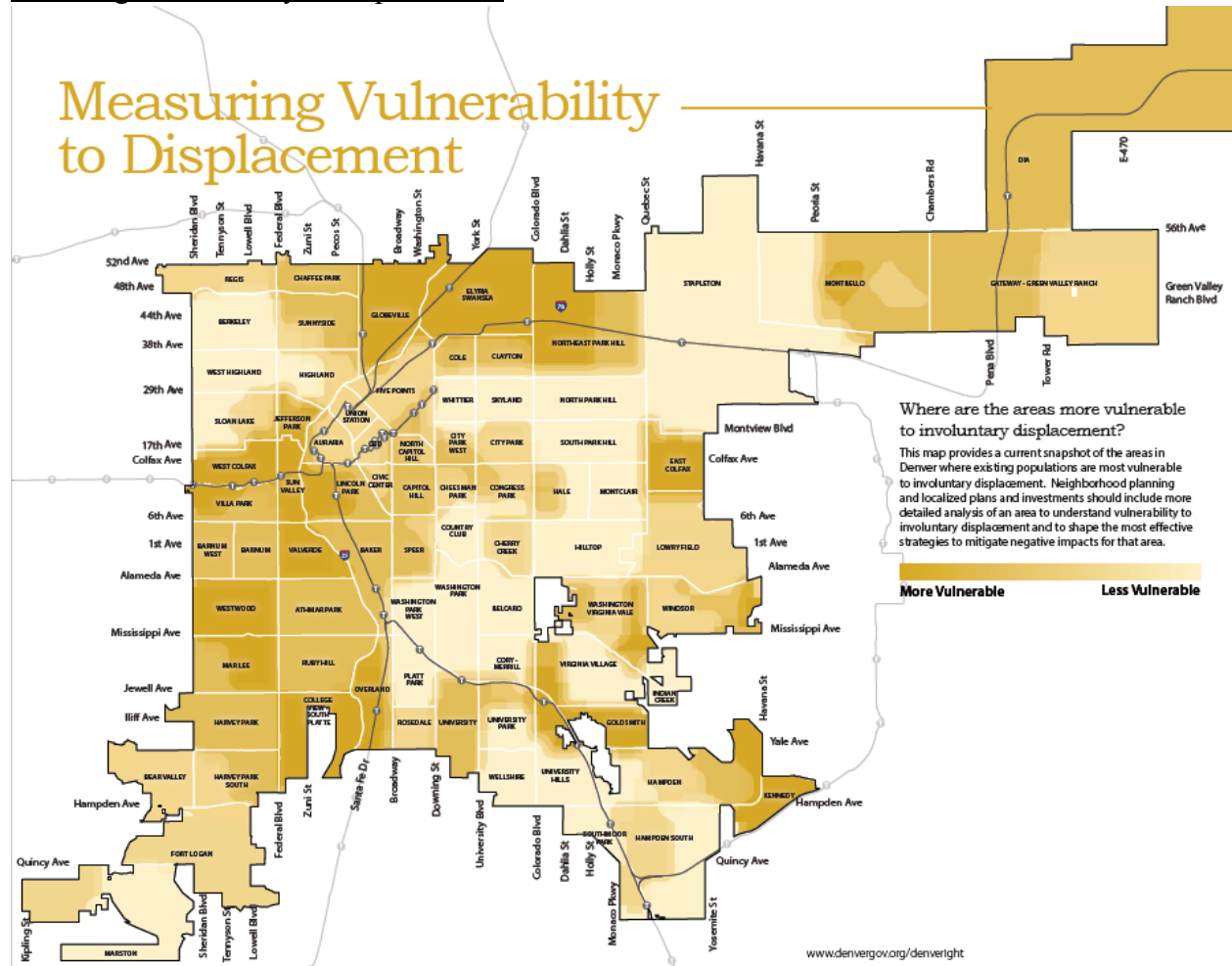
### Improving Access to Opportunity



Health inequities are recognized as avoidable differences in health between groups of people that are closely linked with the unjust distribution of social, economic, or environmental resources. By the creation of a multi-unit residential option with access to pedestrian and other active lifestyle options, a quantifiable increase in opportunity is created.

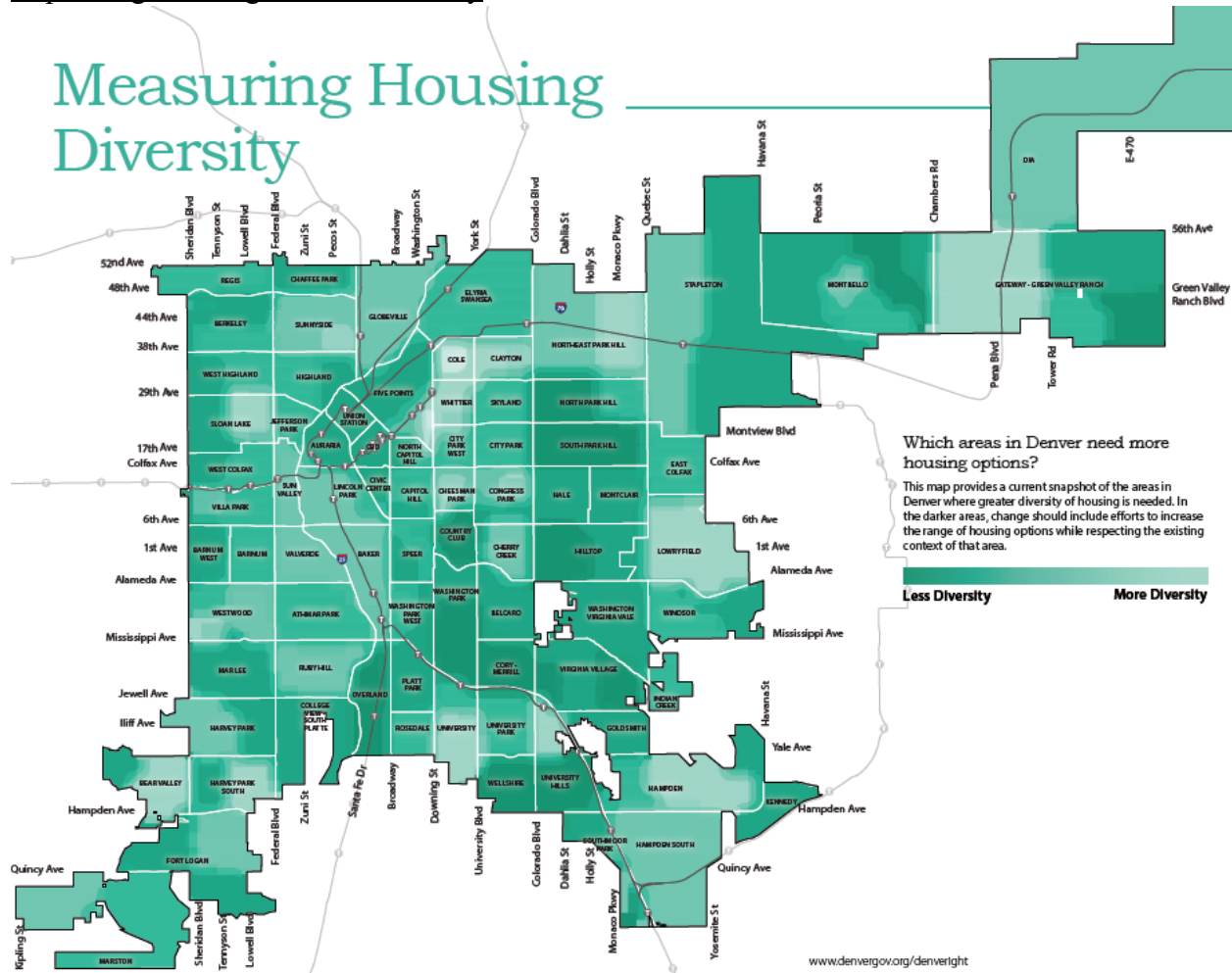


Reducing vulnerability to displacement



The creation of new multi family units at this location which provide greater housing options for a wider range of individuals and incomes. The retention of a single unit zoning classification would in turn decrease the opportunities. The incidence of displacement is decreased with the creation of a wide range of multi-unit residences as proposed at Parker/Mississippi.

## Expanding Housing and Job diversity



There is a diversity of housing in the area, with the greatest preponderance of residential multi unit and some single family adjacent to the site. The proposed rezoning will further increase this diversity by providing more housing. This proposed rezoning will enhance options for housing on all levels, in terms of size, price and programming for residents looking to remain in Denver and/or close to family members in the general area.

### Denver Zoning Code

This property is within the Suburban Context. These regulations allow for multi-unit districts with a variety of residential building forms.

Multi-Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20) S-MU- is a multi-unit district and allows suburban house, duplex, row house, and apartment building forms up to 3, 5, 8, 12, 20 stories in height.

The proposed rezoning advances the goals of the general intent of the Suburban Context of the Denver Zoning Code

- 3.3.1.1 Implement the Denver Comprehensive Plan.
- 3.3.1.2 Implement the zone district's Intent and Purpose.
- 3.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- 3.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its varied neighborhoods.
- 3.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- 3.3.1.6 Give equal prominence to pedestrian realm as a defining element of neighborhood character.
- 3.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize land use and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- 3.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
- 3.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- 3.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- 3.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- 3.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

### **Housing an Inclusive Denver**

MGL Partners, the applicant, is one of Colorado's most experienced and successful developers of affordable rental housing. Our communities provide high-quality, professionally managed housing to working individuals and families, oftentimes in neighborhoods ignored or overlooked by other developers.

The principals of Solvera have developed over 1,200 affordable housing units at a cost of over \$260 million, and MGL communities are located in Colorado cities and towns such as Denver, Aurora, Westminster, Thornton, Delta, and Cortez.

MGL develops for both its own account and on a turnkey basis for housing authorities and other non-profits, and also provides financial and portfolio advisory services for the financing, refinancing, repositioning and preservation of affordable housing communities.

Although this proposed development is not identified as an "affordable" project, in order to better meet the goals of Housing an Inclusive Denver, the applicant is proposing to enter into a voluntary agreement with the City (HOST) to build affordable units. The parameters of the proposed covenant have not been solidified at time of application as ongoing discussions are occurring between the applicant and HOST. The parameters and participation of units at this site

will be identified by the date of Planning Board and finalized prior to final review by Denver City Council.

By voluntarily committing to build affordable units as part of the rezoning request, the goals of Housing an Inclusive Denver in terms of equitable housing opportunities for an important area of the City will be met by the applicant.

The applicant is currently reviewing an agreement with HOST, which should be ready for signature prior to Planning Board.

### **Project-Specific Outreach to Date**

The applicant, MGL Partners, has engaged in extensive community outreach by way of informing neighbors, City Council representatives, and city staff of its intent to rezone the property, and providing information comparing the existing and proposed zoning classifications. The proposed development is located in Denver County. The immediately adjacent neighbors are located in Arapahoe County. The applicant has held several meetings with the Hughes Mountain View neighborhood (Arapahoe) and the Four-Square Mile Neighbors Association (Arapahoe). There are no immediate Denver Registered Neighborhood Organizations – However, the applicant has reached out to the Indian Creek Neighborhood, Candlewyck Condos and Park Forest Neighbors. Due to traffic concerns resulting from significant work at Mississippi Ave and Parker Road, the applicant in conjunction with representatives from the City and County of Denver will be hosting a meeting to specifically talk about potential traffic impacts of new development. Although traffic is within the purview of the site planning process, the applicant will continue to engage in a robust outreach plan to integrate with the surrounding community and development in the area.

### **Conclusion**

Based upon an affirmative response to the recommendations of Community Planning and Development staff as well as adherence to the criteria of the Comprehensive Plan, Blueprint Denver and Denver Zoning Code, this application meets the requirements for rezoning these parcels to the S-MU-3/S-MU-5 zoning classification.

The applicant will continue to work proactively with the surrounding community, Community Planning and Development staff and the Office of Housing Stability to ensure that the resulting project exceeds all expectations for quality and contribution to the central fabric of the City and County of Denver. As this is a multi-jurisdictional project, the applicant is especially sensitive to the requirements of both jurisdictions and the importance of the gateway nature of the resulting project.

Based upon the forgoing an affirmative recommendation is requested for the rezoning application.