



Zone Map Amendment (Rezoning) - Application

| | | | |
|---|---|--|-------------------------------|
| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
| <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | |
| <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 | Gateway North LLC | Representative Name | Meaghan McGee |
| Address | 4100 E Mississippi Ave, Ste 500 | Address | 1125 17th St. Suite 1400 |
| City, State, Zip | Glendale, CO 80246-3053 | City, State, Zip | Denver, CO, 80202 |
| Telephone | | Telephone | 303-228-2322 |
| Email | | Email | meaghan.mcgee@kimley-horn.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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. | |
| SUBJECT PROPERTY INFORMATION | | | |
| Location (address): | 6302 E. 63RD AVENUE & 6308 N. ARGONNE STREET | | |
| Assessor's Parcel Numbers: | 00102-25-001-000, 00102-24-001-000 | | |
| Area in Acres or Square Feet: | WEST BLOCK (12.02 ACRES), EAST BLOCK (9.04 ACRES) | | |
| Current Zone District(s): | C-MU-20 W/ WAIVERS, AIRPORT INFLUENCE OVERLAY (AIO) | | |
| PROPOSAL | | | |
| Proposed Zone District: | REZONE OF EXISTING C-MU-20 W/ WAIVERS & AIO TO S-MX-5 / AIO. | | |
| 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"/> Yes - State the contact name & meeting date <u>Emily Collins - 01/18/2022</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3) | | |
| Did you contact the City Council District Office regarding this application ? | <input checked="" type="checkbox"/> Yes - if yes, state date and method <u>District Town Hall on 2/17/22, CC Meeting on 1/26/22</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3) | | |

| REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH 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"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide 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>1. Denver Comprehensive Plan 2040</p> <p>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>2. Blueprint Denver</p> <p>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>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p>Far Northeast Area Plan (2019, amendment pending)</p> |
| <p>General Review Criteria: DZC Sec. 12.4.10.7. B & 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"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>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>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints 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"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>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 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) |
|--|--|--|---|----------|--|--|
| EXAMPLE John Alan Smith and Josie Q. Smith | 123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov | 100% | <i>John Alan Smith</i> <i>Josie Q. Smith</i> | 01/12/20 | (A) | YES |
| Andrew R. Klein | 4100 E. Mississippi Ave. Suite 500 Glendale, CO 80246-3053 303-984-9800 | 100% | <i>ARK</i> | 03/07/22 | (A) | YES NO |
| | | | | | | YES |
| | | | | | | YES |
| | | | | | | YES |

6302 E 63RD AVE

| | |
|--------------------------|---|
| Owner | GATEWAY NORTH LLC 4100 E MISSISSIPPI AVE STE500 GLENDALE, CO 80246-3053 |
| Schedule Number | 00102-25-001-000 |
| Legal Description | DENVER GATEWAY CENTER FLG 7 B3 L1 |
| Property Type | DRY FARM LAND |
| Tax District | 425F |

Print Summary

| Property Description | | | |
|------------------------------|---------|----------------------------|---------|
| Style: | OTHER | Building Sqr. Foot: | 0 |
| Bedrooms: | | Baths Full/Half: | 0/0 |
| Effective Year Built: | 0000 | Basement/Finish: | 0/0 |
| Lot Size: | 393,704 | Zoned As: | C-MU-10 |

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

| Current Year | | | |
|--------------|--------|----------------|--------------|
| | Actual | Assessed | Exempt |
| Land | | \$1,600 | \$420 \$0 |
| Improvements | | \$0 | \$0 |
| Total | | \$1,600 | \$420 |

| Prior Year | | | |
|--------------|--------|----------------|--------------|
| | Actual | Assessed | Exempt |
| Land | | \$1,600 | \$460 \$0 |
| Improvements | | \$0 | \$0 |
| Total | | \$1,600 | \$460 |

6308 N ARGONNE ST

| | |
|--------------------------|---|
| Owner | GATEWAY NORTH LLC 4100 E MISSISSIPPI AVE STE500 GLENDALE, CO 80246-3053 |
| Schedule Number | 00102-24-001-000 |
| Legal Description | DENVER GATEWAY CENTER FLG 7 B2 L1 |
| Property Type | DRY FARM LAND |
| Tax District | 425F |

Print Summary

| Property Description | | | |
|------------------------------|---------|----------------------------|---------|
| Style: | OTHER | Building Sqr. Foot: | 0 |
| Bedrooms: | | Baths Full/Half: | 0/0 |
| Effective Year Built: | 0000 | Basement/Finish: | 0/0 |
| Lot Size: | 523,461 | Zoned As: | C-MU-10 |

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

| Current Year | | | |
|--------------|--------|----------------|--------------|
| | Actual | Assessed | Exempt |
| Land | | \$2,100 | \$550 \$0 |
| Improvements | | \$0 | \$0 |
| Total | | \$2,100 | \$550 |

| Prior Year | | | |
|--------------|--------|----------------|--------------|
| | Actual | Assessed | Exempt |
| Land | | \$2,100 | \$610 \$0 |
| Improvements | | \$0 | \$0 |
| Total | | \$2,100 | \$610 |



WESTSIDE INVESTMENT PARTNERS, INC.

4100 East Mississippi Avenue, Suite 500 Glendale, CO 80246 303.984.9800

To Whomever It May Concern,

Please be advised that Maple Multi-Family Land, TX, LP, supported by Kimley-Horn and Associates is hereby authorized by Gateway North LLC to submit as the Applicant concerning the Rezone Application for the parcel bounded by E. 64th Avenue and N. Dunkirk Street & E. 63rd Avenue and N. Argonne Street.

Sincerely,

Gateway North LLC

Name: Andrew R. Klein

Title: Manager

Date: March 9, 2022



04/16/2021 02:09 PM
City & County of Denver
Electronically Recorded

R \$13.00

AFF

D \$0.00

2

WHEN RECORDED
RETURN TO:



STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

- This Statement of Authority relates to an entity¹ named
GATEWAY NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY
- 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 checked="" type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership Association |
| <input type="checkbox"/> General Partnership | <input type="checkbox"/> Government or Governmental Subdivision or Agency |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Trust |
- The entity is formed under the laws of
- The mailing address for the entity is **4100 E MISSISSIPPI AVE #500, DENVER, CO 80246**
- 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 **ANDREW R. KLEIN AS MANAGER**
- The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows: **AS PER OPERATING AGREEMENT**
- Other matters concerning the manner in which the entity deals with interests in real property:
- This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
- This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of 4/15/21

GATEWAY NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY
By: [Signature]
ANDREW R. KLEIN, MANAGER

PAIGE CATHERINE LANGLEY
Notary Public
State of Colorado
Notary ID # 20204027929
My Commission Expires 08-12-2024

State of Colorado)
)ss.
County of ARAPAHOE)

The foregoing instrument was acknowledged before me on this day of April 14, 2021 by **ANDREW R. KLEIN AS MANAGER OF GATEWAY NORTH LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal
My Commission expires: 8/12/2024 [Signature]
Notary Public

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





March 9th, 2022, Revised

Libby Kaiser
Senior City Planner | Community Planning & Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

RE: **64th & Dunkirk**
Denver, Colorado
2021PM0000553
Zone Map Amendment

Ms Kaiser,

This document will serve as supporting documentation for the Zone Map Amendment Application for the 64th and Dunkirk Project. The Project area included in this application are currently zoned as Commercial-Mixed-Use District-20 (C-MU-20) with waivers and DIA-Influence Area Overlay Zone (AIO). The site is to undergo rezoning to the proposed zone district of Suburban – Mixed Use – 5 stories maximum height (S-MX-5) and maintain the AIO district.

General Review Criteria Applicable to All Zone Map Amendments (DZC Sec. 12.4.10.7, 12.4.10.8)

1. Consistency with Adopted Plans

The proposed official map amendment will serve to create a compatible S-MX-5 / AIO District which will promote a new Suburban Center located within Denver International Airport Neighborhood that is consistent with the City of Denver’s vision for this neighborhood and meets one of the main goals of Blueprint Denver. This uniform zoning allows for a development of the area associated with the Project and will meet the Suburban Neighborhood intent for future neighborhood design, per Blueprint Denver. In addition to Denver Blueprint, the proposed zoning also satisfies various goals within of the Denver Comprehensive Plan 2040.

Blueprint Denver: A Land Use and Transportation Plan (2019)
Denver Comprehensive Plan 2040

a. Blueprint Denver: A Land Use and Transportation Plan (2019)

1. Neighborhood Context

2. The proposed new zoning is consistent with the Blueprint Denver Neighborhood Context Map for a Suburban context. The Suburban neighborhood context describes an area of single-unit and multi-unit residential, commercial corridors and centers, walkable and

bikeable to local destinations, and access to transit but still mostly reliant on cars. The proposed S-MX-5 / AIO assemblage is consistent with the intent of Denver Blueprint in providing a future Suburban neighborhood context within the Denver International Airport neighborhood. Six residential buildings that include a mix of 1, 2 and 3-bedroom unit types with a separate building for club, fitness, and leasing uses are anticipated for Phase 1. Six residential buildings that include a mix of 1, 2 and 3-bedroom unit types with a separate building for club, fitness, and leasing uses are anticipated for Phase 2. On-site amenities for each phase will include a pool area and other open space. A surface parking lot and garage/carport structures will also be provided. A 2-acre, public, neighborhood park will be provided at the NW corner of the future 63rd Ave & Ceylon Street intersection. Pedestrian-level activation is planned with internal pathways between apartment buildings. These factors will contribute to the creation of a Suburban neighborhood.

3. Future Places

The proposed rezone will create a cohesive Suburban S-MX-5/AIO zone district that will allow for the full development of Phase 1 and Phase 2 of the Site. This cohesive S-MX-5 Suburban Neighborhood zone district is consistent with the goals and strategies of the Blueprint Denver 2040 Future Places Map for this area. The proposed rezone area falls adjacent to R-MU-20 and C-MU-20 zone districts within an overall community corridor designation and high-medium residential areas. Community corridors serve to provide space for social engagement and “are often embedded in neighborhoods.” High-medium residential contains a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses. The proposed cohesive S-MX-5 zone district will embed nicely within the existing neighborhood and future mix of office, commercial and residential uses. The proposed rezone area is accessible to a larger area of surrounding neighborhoods through its proximity to the nearby RTD facilities. The proposed development building heights will help provide transitions to adjacent uses.

4. Street Type

The proposed S-MX-5 Suburban / AIO zone is located between 64th Avenue (a street type of Commercial Arterial), Argonne St (Commercial Collector), 63rd Avenue and Dunkirk St (local streets). Rezoning will allow for a prominent multi-story residential building development that will allow for the goals of these future street types to be achieved with greater density focused at 64th Avenue and transitions to lower height and community park areas along 63rd Avenue. The full development will provide pedestrian-oriented transportation methods though detached walks, Street trees will be provided along the rights-of-way, and wide tree lawns will be provided to provide a buffer between pedestrian and vehicles activity. Publicly accessible open space will be provided throughout the development. A public two-acre park space will be provided in the center of the overall development and a linear park space along the south, east, and west edges of the overall site will serve as a connecting element to the school parcel and development to the north of 64th avenue.

5. Growth

The proposed S-MX-5 Suburban / AIO zone will distribute future growth with an increase in jobs and housing by 2040 within Community Centers and Corridors and Greenfield Residential areas within the existing neighborhood that supports the Blueprint Denver Growth Strategy Map.

b. Denver Comprehensive Plan 2040

Rezoning the C-MU-20 parcel to S-MX-5/ AIO is consistent with specific strategies and goals of the Denver Comprehensive Plan 2040 as listed below:

1. Vision Element: Equitable, Affordable and Inclusive Goal 1, Strategy A. Increase development of housing units close to transit developments. The requested rezoning to S-MX-5/AIO will allow for the full scope of 64th and Dunkirk to be realized. With this redevelopment, affordable apartments units will be provided as requested by the City and County of Denver. The Project will be subject to a voluntary affordable housing agreement with HOST as a part of this Rezone. In total, the development will provide approximately 578 units with access to existing RTD facilities nearby.
2. Vision Element: Equitable, Affordable and Inclusive Goal 2, Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families. The 64th and Dunkirk development will be responsible for providing affordable housing as part of the +/- 578 multi-family apartment units. A mix of 1, 2 and 3-bedroom unit types will be provided with additional amenities.
3. Vision Element: Environmentally Resilient Goal 8, Strategy A. Promote infill development where infrastructure and services are already in place. The 64th and Dunkirk development will utilize improvements provided by the Master Development plans to the adjacent existing or proposed rights-of-way. The development anticipates the existing public storm main, water main, and sanitary main infrastructure will be sufficient for the proposed development.
4. Vision Element: Environmentally Resilient Goal 8, Strategy B. Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods. The 64th and Dunkirk development will construct multi-family residential units, provide surface and garage/carport parking, pool area, and open space. The construction of sidewalks along building frontages will provide access to adjacent commercial/retail uses and transit. A cohesive transition between different neighborhoods will be encouraged.

c. Far Northeast Area Plan (Adopted June 10, 2019)

1. Future Places: The Far Northeast Future Places map is consistent with Blueprint Denver 2040 Future Places map. 64th and Dunkirk would be designated as a community corridor and high-medium residential use. The proposed development would provide a mix of medium scale, multi-unit residential types with additional amenities that promotes a mixed-use neighborhood. Landscaped open space areas will be designated throughout the site

such as a two-acre public park space and linear park space surrounding the edges of the overall development.

2. **Maximum Building Heights:** The requested S-MX-5/AIO zoning is consistent with the Far Northeast Area Plan. The maximum recommended building heights within Far Northeast is 8 stories and 5 stories within Blueprint Denver. This rezoning will add development potential to attract desired additional housing, retail, and services. The 64th and Dunkirk development provide appropriate height transitions and will have a maximum height of 4 stories since it is adjacent to low or low-medium residential uses or places.

2. Uniformity of District Regulations and Restrictions

The surrounding parcels zoned as C-MU-20 and R-MU-20 were re-zoned in 2000 per Ordinance #131 with the Airport Influence Overlay (AIO). This Airport Influence Overlay prohibits single and two-unit residential uses and multi-unit residential uses are prohibited north of 64th avenue. The proposed official zone map amendment will promote a higher-density, mixed-use development and would allow for greater land use flexibility within a suburban mixed-use neighborhood context, per Blueprint Denver. The new proposed cohesive zone district will support and meet the City's vision for this area.

3. Public Health, Safety and General Welfare

The development of a high-density residential building will improve the general welfare of the public by providing affordable housing units as part of the approximate 578-unit development. In addition to these affordable units, accessible sidewalk connectivity and publicly accessible open spaces will be provided as part of development. This project will also enhance the accessibility to multi-modal transportation with its proximity to the RTD facilities in the area. Community is also proposed as part of this development, in addition to the public and private infrastructure, which will enhance the surrounding neighborhood area. A 2-acre public park space is also proposed as part of this development, in addition to the public and private infrastructure, which will enhance the surrounding neighborhood area.

Additional Review Criteria for Non-Legislative Rezonings (DZC Sec. 12.4.10.8)

4. Justifying Circumstances

The Justifying Circumstances are found in Section 12.4.10.8.A. The C-MU-20 and AIO parcels qualify under subsection A.4(c). The City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. The proposed rezone assemblage will be consistent with City of Denver adopted Blueprint Denver and Comprehensive Plan 2040.

The proposed rezone of the C-MU-20 and AIO parcels meets the intent of Blueprint Denver and the Denver Comprehensive Plan 2040. The adopted Blueprint Denver notes this neighborhood area is of Suburban Neighborhood context which promotes density. The proposed S-MX-5/AIO zone district allows for a full redevelopment of the area associated with 64th and Dunkirk and will meet the Suburban design intent for future neighborhood design, per Blueprint Denver. A 2-acre public park space is

proposed as part of this development which will serve to enhance the surrounding neighborhood.

Community outreach measures were conducted with all applicable Registered Neighborhood Organizations such as Master Homeowners Association for Green valley Ranch, Green Valley Ranch Citizens Advisory Board, Northern Corridor Coalition, Montbello 20/20, Denver for ALL, and Inter-Neighborhood Cooperation (INC). A Town Hall meeting was held on February 17th for District 11 in coordination with Councilperson Gilmore. Feedback received during these meetings was minimal and positive.

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

The requested S-MX-5/AIO zoning is consistent with the adjacent neighborhood context, zone district purpose and intent. Blueprint Denver specifically notes this neighborhood area is of Suburban Neighborhood context with requirements for mixed-use and density. The proposed zone map amendment will allow for this Suburban context to be realized, especially in this Denver International Airport Neighborhood. The 64th and Dunkirk project will provide affordable housing units in this area and will meet the design intent for a new Suburban Neighborhood and further the goals of Blueprint Denver.

According to the Denver Zoning Code (DZC) Division 3.1, the Suburban Neighborhood Context “consists of single unit and multi-unit residential, commercial strips and centers, and office parks.” Suburban Neighborhoods are characterized by deep front setbacks, varying side setbacks, building orientation, low scale buildings except for some mid-and high-rise multi-unit residential and commercial structures, particularly along arterial streets. High reliance on automobiles with some access to multi-modal transportation, pedestrian and bicycle facilities is expected in Suburban Neighborhoods. The 64th and Dunkirk project will be consistent in meeting these DZC goals for a new Suburban Neighborhood. The development proposes 3- and 4-story residential buildings with an affordable rental component located along a commercial arterial street.

The specific intent of the S-MX-5 zone district is to provide moderate to high level building heights that activate and enhance the existing street and pedestrian experience along major arterial streets. The S-MX-5 zone district is focused on creating mixed, diverse neighborhoods, with a more pedestrian-oriented environment. The 64th and Dunkirk multifamily development will meet the Suburban Neighborhood S-MX-5 intent of the DZC by way of a 3- and 4-story multifamily residential buildings which provides transitions to adjoining areas, enhanced streetscape design, and an open space that will further enhance both the neighborhood and pedestrian experience.

Summary of Request

As presented within this letter, the rezoning of the specified parcels to S-MX-5/AIO is beneficial in that it allows for the unencumbered development of a high-density residential product that will both serve and improve the surrounding neighborhood community.

Please contact me at (303) 228-2322 or meaghan.mcgee@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Meaghan McGee". The signature is written in a cursive style and is positioned above the typed name.

Meaghan McGee, P.E., LEED AP
Project Manager