



TO: Denver Planning Board
Brad Buchanan, Chair
FROM: Deirdre Oss, AICP, Senior City Planner
DATE: June 27, 2011
RE: **Zoning Map Amendment Application #2011I-00012**
7777, 7785 and 7995 E. Hampden Avenue from B-1 to S-MX-5

Staff Report and Recommendation

Based on the criteria for review including legal basis evaluation and compliance with adopted City plans, Staff recommends approval for application #2011I-00012 for a rezoning from **B-1 to S-MX-5**.

I. Scope of Rezoning

Application:	#2011I-00012
Address:	7777 E. Hampden Avenue
Neighborhood/Council District:	Council District #4
RNOs:	Hampden East III Condominium Homeowner's Assoc.; Hutchinson Hills/Willow Point HOA; Hampden South Neighborhood Association; Inter-Neighborhood Cooperation
Area of Property:	Approximately 172,339 SF/3.956 acres
Current Zoning:	B-1
Proposed Zoning:	S-MX-5
Applicant/Owner:	AIP Properties #1, L.P.
Contact Person:	Dave Guetig/Tasha Syverson

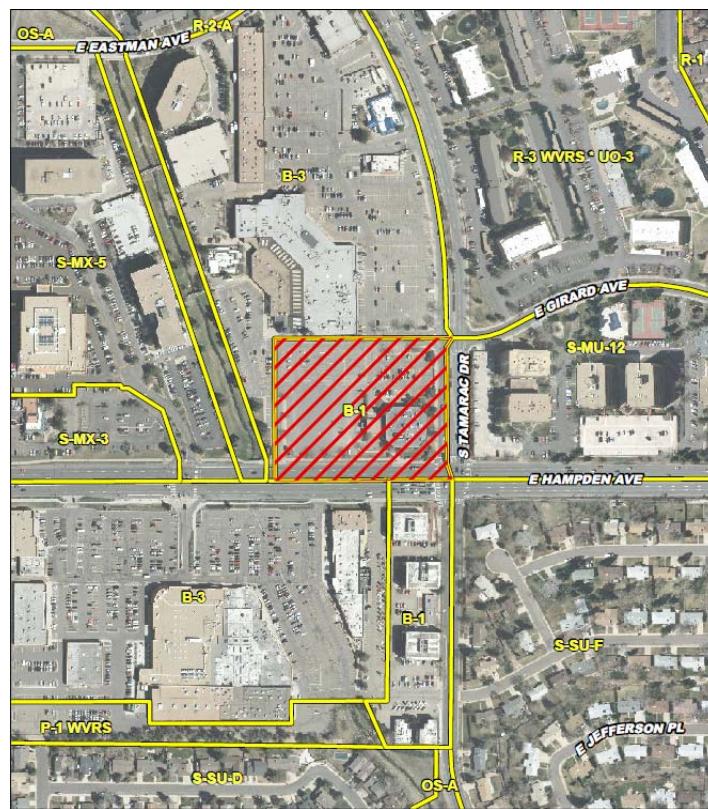
II. Summary of Proposal

The applicant proposes changing the zoning to S-MX-5 in order to maximize development opportunities available to the site, including a current proposal to build a restaurant on the site. The proposed rezoning is considered the “frontage” along Hampden Avenue south of the main Tamarac Square Mall.

III. Justifying Circumstances

Pursuant to Section 12.4.10.14, requiring justification for the amendment request, the land and the environs has changed or are changing to the degree that it is in the public interest to encourage redevelopment. The subject property is the southern edge of the larger Tamarac Square Mall redevelopment site. The existing mall is now vacant and is being prepared for redevelopment.

IV. Existing Context



	Existing Zoning	Existing Land Use	Blueprint Denver
Site	B-1	Vacant; bank; parking	Town Center-Area of Change
North	B-3	Vacant-Tamarac Mall	Town Center-Area of Change
South	B-3; B-1	Hampden; Tiffany Plaza retail; office	Town Center-Area of Change
West	OS-A; S-MX-5; S-MX-3	Gulch; office buildings, restaurant; parking	Town Center-Area of Change
East	S-MU-12	Multifamily apartments	Single Family Duplex

V. Summary of Agency Referral Responses

This rezoning has been reviewed for concurrence with the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

Development Services-Survey: Approved

Development Services-Transportation: Approved

Denver Fire: Approved

Denver Parks: Approved

Asset Management: Approved.

VI. Notice, Public Process & Public Comment

The property has been posted for a period of 15 days announcing the Denver Planning Board public meeting, and written notification of the public meeting has been sent to all affected registered neighborhood organizations. Public outreach has been conducted as part of the overall approach to redevelopment of Tamarac Mall and RNO meetings have been held with the applicant. No official responses have been received by CPD.

VII. Criteria for Review / Staff Evaluation

Pursuant to the Denver Zoning Code, Section 12.4.10.13 and 12.4.10.13, there are three criteria for review of all map amendments and two additional review criteria applied to non-legislative map amendments. The first three include:

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

These are explained in the following sections. The remaining two criteria include (*Justifying Circumstances* (explained in Section III above) and *Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements* (elements of the Denver Zoning Code)).

- Neighborhood Contexts

The requested zone district is within the Suburban Neighborhood Context, which consists of single and multi-unit residential and mixed-use commercial strips, town centers, and office development. Development in this context as a higher reliance on the automobile but still includes access to multimodal transportation facilities. Hampden Avenue is considered an enhanced transit corridor. The subject site is proximate to auto and pedestrian facilities connected to both Southmoor and Dayton Light Rail Stations.

- Zone District Purpose

According to the general purpose stated in the Denver Zoning Code, Mixed Use zone districts are intended to promote safe, active, pedestrian-scaled, diverse areas. They 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. In particular, the S-MX-5 district

applies to areas or intersections served primarily by collector or arterial streets where a building scale of 1 to 5 stories is desired. (Denver Zoning Code Section 3.2.4.2)

VIII. Consistency with Adopted Plans / Staff Evaluation

The proposal is consistent with adopted plans. Applicable plans for this site include:

- Denver Comprehensive Plan 2000
- Blueprint Denver

A. Consistency with the Denver Comprehensive Plan 2000

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

- a. Environmental Sustainability 2-F, 4-A;
- b. Land Use 1-B, 3-B, 3-D, 4-A;
- c. Mobility 4-E;
- d. Legacies 3-A, 3-B;
- e. Housing 2-F, 6-A;
- f. Economic Activity 4-B;
- g. Neighborhoods 1-C, 1-E.

B. Consistency with Blueprint Denver

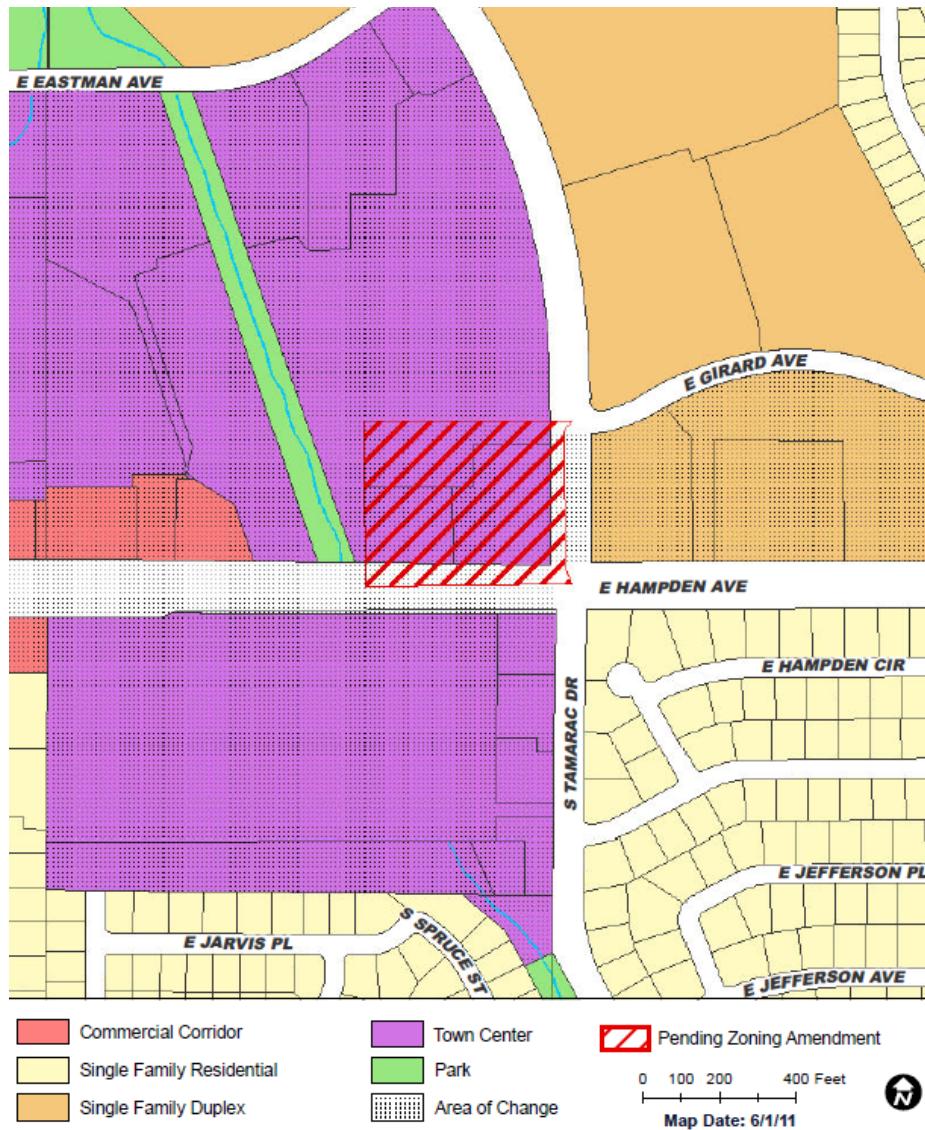
The Blueprint Denver concept land use for this site is Town Center in an Area of Change.

Town centers meet a large variety of shopping, entertainment, service and employment needs and are large enough to serve several neighborhoods. They also contain unique services that attract people from across the city. Unlike many shopping centers and malls, town centers should be pedestrian-friendly places that are focal points of nearby neighborhoods. Urban design features such as plazas, landscaping, small parks and civic features contribute to making these places focal points of community activity (p. 43).

"The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and short auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial" (p.127). In the Hampden commercial corridor Area of Change, there is "modest potential to add urban residential and a more mixed-use town center at Hampden and Tamarac. Most notable was a concept to better organize access and parking to serve each block of strip commercial, thereby making it possible to add sidewalks and landscaping. This also would create a more attractive business environment" (p. 140).

According to Blueprint Denver, Hampden Avenue (State Highway 30/US 285) has a concept street classification of Commercial Arterial. Commercial streets serve

commercial areas that contain many small retail strip centers with building set back behind front parking lots. They have many intersections and access points, so they often become congested (p. 58). Tamarac Drive is a Residential Arterial. "As arterials, residential streets balance transportation choices with land access, without sacrificing auto mobility." They tend to be more pedestrian-oriented and give a higher priority to landscaped medians, tree lawns, sidewalks, on-street parking and bicycle lanes (p. 55).



C. Allowed Uses and Building Form

The S-MX-5 district allows a variety of residential, neighborhood-serving and commercial retail uses in addition to a diverse mix of housing types. While still suggestive of a suburban context, it allows for more pedestrian-friendly design with build-to requirements that help shape the pedestrian/building edge.

Current B-1 zoning supports office and residential uses with a maximum floor area ratio of 1.1 to 1 but does not allow commercial uses that are typical of the Hampden Corridor.

The request allows for additional height compared to the current zoning. However, this request is consistent with the new zoning applied to much of the Hampden Corridor.

IX. Uniformity of District Regulations and Restrictions

The proposed rezoning to S-MX-5 will result in the uniform application of zone district building form, use and design regulations to all buildings within the subject area.

X. Public Health, Safety and General Welfare

The proposed rezoning will bring the property into conformance with adopted City plans and will allow for improved development conditions over the current B-1 zone district, thus providing overall improvement for the general public.

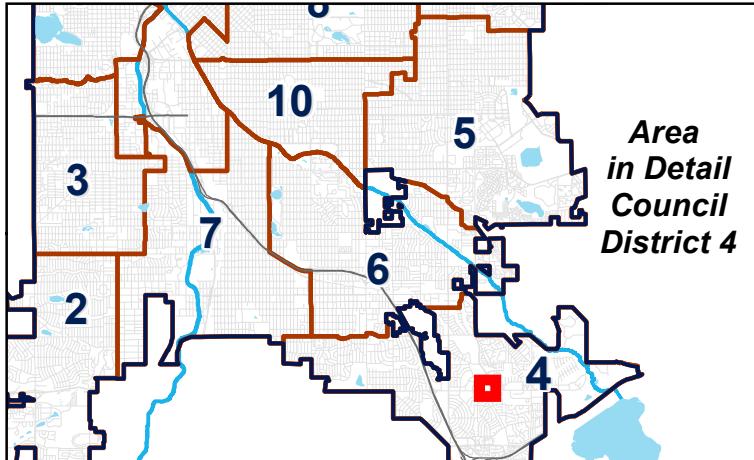
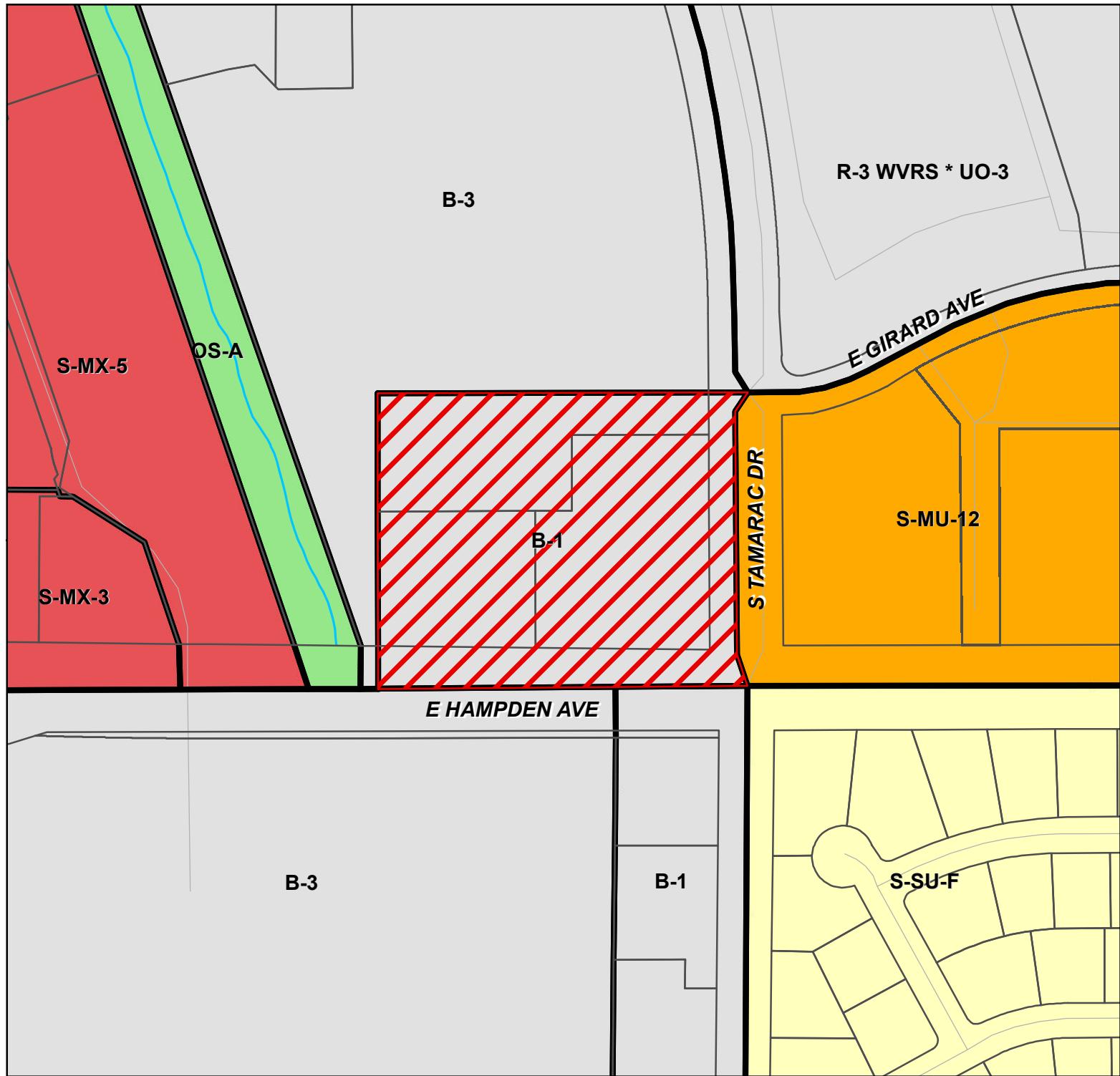
XI. Staff Recommendation

Based on the criteria for review as defined above, CPD Staff recommends **approval** for rezoning the property generally located at 777, **7785 and 7995** E. Hampden Avenue, Application #2011I-00012, to S-MX-5, as defined on the attached application map.

Attachments:

- 1. Official Zone Map Amendment Application**
- 2. Map Series - Aerial, Zoning, Blueprint Map**

Pending Zone Map Amendment #2011I-00012



Application #2011I-00012
Location: 7995 E. Hampden Ave.

 Proposed Rezoning
From: B-1
To: S-MX-5



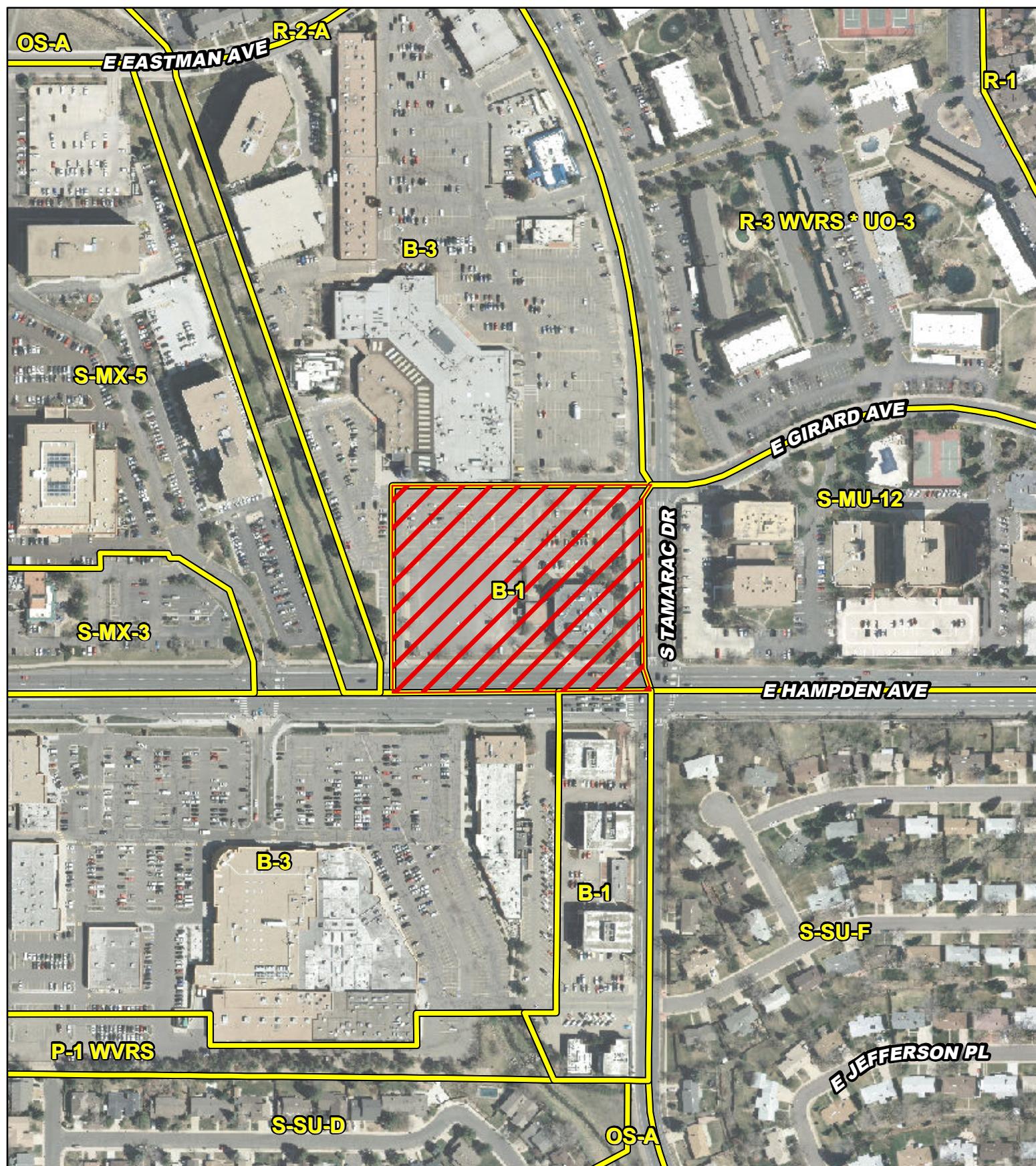
0 100 200 400
Feet

Map Date: 6/1/11

Pending Zone Map Amendment - Aerial & Zoning Overlay



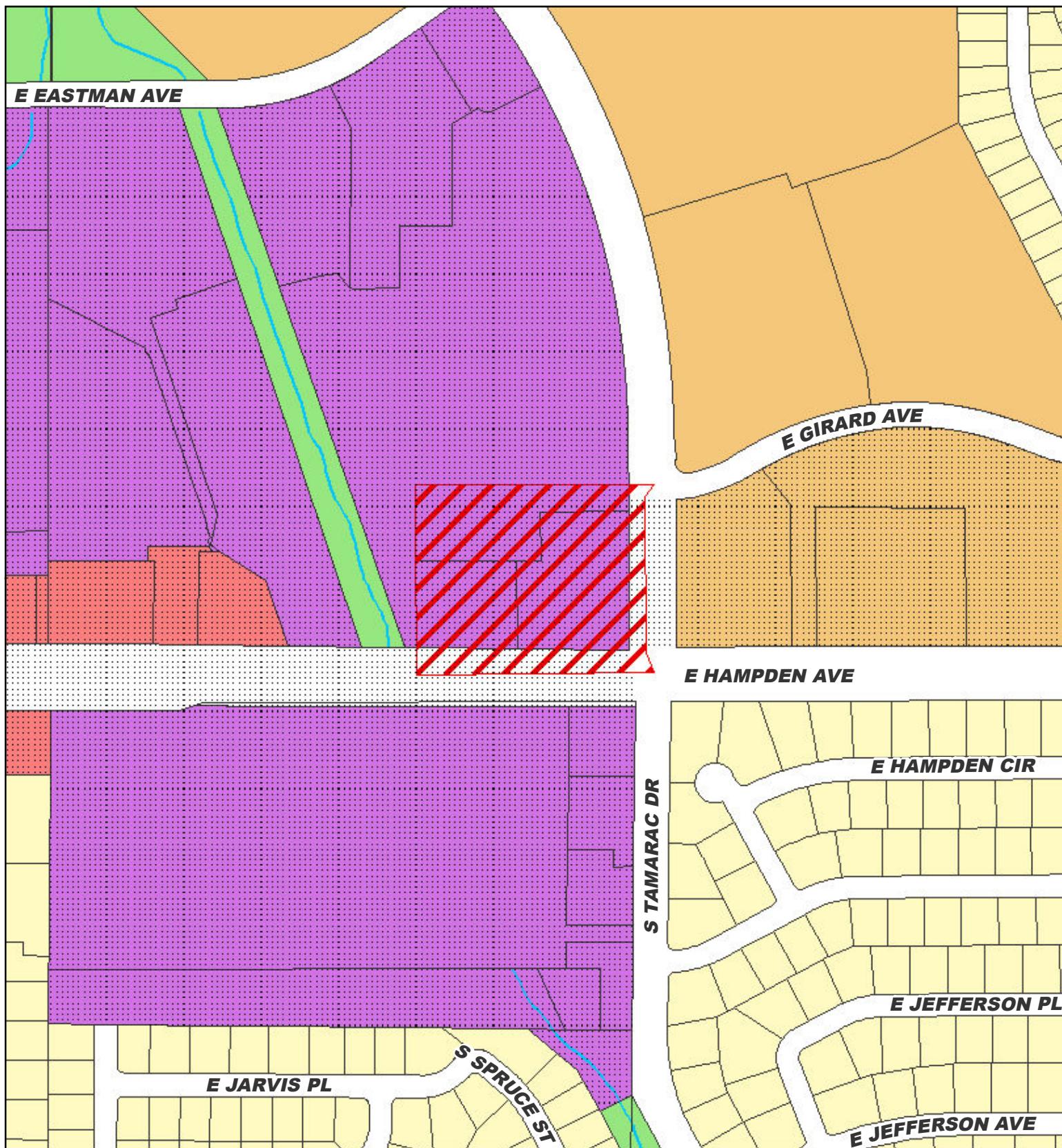
Application #2011-00012



Pending Zone Map Amendment - Blueprint Denver Overlay



Application #2011I-00012



Commercial Corridor

Single Family Residential

Single Family Duplex

Town Center

Park

Area of Change

Pending Zoning Amendment

0 100 200 400 Feet

Map Date: 6/1/11





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Plan Implementation**

201 W Colfax Ave, Dept 205
Denver, CO 80202
p: 720-865-2915
f: 720-865-3056
www.denvergov.org/planning

APPLICATION FOR ZONE MAP AMENDMENT

Application #	2011I-00012	Date Submitted	4-25-11	Fee Required	\$2000	Fee Paid	\$2000
APPLICANT INFORMATION				CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)			
Applicant Name	AIP Properties #1, L.P.			Contact Name	Dave Guetig / Tasha Syverson		
Address	c/o Developers Diversified Realty 3300 Enterprise Parkway			Address	5300 DTC Parkway, Suite 100		
City, State, Zip	Beachwood, Ohio 44122			City, State, Zip	Greenwood Village, CO 80111		
Telephone / Fax	216 / 755-5669			Telephone / Fax	303 / 770-8884		
Email	csalata@ddr.com			Email	daveguetig@gallowayUS.com / tashasyverson@gallowayUS.com		

Subject Property Location [Please Include Assessor's Parcel Number(s)]

7995 E HAMPDEN AVE, 7785 E. HAMPDEN AVE and a portion of 7777 E. HAMPDEN AVE.
Real Property Record/Schedule #0633300054000

Legal Description of Subject Property

See Attached.

Area of Subject Property (Acres/Sq Ft)	Present Zone District	Proposed Zone District (Waivers and Conditions Require Separate form)
172,339 S.F. ~ 3.956 acres	B-1	S-MX-5

Describe the nature and effect of the proposed Zone Map Amendment

The current B-1 zoning does not allow for Eating Establishments. The applicant would like to develop the western half (approx.) of the subject parcel(s) located at 7785 E. Hampden Ave. as a fast food restaurant with drive-thru, which would not currently be allowed in the B-1 zone district. Based on the surrounding properties that were rezoned as a part of the City's June 21, 2010 citywide rezone, we are proposing the existing B-1 zone area be rezoned to S-MX-5 which would allow for the development of a fast food restaurant with drive-thru at 7785 E. Hampden Ave. while allowing the existing bank located at 7995 E. Hampden Ave. to remain. Please see attached project narrative.

Select Legal Basis for the Zone Map Amendment and explain in detail	Error in the map as approved by City Council	<input type="checkbox"/>
	Changed or Changing Conditions that make a Zone Map Amendment Necessary	<input checked="" type="checkbox"/>

Section 12.4.10.2(D)(2) of the Denver Zoning Code:

D. For official map amendment applications for other than a PUD District or Zone District with waivers and/or conditions, either:

1. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so; or
2. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

This rezone application is being submitted by Applicant based on the Denver Zoning Code Section 12.4.10.2(D)(2) above since they own 100% of the property subject to the rezone application located at 7995 E. Hampden Ave. and 7785 E. Hampden Ave.

State the land use and the development proposed for the subject property. Include the time schedule (if any) for development

The land use for the subject parcel is an existing bank facility, the addition of a proposed Chick-Fil-A fast food restaurant with drive-thru, and a portion of the future redevelopment of the Tamarac Square mall site. The current schedule would include a formal submittal for the proposed Chick-Fil-A in May 2011. Construction would commence in late 2011 or early 2012 pending all required approvals/permit.

Required Exhibits	Additional Exhibits	
Applicant & Owner Information Sheet	<input checked="" type="checkbox"/>	Legal description of the existing B-1 zone lot has been included.
Maps - Required for Final Submissions	<input type="checkbox"/>	
Case Manager	Delidre Oss	
Signature	Date	
	4/26/11	

311

for City Services
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2011I-00012

R. Chris Salata, VP of Redevelopment + Expansion

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APPLICANT & OWNER INFORMATION SHEET

[1] Section 59-648(c) of the Denver Revised Municipal Code requires that an applicant for rezoning provide the applicant's name, address, and respective ownership interest, if any, on the application. In addition, unless subject to paragraph [2] below, the applicant must provide, in the space provided on this form, a list of all the owners of the property and the holders of deeds of trust, identifying which owners and holders of deeds of trust are represented by the applicant.

[2] If the application is for designation of an area as B-2, B-3, R-X or PUD zone district, the applicant must submit the concurrence of the owners and holders of deeds of trust of the entire land area to be included in the proposed district (and any structures thereon). In such cases, this form must be completed for each individual owner, together with sufficient evidence of ownership for each owner and holder of a deed of trust. Documentation verifying ownership interest may include (but is not limited to): Copies of deeds, powers of attorney, and corporate/partnership registrations filed with the Secretary of State.

Application Number	Applicant's Name	
2011I-00012	AIP Properties #1, L.P.	
Property Address(es)		
7995 E. Hampden Ave., 7785 E. Hampden Ave. and a portion of 7777 E. Hampden Ave.		
Applicant's Address		
c/o Developers Diversified Realty 3300 Enterprise Parkway Beachwood, Ohio 44122		
NOTE: If application is for rezoning to B-2, B-3, R-X or PUD, and the applicant is not the property owner, this form must be accompanied by a Power of Attorney statement from the property owner.		
Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "applicant" above.		
Fee Title Owner (Has Deed of Ownership)	All	<input checked="" type="checkbox"/>
	A Portion	<input type="checkbox"/>
Contract Owner	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
Holder of a Security Interest	All	<input type="checkbox"/>
	A Portion	<input type="checkbox"/>
List the names and addresses of all owners and holders of Deeds of Trust for the property, if any, and indicate which owners or holders of deeds of trust are represented by the applicant in the space below (please add additional pages, if needed).		
AIP Properties #1, L.P. 3300 Enterprise Parkway Beachwood, Ohio 44122		
Signature of Applicant		Date Signed
 <u>R. Chris Salata</u> , VP Redevelopment + Expansion		4/26/11

Project Narrative

Proposed Rezone Existing B-1 Zone Lot at Tamarac Square Denver, CO

AIP Properties #1, L.P. is proposing to rezone the existing B-1 zone area located at the northwest corner of E. Hampden Ave. & South Tamarac Drive (the "Subject Parcel") to allow for the development of a fast food restaurant with drive-thru at 7785 E. Hampden Ave. The area within the existing B-1 zone lot is currently a paved parking field for the nearly vacant existing enclosed mall structure and an existing bank facility (with on-site parking) located at 7995 E. Hampden Ave. which will remain. The Subject Parcel being proposed for rezone is currently part of a larger PBG development known as Tamarac Square Shopping Center. The existing enclosed mall located north of the Subject Parcel is also part of the PBG development. Redevelopment of the existing enclosed mall is currently being contemplated by DDR. The enclosed mall is not part of this proposed rezone.

The existing PBG has been amended numerous times. The initial approval was recorded on 12/6/74. The first amendment was recorded on 7/2/76. The second amendment was recorded on 7/14/78. The third amendment was recorded on 12/1/78. The first of two fourth amendments was recorded in September of 1982, with the second one recorded on 10/18/89.

The Tamarac Square Shopping Center currently includes the following:

Enclosed Mall Structure: 133,280 SF (97% vacant)
Convenience Center: 33,099 SF
Benihana of Tokyo: 8,000 SF
Bank of the West: 25,000 SF
Vacant Restaurant Building (along South Tamarac Drive): 5,000 SF
Office Building (Northeast corner): 21,169 SF
Office Building (Northwest corner): 94,455 SF

Zoning of Subject Parcel

Existing Zoning: B-1
Proposed Zoning: S-MX-5

Section 12.4.10.2(D)(2) of the Denver Zoning Code:

D. For official map amendment applications for other than a PUD District or Zone District with waivers and/or conditions, either:

1. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so; or
2. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

The rezone application is being submitted by AIP Properties #1, L.P. based on the Denver Zoning Code Section 12.4.10.2(D)(2) above since it owns 100% of the property subject to the rezone application located within the existing B-1 zone lot area.

Currently the B-1 zoning district does not allow for eating establishments. By rezoning to the S-MX-5 district, Eating and Drinking Establishments would be permitted. The S-MX-5 district also allows for the greatest opportunity for future redevelopment along Hampden Ave. which is designated as a commercial arterial. The Tamarac Square area is designated as "Town Center" in Blueprint Denver. The mixed use districts in the suburban context most closely align with the "Town Center" as outlined in Blueprint Denver.

Surrounding Zoning/Uses

- East: The property located to the east across S. Tamarac Dr. is zoned S-MU-12 and used for multi-family residential.
- West: The property located to the west across Goldsmith Gulch is zoned S-MX-5 and is currently a multi-story office facility.
- North: The property is part of the existing PBG development and is zoned B-3. The property is used for retail uses, most of which are currently vacant.
- South: The properties located to the south across E. Hampden Ave. are currently zoned B-1 and B-3 and include a variety of office and retail uses.

Existing PBG Parcels/Owners

- 7785 E. Hampden Ave. – AIP Properties #1, L.P.
- 7795 E. Hampden Ave. – AIP Properties #1, L.P.
- 7777 E. Hampden Ave. – AIP Properties #1, L.P.
- 3333 S. Tamarac Dr. – AIP Properties #1, L.P.
- 7600 E. Eastman Ave. – Parmenter Realty Partners
- 3201 S. Tamarac Dr. – JFST, LLC

A Neighborhood meeting was held on March 1, 2011 at 6:00 pm at Tamarac Square to present the proposed Chick-Fil-A development for the site located at 7785 E. Hampden Ave. As part of the notification process, certified mailings were sent to both Parmenter Realty Partners and JFST, LLC (see attached receipts). 2 representatives for Parmenter Realty Partners attended the neighborhood meeting. Recently there have been numerous discussions between DDR and in-house counsel for Parmenter Realty Partners about this rezone request and the proposed Chick-Fil-A development. On the morning of March 2, 2011 representatives from AIP Properties #1, L.P. met with representatives for JFST, LLC to discuss both the proposed Chick-Fil-A project and the potential redevelopment of the enclosed mall site. Site plans for both the proposed Chick-Fil-A and the potential redevelopment of the enclosed mall have been provided to these owners. At this time, no objections by either Parmenter Realty Partners or JFST, LLC have been expressed in connection with this re-zone request.

Effects of Proposed Zone Map Amendment

Parking – The parcel located at 7785 E. Hampden Ave. is currently paved and striped for mall parking. Given the fact that the majority of the Tamarac Square enclosed mall facility is vacant (all but 2 tenants have vacated) and redevelopment of the enclosed mall is currently being contemplated by AIP Properties #1, L.P., there is an overabundance of parking provided in the Tamarac Square development based on existing/operating uses. The existing bank facility located at 7995 E. Hampden Ave. has 82 parking spaces on its parcel which exceeds the requirement for the proposed S-MX-5 district which is 63 spaces (2.5 spaces per 1,000 SF). The proposed fast food development to be located at 7785 E. Hampden Ave. would be designed to accommodate all required parking within their parcel boundaries per S-MX-5 requirements. Potential redevelopment of the enclosed mall area would include enough parking spaces to meet code requirements for the potential use(s).

Drainage – Currently the southern portion of the Tamarac Square development sheet flows towards Goldsmith Gulch and would not meet the City of Denver drainage/detention/water quality requirements. As a part of the development of the Chick-Fil-A at 7785 E. Hampden Ave., detention and water quality would be designed and incorporated with the site plan approval process to bring the site into compliance with current City of Denver requirements. Future redevelopment of the enclosed mall structure would incorporate drainage/detention/water quality design as required by the City of Denver.

Zone Lot Boundary – The existing B-1 zone lot completely encompasses the parcels located at 7785 E. Hampden Ave. and 7995 E. Hampden Ave. and also includes a small portion of the parcel located at 7777 E. Hampden Ave. (the enclosed mall area), therefore a small area of the redevelopment of 7777 E. Hampden Ave. will be zoned S-MX-5. The portion of 7777 E. Hampden Ave. located within the S-MX-5 zone lot will be used to integrate the existing bank site and the proposed Chick-Fil-A into the redevelopment resulting in one cohesive development.

Hampden Ave. Corridor – The highly traveled Hampden Ave. corridor would be enhanced by the development of a Chick-Fil-A at 7785 E. Hampden Ave. The currently unused, paved parking site would be transformed into a development offering new food options for neighborhood residents and drive by traffic, and would enhance street level activity and improve and contribute to the revival of this area of Hampden Ave.

**PROPERTY DESCRIPTION
ZONING PARCEL**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°48'40" WEST, 1336.94 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE AS DESCRIBED IN THE DEED TO CITY AND COUNTY OF DENVER, RECORDED AUGUST 15, 1969 IN BOOK 73, PAGE 7, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY PROLONGATION, NORTH 00°11'20" EAST, 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE, AS DESCRIBED IN THE DEED TO THE CITY AND COUNTY OF DENVER RECORDED NOVEMBER 14, 1974 IN BOOK 967, PAGE 231 IN SAID OFFICE OF THE CLERK AND RECORDER, SAID NORTHERLY RIGHT-OF-WAY BEING A LINE PARALLEL WITH AND DISTANT NORTHERLY 70.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 33, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE, NORTH 00°11'20" WEST, 359.44 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°48'40" WEST, 479.47 FEET;

THENCE SOUTH 00°11'20" EAST, 359.44 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°48'40" EAST, 479.47 FEET TO THE POINT OF BEGINNING;

CONTAINS 172,339 SQ. FT. OR 3.956 ACRES, MORE OR LESS

ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF
CALVADA SURVEYING, INC.
6551 SOUTH REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80112

Received at 11:03 a.m. DEC 29 1955

BOOK 948 PAGE 518

Description No. 573898 EARD E. DOWNING, MASON

THIS RIGHT-OF-WAY DEED, Made and entered into this 12th day of December, A.D. 1955, by and between CHARLES A. MANTZ, Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, as Trustee and successor in trust, as hereinafter described, party of the first part, hereinafter called "Grantor," and THE STATE HIGHWAY COMMISSION OF COLORADO, a public corporation, for the use and benefit of the DEPARTMENT OF HIGHWAYS of the State of Colorado, party of the second part, hereinafter called "Grantee."

WITNESSETH:

WHEREAS, under date of December 8, 1926, Robert Russell did convey by warranty deed to Frank J. Reinhard, Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, and his successors in said office, as trustees and successors in trust, certain land situated in Sec. 33, T. 4 S., R. 67 W. of the 6th P.M., Arapahoe County, Colorado, together with certain other lands commonly known as the Robert Russell Farm; and

WHEREAS, the Grantor hereof is the duly elected, qualified and acting Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, and as such is the successor in office and successor in trust to the said Frank J. Reinhard above mentioned; and

WHEREAS, the said Grantee has demanded that unless the parcel of land hereinafter described is conveyed to said Grantee, it will be forced to institute proceedings in eminent domain in order to secure said land for public highway purposes.

NOW, THEREFORE, in consideration of the premises and the sum of \$10.00 this day in hand paid by the said Grantee to the said Grantor, the said Grantor does hereby quit claim and convey to the said Grantee, all of his right, title and interest, in and to that tract of land to be used as a right of way for road purposes, viz.:

A tract or parcel of land No. 15 Rev. 2 of Dept. of Highways' project No. S 0055(2), containing 3.869 acres, more or less, in the SW^{1/4} of Sec. 33, T. 4 S., R. 67 W., of the Sixth P.M., in Arapahoe County, Colorado; said tract or parcel being more particularly described as follows:

Beginning at the SW corner of Sec. 33, T. 4 S., R. 67 W.

1. Thence along the S. line of Sec. 33, S. 87° 21' E., a distance of 2655.2 feet to the S. quarter corner of Sec. 33;
2. Thence along the N&S quarter line of Sec. 33, N. 2° 38' E., a distance of 60.0 feet;
3. Thence on a line 60.0 feet normally distant north of and parallel to the S. line of Sec. 33, N. 87° 21' W. a distance of 2326.1 feet;
4. Thence N. 78° 49' W. a distance of 101.1 feet;
5. Thence on a line 75.0 feet normally distant north of and parallel to the S. line of Sec. 33, N. 87° 21' W. a distance of 229.1 feet to the W. line of Sec. 33;
6. Thence along the W. line of Sec. 33, S. 2° 37' W. a distance of 75.0 feet, more or less, to the point of beginning.

The above described tract contains 3.869 acres, more or less, of which 1.829 acres are in the right of way of the present road.

TO HAVE AND TO HOLD the same unto the Grantee, and its successors, for the purpose of constructing, operating and maintaining a road thereon; provided, however, that in the event said road shall ever be abandoned for public purposes, said right of way shall revert to the Grantor as trustee, his successors in office and successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Charles A. Mantz
As Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, as Trustee and Successor in Trust.

STATE OF COLORADO }
} ss.
City and County of Denver }.

Before me, a Notary Public within and for said County and State, appeared CHARLES A. MANTZ, as Grand Master of the Most Worshipful Grand Lodge of Ancient Free and Accepted Masons of Colorado, personally known to me and to me known to be such Grand Master, and who acknowledged to me that he executed the foregoing right-of-way deed as and for his free and voluntary act and deed and as and for the free and voluntary act and deed of said Grand Lodge, for the uses and purposes therein specified.

WITNESS my hand and Notarial Seal this 12th day of December
A.D. 1955.

My commission expires September 17, 1958

Lillian B. Margaret
Notary Public



**PROPERTY DESCRIPTION
ZONING PARCEL**

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER, SOUTH 89°48'40" WEST, 1336.94 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE AS DESCRIBED IN THE DEED TO CITY AND COUNTY OF DENVER, RECORDED AUGUST 15, 1969 IN BOOK 73, PAGE 7, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;

THENCE DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHERLY PROLONGATION, NORTH 00°11'20" EAST, 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE, AS DESCRIBED IN THE DEED TO THE CITY AND COUNTY OF DENVER RECORDED NOVEMBER 14, 1974 IN BOOK 967, PAGE 231 IN SAID OFFICE OF THE CLERK AND RECORDER, SAID NORTHERLY RIGHT-OF-WAY BEING A LINE PARALLEL WITH AND DISTANT NORTHERLY 70.00 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 33, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE, NORTH 00°11'20" WEST, 359.44 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY, SOUTH 89°48'40" WEST, 479.47 FEET;

THENCE SOUTH 00°11'20" EAST, 359.44 FEET TO SAID NORTHERLY RIGHT-OF-WAY OF EAST HAMPDEN AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°48'40" EAST, 479.47 FEET TO THE POINT OF BEGINNING;

CONTAINS 172,339 SQ. FT. OR 3.956 ACRES, MORE OR LESS

ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF
CALVADA SURVEYING, INC.
6551 SOUTH REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80112

Received at 11:03 a.m. DEC 29 1955

BOOK 948 PAGE 518

Description No. 573898 EARD E. DOWNING, MASON

THIS RIGHT-OF-WAY DEED, Made and entered into this 12th day of December, A.D. 1955, by and between CHARLES A. MANTZ, Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, as Trustee and successor in trust, as hereinafter described, party of the first part, hereinafter called "Grantor," and THE STATE HIGHWAY COMMISSION OF COLORADO, a public corporation, for the use and benefit of the DEPARTMENT OF HIGHWAYS of the State of Colorado, party of the second part, hereinafter called "Grantee."

WITNESSETH:

WHEREAS, under date of December 8, 1926, Robert Russell did convey by warranty deed to Frank J. Reinhard, Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, and his successors in said office, as trustees and successors in trust, certain land situated in Sec. 33, T. 4 S., R. 67 W. of the 6th P.M., Arapahoe County, Colorado, together with certain other lands commonly known as the Robert Russell Farm; and

WHEREAS, the Grantor hereof is the duly elected, qualified and acting Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, and as such is the successor in office and successor in trust to the said Frank J. Reinhard above mentioned; and

WHEREAS, the said Grantee has demanded that unless the parcel of land hereinafter described is conveyed to said Grantee, it will be forced to institute proceedings in eminent domain in order to secure said land for public highway purposes.

NOW, THEREFORE, in consideration of the premises and the sum of \$10.00 this day in hand paid by the said Grantee to the said Grantor, the said Grantor does hereby quit claim and convey to the said Grantee, all of his right, title and interest, in and to that tract of land to be used as a right of way for road purposes, viz.:

A tract or parcel of land No. 15 Rev. 2 of Dept. of Highways' project No. S 0055(2), containing 3.869 acres, more or less, in the SW^{1/4} of Sec. 33, T. 4 S., R. 67 W., of the Sixth P.M., in Arapahoe County, Colorado; said tract or parcel being more particularly described as follows:

Beginning at the SW corner of Sec. 33, T. 4 S., R. 67 W.

1. Thence along the S. line of Sec. 33, S. 87° 21' E., a distance of 2655.2 feet to the S. quarter corner of Sec. 33;
2. Thence along the N&S quarter line of Sec. 33, N. 2° 38' E., a distance of 60.0 feet;
3. Thence on a line 60.0 feet normally distant north of and parallel to the S. line of Sec. 33, N. 87° 21' W. a distance of 2326.1 feet;
4. Thence N. 78° 49' W. a distance of 101.1 feet;
5. Thence on a line 75.0 feet normally distant north of and parallel to the S. line of Sec. 33, N. 87° 21' W. a distance of 229.1 feet to the W. line of Sec. 33;
6. Thence along the W. line of Sec. 33, S. 2° 37' W. a distance of 75.0 feet, more or less, to the point of beginning.

The above described tract contains 3.869 acres, more or less, of which 1.829 acres are in the right of way of the present road.

TO HAVE AND TO HOLD the same unto the Grantee, and its successors, for the purpose of constructing, operating and maintaining a road thereon; provided, however, that in the event said road shall ever be abandoned for public purposes, said right of way shall revert to the Grantor as trustee, his successors in office and successors in trust.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Charles A. Mantz
As Grand Master of the Most Worshipful Grand Lodge of Ancient, Free and Accepted Masons of Colorado, as Trustee and Successor in Trust.

STATE OF COLORADO }
City and County of Denver }
ss

Before me, a Notary Public within and for said County and State, appeared CHARLES A. MANTZ, as Grand Master of the Most Worshipful Grand Lodge of Ancient Free and Accepted Masons of Colorado, personally known to me and to me known to be such Grand Master, and who acknowledged to me that he executed the foregoing right-of-way deed as and for his free and voluntary act and deed and as and for the free and voluntary act and deed of said Grand Lodge, for the uses and purposes therein specified.

WITNESS my hand and Notarial Seal this 12th day of December
A.D. 1955.

My commission expires September 17, 1958

Lillian B. Margaret
Notary Public



NEIGHBORHOOD MEETING NOTICE

Tuesday, March 1, 2011

to be held at the

Tamarac Square Shopping Center
use the southern entrance
7777 East Hampden Avenue
Denver, CO 80231

6:00 P.M. – 8:00 P.M.

to present a new

Chick-fil-A Restaurant

located at

the southwest corner of the
Tamarac Square shopping center site

You and members of your Neighborhood organization are cordially invited to attend a neighborhood meeting to discuss a proposal to rezone the south side of the Tamarac Square shopping center to allow for the development of a new Chick-fil-A restaurant. Please note that this notice is only being sent to you as the published contact for your neighborhood organization with the expectation that you will circulate this notice to interested members of your organization. Please refer to the preliminary site plan on the reverse side of this sheet for the site location.

The developer's consultant will present the proposed project and be available to answer any questions you may have.

Please note that this is not a neighborhood meeting to discuss the potential redevelopment of the entire Tamarac Square site; it is for the potential addition of a Chick-fil-A restaurant on a pad site along Hampden Avenue next to the existing Bank of the West building.

If you are unable to attend the meeting but have questions about the development, please feel free to call the following contacts:

David A. Guetig, P.E., President, Galloway & Company
Deirdre Oss, Senior Planner/Case Manager, City of Denver

(303) 770-8884
(720) 865-2950

Registered Neighborhood Organizations

Within 200' of existing B-1 parcel

- Inter-Neighborhood Cooperation
Contact: Steve Nissen
Address: PO Box 181009, Denver, CO 80218
Home: 303-733-8524
Work: 303-995-5961
Email: Pennissen@cs.com
- Hampden East III Condominium Homeowner's Assoc.
Contact: Don Lowe, President
Address: <8060 E. Girard #802>, Denver, CO 80231
Home: 303-638-1855
- Hampden South Neighborhood Association
Contact: Nicole Wartell
Address: 3612 S. Spruce St., Denver, CO 80237
Home: 303-910-9095
Email: myhsna@gmail.com
- Hutchinson Hills/Willow Point HOA
Contact: Victoria Bailey, President
Address: <3720 S. Ulster>, Denver 80237
Home: 303-771-1290

Additional Groups to include per Peggy Lehmann:

- Southmoor Park East
Contact: Lee Terry
Address: 3840 S. Narcissus Way, Denver 80237
Phone: 303-759-5725
Email: LTerry@speha.org
- Cornerstone at Tamarac
Contact: Jim Kottenstette
Address: 3313 S. Tulare Circle, 80231
Phone: 303-337-6565
Email: jkottens@comcast.net
- Gun Club HOA
Contact: Les Franklin
Address: 8181 E. Dartmouth #11 80231
Phone: 303-337-2515

- Hampden Heights Civic Association
Contact: Claudia Humbargar
Address: [3364 S. Clinton Ct. Denver 80231](#)
Phone: 303-751-5901
Email: Humbargars4@comcast.net
- Morningside Condo Association
Contact: Suzanne Saunders
Address: 3540 S. Poplar #307 80224
Email: suz.saunders@gmail.com
- Tamarac Hills HOA
Contact: Mike Hall
Address: 7500 E. Dartmouth #7 80231
Phone: 303-671-7868
Email: MikeJHall@comcast.net
- Tamarac Park HOA
Contact: Karen Rothberg
Address: 2900 S. Quebec #17 80231
Phone: 303-751-1855
- Wellshire East
Contact: Lois Kahn
Address: 6750 E. Eastman Ave 80224
Phone: 303-758-0092
Email: Kalo284@aol.com
- Three Fountains
Contact: Terril Young
Address: 3352 S. Oneida Way
Phone: 303-759-5710
Email: jun2jung@ecentral.com
- Ridge at Tamarac, HOA
Contact: Phillip Mills
Address: 9145 E. Kenyon Ave., Suite 100, Denver, CO 80237
Home: 303-745-2220
Work: 303-745-2220
Fax: 303-745-2220
Email: phil@wsp.net

- Tamarac Hills Homeowners Association, Inc.
Contact: Michael J. Hall
Address: 7500 E. Dartmouth Ave, Unit 7, Denver, CO 80231
Home: 303-671-7868
Work: 303-980-6556
Email: mikejhall@comcast.net
- Holly Ridge Neighborhood Organization
Mark Fabian, President
3390 Locust St., Denver, CO 80222
- SE Denver Neighborhood Business District
Contact: Tory Belsky, New York Deli News
7105 Hampden Ave, Denver, CO 80224