

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		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REZONING GUIDE



REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input 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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input 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.
	<input 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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <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. Please provide an attachment describing the justifying circumstance.
	<input 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. Please provide an attachment describing how the above criterion is met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:
<input type="checkbox"/> Written Authorization to Represent Property Owner(s) <input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity
Please list any additional attachments:



REZONING GUIDE

Rezoning Application Page 3 of 3

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	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>	01/01/12	(A)	YES
Application initiated by a member of City Council. No owner authorization required per DZC 12.4.10.4.A.1.a.						

Assessor's Parcel Numbers & Owner Information

Schedule Number	Address	City	State	Zip	Owner Name
226101009000	3700 GAYLORD ST	DENVER	CO	80205-3500	TELE COMM RESOURCE L P
226101011000	3701 YORK ST	DENVER	CO	80205-3572	TELE COMM RESOURCE L P
226101010000	3749 YORK ST	DENVER	CO	80205-3568	TELE COMM RESOURCE L P
226101003999	3735 YORK ST UNIT MASTR	DENVER	CO		N/A
226101003003	3735 YORK ST 101	DENVER	CO	80205-3570	PROSPECTIVE REAL ESTATE LLC
226101004004	3735 YORK ST APT 102	DENVER	CO	80205-3571	SLEASE,BRADLEY TAYLOR
226101005005	3735 YORK ST APT 103	DENVER	CO	80205-3571	HIMSCHOOT,STEPHEN M
226101006006	3735 YORK ST APT 104	DENVER	CO	80205-3571	TELE COMM RESOURCE L P

EXHIBIT A

Legal Description

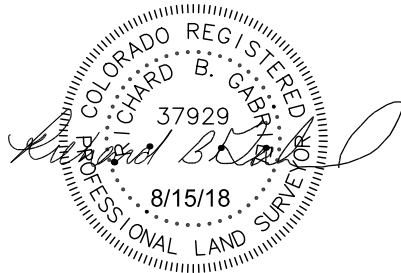
ZONE LOT U-RX-3 BOUNDARY

A PARCEL OF LAND BEING A PORTION OF BLOCK 2 OF CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, ALSO LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 65.00 FEET LOTS 1 THROUGH 15, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING ± 23,915 TOTAL SQUARE FEET OR ± 0.549 TOTAL ACRES OF LAND, MORE OR LESS.

END OF LEGAL DESCRIPTION.



Richard B. Gabriel
Professional Land Surveyor #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

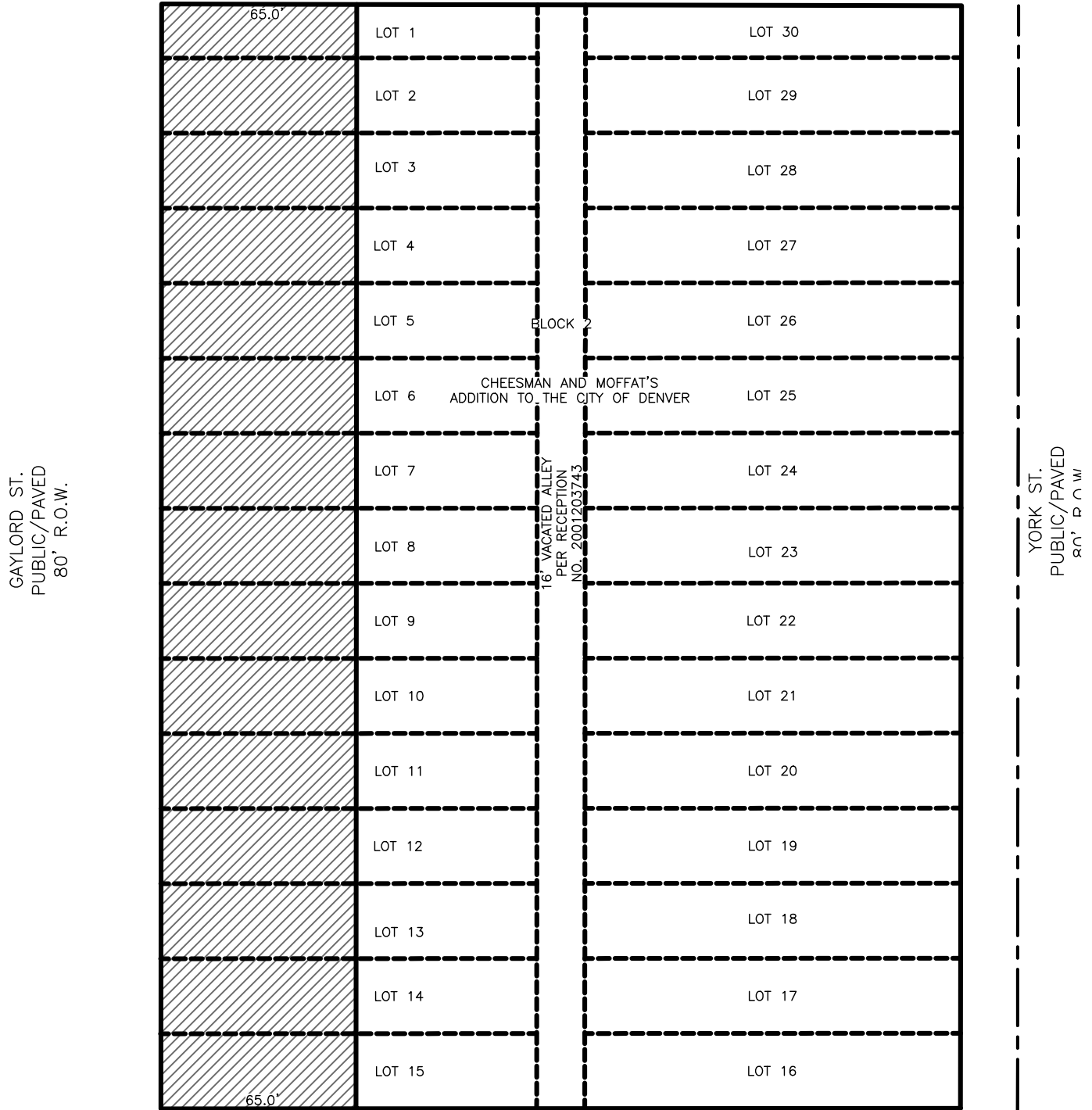
DRAWING BY: WEA
PROJECT NO.

DATE: 8-15-2018
501-18-224

EXHIBIT A

Legal Description Exhibit

E 38TH AVE.
PUBLIC/PAVED
(80' R.O.W.)



GAYLORD ST.
PUBLIC/PAVED
80' R.O.W.

YORK ST.
PUBLIC/PAVED
80' R.O.W.

E 37TH AVE.
PUBLIC/PAVED
(60' R.O.W.)



SCALE: 1" = 50'

POWERTM
Surveying Company, Inc.
Established 1948

PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: WEA DATE: 8-15-2018
PROJECT NO. 501-18-224

EXHIBIT A

Legal Description

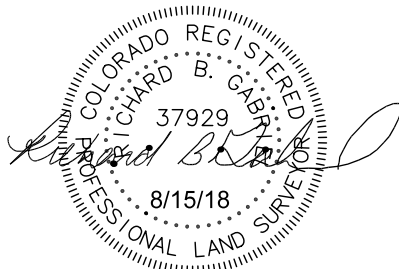
ZONE LOT U-RX-5 BOUNDARY

A PARCEL OF LAND BEING A PORTION OF BLOCK 2 OF CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER, ALSO LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 15 INCLUSIVE EXCEPT THE WEST 65.00 FEET OF SAID BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER,
TOGETHER WITH THAT CERTAIN VACATED ALLEY AS RECORDED AT RECEPTION NUMBER 2001203743 AND ADJACENT TO SAID LOTS, WHEN MEASURED AT RIGHT ANGLES.

ALSO TOGETHER WITH ALL OF LOTS 16 THROUGH 30, INCLUSIVE, BLOCK 2, CHEESMAN AND MOFFAT'S ADDITION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING \pm 74,027 TOTAL SQUARE FEET OR \pm 1.699 TOTAL ACRES OF LAND, MORE OR LESS.
END OF LEGAL DESCRIPTION.



Richard B. Gabriel
Professional Land Surveyor #37929
For and on behalf of Power Surveying Company, Inc.
303-702-1617



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THORNTON, COLORADO 80260

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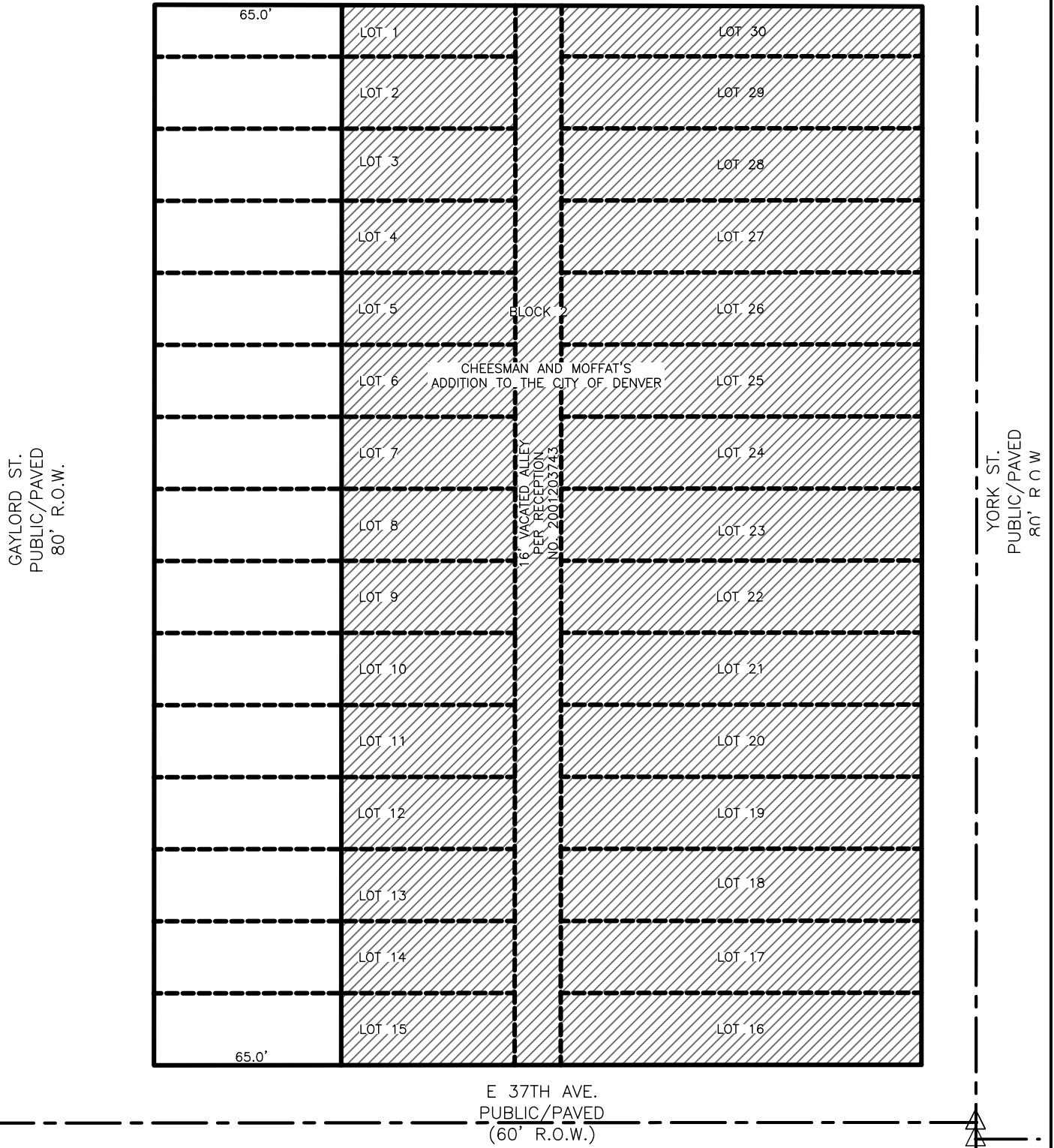
DRAWING BY: WEA
PROJECT NO.

DATE: 8-15-2018
501-18-224

EXHIBIT A

Legal Description Exhibit

E 38TH AVE.
PUBLIC/PAVED
(80' R.O.W.)



SCALE: 1" = 50'



720 W. 84TH AVENUE, UNIT 240
THORNTON, COLORADO 80260

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FAX. 303-702-1488
WWW.POWERSURVEYING.COM

DRAWING BY: WEA
PROJECT NO.

DATE: 8-15-2018
501-18-224

From: [Brooks, Albus - CC XA1404 Member Denver City Council](#)
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Re: Rezoning of 3701-3749 York Street and 3700-3746 Gaylord Street
Date: Friday, August 24, 2018 8:54:30 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Thanks Liz.

I wish to initiate a rezoning 3701-3749 York Street and 3700-3746 Gaylord Street

Albus Brooks, MBA
Denver Councilman
“Fine” District 9

#InclusiveDenver
Join The Conversation
<http://bit.ly/InclusiveDenver>

“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

-Jane Jacobs

Sent from my iPad

On Aug 23, 2018, at 5:08 PM, Weigle, Elizabeth K. - CPD PS Neighborhood Planning <Elizabeth.Weigle@denvergov.org> wrote:

Alisha, thank you for submitting the rezoning application materials. I will review them and let you know if the application is considered complete. I am out of the office tomorrow, but will get back to you on Monday, August 27. Once deemed complete, we will then refer the application out to all interested parties.

Councilman Brooks, for our files, we will need an email from you stating that you wish to initiate this rezoning.

Thank you,
Liz

From: Alisha Hammett [<mailto:ahammett@norris-design.com>]
Sent: Thursday, August 23, 2018 12:37 PM
To: Rezoning - CPD <Rezoning@denvergov.org>
Cc: Weigle, Elizabeth K. - CPD PS Neighborhood Planning <Elizabeth.Weigle@denvergov.org>; Brooks, Albus - CC XA1404 Member Denver City Council <Albus.Brooks@denvergov.org>; 'ddodge@milehighmin.org'

<ddodge@milehighmin.org>; Gabriel Cullen <gabe.cullen@studiocompletiva.com>;
'Levi Johnsen' <levi@solli.agency>; jjohnsen@milehighmin.org; Ray Stranske
<raystranske@gmail.com>; cynthia.leibman@studiocompletiva.com; Yong Cho
<yong.cho@studiocompletiva.com>; Ryan McBreen <rmcbreen@norris-design.com>;
rnunziato@milehighmin.org

Subject: Rezoning of 3701-3749 York Street and 3700-3746 Gaylord Street

Ms. Weigel,

Our team, in support of Councilman Albus Brooks, respectfully requests the City to consider the rezoning of a property at 3701-3749 York Street and 3700-3746 Gaylord Street, in the Cole neighborhood. We have included the following documents for your review as part of the Rezoning Application process:

- Rezoning Application
- Rezone Request Letter
- Proposed Zone Districts Exhibit
- Legal Descriptions of each proposed Zone District

Please let us know if you need additional information.

Kind regards,

<[image001.jpg](#)>

Alisha Kwon Hammett

Project Manager | Planner

1101 Bannock Street | Denver, CO 80204

P 303.892.1166 | D 303.575.4520

<[image002.png](#)> <[image003.png](#)> <[image004.png](#)>

This email communication is confidential and is solely for the use of the intended recipients. Any use or dissemination of this transmission by anyone other than the intended recipients or their duly authorized agent(s) is strictly prohibited. The sender and Norris Design will not accept any responsibility for viruses (if any) associated with this email or its possible attachments.

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

December 3, 2018

City and County of Denver
Community Planning and Development
Attn: Elizabeth Weigle
201 West Colfax
Denver, CO 80202

Re: Mile High Ministries :: Rezoning Request

Dear Ms. Weigle,

Norris Design, on behalf of Mile High Ministries, respectfully requests the City to consider the rezoning of a property at the southwest corner of 38th Avenue and York Street, in the Cole neighborhood. Our team, noted below, has included the following documents for your review as part of the Rezoning Application process:

- Rezoning Application
- Conceptual Site Plan explaining zoning request
- Proposed Zone Districts Exhibit
- Legal Descriptions of each proposed Zone District
- Letters of Community Support

Owner / Applicant

Mile High Ministries
913 N. Wyandot St.
Denver, CO 80204
303-839-5198
Contact: Jeff Johnsen

Architect

Studio Completiva
3275 W 14th Ave. Suite 201
Denver, CO 80204
720-446-5110
Contact: Young Cho

Planner

Norris Design
1101 Bannock St.
Denver, CO 80204
303-892-1166
Contact: Alisha Kwon Hammett

The proposed 2.3-acre site is located between 38th and York in Denver; and is currently zoned Urban Row House 2.5 (U-RH-2.5). The applicant is seeking to divide the site into two zone districts, Urban Residential Mixed-Use 3 (U-RX-3) and Urban Residential Mixed-Use 5 (U-RX-5). The requested U-RX-3 zone district will be the western portion property, beginning at the southwest corner of 37th and Gaylord to 38th and Gaylord to the northwest with an approximate dimension of 368 ft in length and 65 ft in width. The 65 ft. lot depth is typical for row homes. The U-RX-5 zone district will be the eastern portion of the property, beginning at the southeast corner of 37th and York up to the northeast corner of 38th and York with an approximate width of 201 ft and 368 ft in length. Both U-RX-3 and U-RX-5 are in the "Urban" context and allow mixed uses generally up to 3 and 5 stories respectively in height; further details of the zone district can be found in Article 7 of the Denver Zoning Code (DZC). The district as proposed will allow for 5-stories along the full length of York and a 3-story portion along the full length of Gaylord.

Though a rezoning request does not approve a specific development or permit a specific use, the property owner's intent through this rezoning to U-RX-3 and U-RX-5, is to develop the property with a 4-story, 90-unit affordable housing apartment building with supportive ground-level retail/commercial space along 38th Avenue and York Street, and several new affordable units in a 3-story walk-up apartment building along Gaylord St. The property owner has begun the process of recording an affordable housing agreement to guarantee a certain number of affordable units be delivered with the future development of this parcel. The agreement is anticipated to be recorded prior to the City

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

Council public hearing for this application. The preliminary agreement would include at least 20 units affordable to households with incomes at or below 60% Area Median Income.

After three, well-attended community meetings in the Cole neighborhood to discuss this proposed zoning strategy with the neighbors, it was decided that having more height along the east portion of the site was appropriate. The neighbors also expressed support for the proposed use of affordable housing with ground level neighborhood-scale retail/commercial space. Included with this rezone application is a description of the ongoing community engagement process and several letters of support.

In addition to the neighborhood meetings, the property owner and developer has begun the process of recording an affordable housing agreement that would provide the neighborhood and the City with a guarantee that a specific percentage of affordable housing units will be available with the development of the land.

The following table summarizes the existing context proximate to the subject site:

Direction	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	U-RH-2.5	Vacant	1 story dilapidated vacant townhomes that will be demolished	Consistent oblong block on the downtown street grid. Public alleys exist on most blocks throughout the area.
N	I-A, UO-2	Industrial	1-2 story warehouse /industrial structures	
S	U-SU-A1, OS-A	Single-Unit Residential, Two-unit and Multi-unit Residential, Park	Single family homes, urban house and row house forms	
E	U-MX-3, U-SU-B1	Commercial, Retail, Single-Unit Residential	Commercial building, single family homes, urban house and row house forms	
W	U-SU-A1	Single-Unit Residential	Single family homes, urban house and row house forms	

The general purpose of the U-RX-3 and U-RX-5 zone districts identifies the following: “The Residential Mixed-Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm...(and) are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods (DZC p. 5.2-4).” The zone district is also intended to ensure new development contributes positively to established residential neighborhoods and character while improving the transition between commercial development and adjacent residential neighborhoods (DZC p. 5.2-4). The subject site sits between an industrial site, an established neighborhood area and commercial uses. It is the goal of this proposal to provide a high-quality development that acts as a transitional use, as well as physical form between the commercial and industrial uses to the north and east and the stable residential land uses to the south and east. This transition can be accomplished by utilizing stepped buildings (specifically, a 3-story height allowance on the western portion of the property, adjacent to Gaylord Street) that creates a transition in height from the more intensive industrial and commercial uses found north and east of the subject property, and the single-family residential use to the south and west. The proposed rezoning would allow for 3 stories along Gaylord Street for approximately 65 feet of the western portion of the block and then transition to 5 stories for the remainder of the site.

Two legal descriptions are proposed in order to obtain separate zoning allowances on the site, one with a 5-story height allowance and the other allowing only 3-stories.

Statement of Consistency with Adopted Plans

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

Denver Comprehensive Plan 2000

Denver's Comprehensive Plan 2000 identifies a set of broad guiding principles that unite to form a coherent and compelling vision of a livable city. The U-RX-3 and U-RX-5 map amendment application is consistent with these "Vision(s) of Success" through the enabling of compact, mixed-use, pedestrian-oriented development at an appropriate location. The proposed map amendment is consistent with the objectives of *Denver Comprehensive Plan 2000* strategies including:

- Environmental Sustainability Strategy 2-F - Conserve land by: promoting infill development with Denver at sites where services and infrastructure are already in place. Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods. Creating more density at transit nodes. (p. 39).
- Environmental Sustainability Strategy 4-A- Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work (p. 41).
- Land Use Strategy 3-B - Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses. (p. 60).
- Mobility Strategy 4-E - Continue to promote mixed-use development, which enables people to live near work, retail and services. (p. 78).
- Denver's Legacies Strategy 3-A- Identify areas in which increased density and new uses are desirable and can be accommodated. (p. 99).
- Citywide Land Use and Transportation Strategy 1-H: Encourage development of housing that meets the increasingly diverse needs of Denver's present and future residents in the Citywide Land Use and Transportation Plan (p. 58).
- Residential Neighborhoods and Business Centers Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood (p. 60).

The proposed map amendment will enable affordable residential and neighborhood scale mixed-use development at an infill location where services and infrastructure are already provided, consistent with *Comprehensive Plan 2000*. The U-RX-3 and U-RX-5 zone districts allow a variety of uses and allow for increased density appropriate for this infill site.

Blueprint Denver

According to *Blueprint Denver*, the concept land use recommendation for this site is Single-Family Duplex, Areas of Change.

Future Land Use

The Single-Family Duplex land use concept is summarized as:

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

- Moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses (p. 42).
- Mixture of housing types, including single-family houses, duplexes, townhouses and small apartment buildings (p. 42).

While Blueprint Denver envisioned this area to have a land use designation of Single-Family Duplex, it also recognized the area to be an Area of Change. This property falls neatly into “Areas where land use and transportation are closely linked” (p. 20). Consistent with this guidance, the proposed U-RX zoning would primarily allow for residential uses while also allowing complementary commercial uses at a location served by an arterial and a bus transit corridor.

According to Blueprint Denver, understanding the implications of development capacity based on zoning revealed the following:

- A lack of support for mixed-use, pedestrian-friendly environment that could develop along many of the transit corridors in Denver (p. 14).
- Insufficient intensity to encourage investment, such as amenities and services that are essential to pedestrians and transit users (p.14).

York Street is classified as an arterial and enhanced bus transit corridor yet lacks the sufficient intensity to encourage investment into the Cole neighborhood. “As a result, if land were developed according to the zoning scenario, Denver will likely see scarce affordable housing (p.14) Rezoning this property to encourage more density is a solution to the problem identified within Blueprint Denver.

The shopfront and townhouse building forms within the U-RX-3 and U-RX-5 zone districts include build-to, transparency, entrance, and street level active use standards and, implement the design recommendations stated in *Blueprint Denver* for a pedestrian-friendly residential mixed-use area.

Area of Change

According to *Blueprint Denver*, this property falls within Areas of Change. The goal for Areas of Change are “to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips (p. 127).” Further Areas of Change are parts of the city where “a high priority will be providing housing opportunities for existing residents. A major goal is to increase economic activity in the area to benefit existing residents and businesses (p. 127).” The intention of this rezoning is to provide the property owner with the ability to develop a neighborhood-scale retail and commercial space that would be anchored by a new affordable residential housing community. These supportive commercial/retail spaces will not be designed to only serve residents onsite, rather will be available to serve the greater Cole neighborhood.

Blueprint Denver states that Areas of Change should transition to adjacent Areas of Stability and between residential and non-residential areas by using transitional height limits. This proposal seeks to transition in height both from east to west and from north to south, with the highest heights (5 stories) along 38th and York, stepping down toward the existing residences along 37th and Gaylord (3 stories).

This application is consistent with the *Blueprint Denver* Area of Change recommendations by allowing for infill residential mixed-use development which will improve access to housing and services. Additionally, the transition in height as part of this proposal, is compatible with *Blueprint Denver's* vision for appropriate growth.

Street Classification

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

York Street is classified as a residential arterial street. *Blueprint Denver* states “Arterials are designed to provide a high degree of mobility and generally serve longer vehicle trips to, from, and within urban areas. Denver’s arterial system interconnects major urban elements such as the central business district, employment centers, large urban and suburban commercial centers and residential neighborhoods (p. 51).” York Street is also identified as an enhanced bus transit corridor in *Blueprint Denver* (p. 99), which will provide opportunities for more intensive, mixed-use development along transit corridors.

The RTD 24 bus route on this section of York Street arrives every 30 minutes. The subject property is in an area where land use and transportation are closely linked, due to its adjacency to a corridor with frequent bus service. According to *Blueprint Denver* “Smart growth connects residents to transit, jobs and centers of activity and increasing housing and employment opportunities (p. 120).”

The U-RX-3 and U-RX-5 zone districts proposed for the subject site are appropriate zone districts for this mixed-use and residential, arterial and collector street classification through the allowance of higher intensity, mixed-use development coupled with the pedestrian-oriented design standards contemplated in *Blueprint Denver*.

Gaylord Street and 37th and 38th Avenues are undesignated local streets.

Transitions

Blueprint Denver recommends that areas of change should transition appropriately to areas of stability (p. 142) and that strategies should be implemented to ease transition between residential and non-residential uses (p. 76). *Blueprint Denver* further states that special attention should be paid to buffering between residential and industrial uses (p. 40). The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. The proposed rezoning is consistent with this plan guidance as the U-RX-3 and U-RX-5 zone districts will provide an appropriate transition from the industrial and mixed use areas of change to the north of 38th Avenue to the residential areas of stability to east, west, and south of the subject site.

Small Area Plan

There is no effective or current small area plan for the Cole Neighborhood that can be used to provide planning guidance for this proposal. The Cole Planning Report was completed in 1998 but is not an adopted plan that offers guidance for rezoning criteria. The Cole neighborhood has been identified by the City as part of the future North Central Area Plan.

Adjacent Small Area Plans

The Elyria and Swansea Neighborhoods Plan, which was adopted in 2015, provides planning guidance for the neighborhood directly north of the site. Though it does not provide guidance for the subject site, some planning direction regarding transitions adjacent to the industrial areas would be appropriate to consider at the boundaries just outside the planning area, primarily:

- Encourage transition of industrial uses embedded in residential areas into lighter flex industrial uses, multi-family residential or mixed uses that better relate to adjacent lower scale residential uses, and that could provide some complementary neighborhood services (p. 89).
- Encourage pedestrian-friendly light industrial-flex infill development along the edges of industrial areas that abut residential areas. These transitional uses could also provide space for desired neighborhood services (p. 90).

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

In the *Elyria and Swansea Neighborhoods Plans*, the area just north of the subject site across 38th Avenue is recommended for employment uses. The area to the northeast of the subject site, east of York Street and north of 38th Avenue is recommended as mixed use (p.28). The subject site is not included in the plan guidance of the neighborhood plan. However, the proposed rezoning would serve as a transition from north to south, as an employment/mixed use area to higher density residential to single family residential. Our proposal is compatible with the future recommended land use identified in the *Elyria and Swansea Neighborhoods Plan*, as this proposal seeks an appropriate transition between an Area of Stability and Area of Change; and transitions the industrial uses north of the site to the existing residential and mixed-use areas to the south.

While the *Elyria and Swansea Neighborhood Plan* recommends 3 stories for the land immediately north of our site (Future Maximum Building Heights Map, p.31); the existing heights in the area exceed the plan's recommendation. To the north of the site is the Coca-Cola bottling plant, which has a maximum height of 49.' Further, the existing I-A zoning to north of the site, would allow a height of 75' height within 175' of a protected district and unlimited height when further than 175' from a protected district. Additional height along York Street is also appropriate, as future development will act as a buffer between single family residences and the industrial uses to the north and the busy arterial that borders the east boundary of the subject site. The proposed rezoning and subsequent development would match the scale, urban development pattern, and the surrounding uses- while accommodating new investment into the neighborhood.

Housing an Inclusive Denver

Housing an Inclusive Denver, adopted in 2018, provides guidance for increasing affordable housing opportunities within the City. While the rezoning itself will not guarantee an affordable housing outcome, rezoning the property will allow for greater density on the site than what is currently allowed. Additionally, the property owner intends to record an agreement that would require affordable housing with future development of the site. The agreement is anticipated to be recorded prior to the City Council public hearing for this application. The preliminary agreement would include at least 20 units affordable to households with incomes at or below 60% Area Median Income and a minimum amount of family-sized (2- and 3-bedroom) units.

The rezoning coupled with the affordable housing agreement will help meet the goals of the recently adopted *Housing an Inclusive Denver Plan* that sets forth an ambitious five-year housing strategy aimed to:

- Create affordable housing in vulnerable areas and in areas of opportunity (p.14).
- Promote equitable and accessible housing options (p. 14).
- Stabilize residents at risk of involuntary displacement (p. 15).

Statement of Uniformity of District Regulations and Restrictions

The area closest to existing single-family residences to the west is proposed to be rezoned to U-RX-3 to accommodate affordable townhomes, while the east portion of the site is proposed to be rezoned to U-RX-5 to accommodate a future apartment building. The proposed rezoning strategy is sensitive and responsive to the character and quality of life of the neighborhood, while accommodating much needed affordable residential development.

Rezoning to both U-RX-3 and U-RX-5 will result in the uniform application of zone district building form, use and design regulations.

Statement of Furthering the Public Health, Safety and Welfare

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

The proposed map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted plans. The rezoning would allow the property to accommodate affordable housing development, and supportive neighborhood-scale retail/commercial space which is compatible with the existing single-family residences adjacent to the site.

Justifying Circumstances

The rezoning is justified under DZC Section 12.4.10.8.A.4, "The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area."

Since the current zoning was put in place in 2010, City Council adopted the Housing an Inclusive Denver Plan (2018), which includes several housing goals and strategies. As one of the fastest growing cities in the nation, Denver is also home to a housing market leading the nation for appreciation. Naturally, the large influx of new residents (the city's population has grown by more than 100,000 since 2010) and high appreciation rates are causing a housing crisis. Rentals and for-sale housing are increasingly unaffordable for many residents, as area prices have outpaced local wages. Cole has experienced a significant number of new residents; and like many neighborhoods in Denver- is struggling to manage the large number of displaced people in their neighborhood. According to *The Piton Foundation*, there are only 1,866 housing units in Cole for nearly 4,549 neighborhood residents; and nearly 30% of families residing in Cole are in poverty. Furthermore, approximately 53% of all children in Cole live in a single-parent household; making them incredibly vulnerable to poverty. The average renter in Cole (an estimated 56% of the neighborhood's population) spends more than 30% of their income on housing. It is in the public interest to develop this site to accommodate affordable housing and supportive uses. In a small way, this development can help alleviate homelessness in Denver, by providing a spectrum of housing options that can continue to support a vibrant and diverse community.

Mile High Ministries, who would be developing this property, is helping communities across the metro area see and connect with the growing numbers of poor and marginalized people within their own neighborhoods. Mile High Ministries has a vision of a city where families are transcending poverty. It is with this vision and spirit that this rezone request is made.

While the rezoning itself will not guarantee an affordable housing outcome, rezoning the property will allow for greater density on the site than what is currently allowed. The rezoning, coupled with the affordable housing agreement described earlier in this application, will help meet the goals of the newly adopted housing plan.

As stated previously, the site is in an "Area of Change" according to *Blueprint Denver* and the area to the north of the site is envisioned to have new mixed uses in the *Elyria Swansea Neighborhoods Plan*. Consistent with this vision, many changes have been occurring within the neighborhood, including recent and planned investment in the Inner City Health Center to the northeast of the subject site and the construction of the 39th Avenue Greenway. This new 12-acre recreational open space in the Cole Neighborhood, enhancing community connectivity and create a desirable community amenity. The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to a park or open space than for a house that does not offer this amenity. While Cole is gaining a new greenway, the unintentional impact is often a rise in property value; exacerbating the housing crisis within the neighborhood. The subject site has been vacant and underutilized for a number of years. Abandoned, dilapidated rowhomes currently exist on the property and are slated for demolition. The proposed rezoning would facilitate additional housing and commercial development in the area, compatible with the surrounding neighborhood and providing more opportunity for affordable housing.

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

Statement of Consistency with Neighborhood Context, Zone District Purpose and Intent

The proposed U-RX-3 and U-RX-5 zone districts are within the Urban Neighborhood Context. This context is characterized by “Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types...Multi-unit residential uses are located along local streets, residential and mixed-use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. (DZC p. 5.1-1).”

The Urban Context consists of “regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback. (DZC p. 5.1-1).” Both the U-RX-3 and U-RX-5 zone districts are intended to “promote safe, active, and pedestrian-scaled, diverse areas using building forms that clearly define and activate the public street edge. (DZC p. 5.2-4).”

Specifically, U-RX-5 applies to “residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired (DZC p. 5.2.5).” The proposed zoning strategy is responsive to the existing single-family neighborhood by providing an acceptable height and use transition between the I-A zoning to the north, PUD & U-SU-BI to the east, and U-SU-A1 zoning to the south and west, as the following table demonstrates below:

Direction	Zoning	Allowed Height
Site	Existing U-RH-2.5	35' for rowhouse
	Proposed U-RX-3	38' for townhouse/ 45' for shopfront
	Proposed U-RX-5	70' for shopfront
N	I-A	No maximum height restriction (unless within 175' of a protected district, in which case the maximum height would be 75')
S	U-SU-A1	30'
E	PUD-G 20, U-SU-B1	38'/45', 30'
W	U-SU-A1	30'

Transitioning uses from east to west also compliments our proposal as Residential Mixed Use Districts in contrast to Mixed Use Districts are intended to primarily accommodate residential uses and commercial uses are secondary to the primary residential use of the district. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose (DZC p. 5.2.4). This allowance for a neighborhood-scaled commercial space creates the opportunity to integrate supportive goods and/or services within the development of the proposed site. According to the Denver Zoning Code the Urban Residential-Mixed-Use district regulations are to “ensure new development contributes positively to established residential neighborhoods and character; and improves the transition between commercial development and adjacent residential neighborhoods (DZC 5.2-4).”

In summary, rezoning of this property will allow a new residential community, with diverse and affordable housing options and supportive neighborhood-scale retail/commercial spaces. This proposal is consistent with the goals of

**3701-3749 York Street & 3700-3746 Gaylord Street
From U-RH-2.5 to U-RX-3 and U-RX-5**

Blueprint Denver, Comprehensive Plan 2000, and compatible with the heights and existing uses in the immediate surrounding area of the proposed development. We look forward to working with the City and County of Denver on this exciting opportunity.

Sincerely,
Norris Design

A handwritten signature in black ink, reading "Alisha Kwon Hammett". The signature is fluid and cursive, with the first name "Alisha" being the most prominent.

Alisha Kwon Hammett
Project Manager-Planner

Cc: Jeff Johnsen, Mile High Ministries
Yong Cho, Studio Completiva

PROPOSED ZONING STRATEGY

COCA-COLA PLANT

38TH AVENUE

GAYLORD STREET

U-RX-3

U-RX-5

YORK STREET

37TH AVENUE

RUSSELL SQUARE PARK



Clara Brown Commons

COMMUNITY ENGAGEMENT PROCESS

"COMMUNITY DEVELOPMENT
REQUIRES
DEVELOPING COMMUNITY"

WWW.MYCLARABROWNCOMMONS.COM



**MILE HIGH
MINISTRIES**

2017I-00177

SUBMITTED TO DENVER
PLANNING BOARD BY MILE
HIGH MINISTRIES

December 3, 2018 fees waived per DZC 12.3.3.4

"Clara Brown Commons promotes belonging among residents and our neighbors by creating a safe and compassionate community where we can stabilize our lives, expand our economic capacity, and deepen our spiritual connectedness."

NOTE FROM EXECUTIVE DIRECTOR

In many ways the community engagement process for Clara Brown Commons started 17 years ago.

Raising a family at 29th and Vine made me a neighbor, and running a nonprofit that works with Denver's marginalized populations made me a stakeholder in seeing the Cole neighborhood flourish. 17 years ago a vision was placed on my heart to see this blighted property become a vibrant, healthy, and affordable part of Cole's story. I started regularly walking around the property, praying that someday something beautiful would take place on this soil. I even started going to neighborhood association meetings, asking questions and engaging some of the very same neighbors who are involved in developing Clara Brown Commons today.

Fast forward to November 2018, where we look back at a year of community engagement and look forward to seeing the community's vision for this property take shape. For Mile High Ministries, community engagement isn't something we did to simply check a box in the development process - in many ways the placemaking outcomes of engaging neighbors IS the vision of Clara Brown Commons itself. This document serves as a brief snapshot of our robust stakeholder engagement so far. Although this has largely been just for the zoning process, we have plans to continue the engagement process with design, programming, etc.

The spirit of "Aunt Clara Brown" lives on in this affordable housing community. It is an honor to carry on her legacy of meeting the felt needs of neighbors in Denver.

Sincerely,

Jeff Johnsen
Neighbor

Executive Director, Mile High Ministries
jjohnsen@milehighmin.org
(720) 275-0595

2017I-00177

3

Community
Engagement Series

240

Flyers delivered
door-to-door over 3
canvassing efforts

57

respondents to our
CBC Values Survey

75+

total attendees of
our 3 community
meetings

200ft

Councilman Brooks
personally notified
all neighbors within
200ft of CBC

59

Letters of Support
from neighbors

NEIGHBOR ENGAGEMENT SERIES X3

THURSDAY, APRIL 5TH
THURSDAY, APRIL 26TH
TUESDAY, OCTOBER 9TH

We chose to call our in-person outreach "Neighbor Engagement Series" instead of "community meetings" for several reasons. First, "community" can often be a broad term that overlooks the immediate neighbors. **We want folks to feel like they are neighbors of CBC and not just members of a broader community where CBC happens to be located.** Second, "engagement" is a softer term than "meeting." We didn't want to run our events like meetings, because not everyone gets excited to show up to a voluntary meeting on a weeknight! **We worked hard to be engaging, so we called them engagements.** Plus, a meeting can be one-off, whereas an engagement is ongoing. That's also why we used the term "series," because we wanted neighbors to know from our first time connecting that this wouldn't be the only time they would be able to hear from the development team. There's no such thing as being too intentional when it comes to community development!

YOU'RE INVITED!

Clara Brown Commons

NEIGHBOR ENGAGEMENT SERIES NO. 3!

LET'S TALK ZONING!

Tuesday Oct. 9th
6:30 - 8:30pm
3840 York St. Suite 100

hosted by **MILE HIGH MINISTRIES**
in partnership with **studio completiva**, **NORRIS DESIGN**, and **SOLI**

RSVP: LEVI@Soli.Agency
303-880-0433

www.MyClaraBrownCommons.com

YOUR IDEAS...

WE INVITE YOU to the third event in our neighbor engagement series. We want to know what you value and what your dreams are for our neighborhood! The primary focus of our third community meeting will be on re-zoning.*

YOU BELONG at the table. We want to hear your ideas and build them into the foundation of Clara Brown Commons. Our goal is to build a community asset that you and your neighbors feel deeply connected to.

Your story is an important part of Clara Brown Commons...

*We have applied for a zoning change from U-RH-2.5 to U-RX-3 and U-RX-5.

Clara Brown Commons promotes belonging among residents and our neighbors by creating a safe and compassionate community where we can stabilize our lives, expand our economic capacity, and deepen our spiritual connectedness.

...YOUR COMMUNITY!

The flyers above are an example of the English language flyers that we shared with our email distribution list as well as with 11 different Registered Neighborhood Organizations. A Spanish version of this was circulated for each meeting as well. Each of these meetings featured food, free babysitting on-site, and Spanish translation devices and an interpreter. We chose Thursday nights after an informal poll based on stakeholder availability, and based on the community organizing experience of the facilitators; we selected Tuesday night for our third meeting in part because some neighbors had standing meetings on Thursdays and selecting a different day expanded our outreach.

We also selected the location of the meetings with intentionality. By hosting our meetings at the Inner City Health Center, we not only chose a location that was literally across the street from the development site, but it also had ample parking, public transportation access, ADA compliance, heat/AC, a kitchen for catering, etc. It also is a widely recognized asset in the community that most neighbors knew of, so it wouldn't be a problem locating the space physically or psychologically. One of the goals of CBC is to build upon the assets of the neighborhood, and this organization is one of those assets. So, in terms of convenience and shared values, this space worked really well.

COMMUNITY DEVELOPMENT REQUIRES DEVELOPING COMMUNITY

CBC Values Survey

We started our community engagement process with a values survey, because we believe that CBC should reflect the shared values of the community. **Almost 60 stakeholders responded to this survey.** The 2-round survey covered the following areas:

- DESIGN ELEMENTS
- DIVERSE & INCLUSIVE HOUSING
- COMMUNITY ENGAGEMENT
- SUPPORT SERVICES

This helped us use data to identify and weight the common values from our neighbors, and then build the community engagement and design process around that. This also helped us to be able to challenge our assumptions and rely on data to back up our claims. For example, we assumed that "Market Rate Housing" would be a low value of our neighbors, and the survey confirmed that (it was overall the lowest rated value on the "Diverse & Inclusive Housing" section). **The survey resulted in a 22 page report** that drove our Neighborhood Engagement Series meetings.

	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF
1	Permanent Affor	Market Rate Ho	Diverse and Incl	Community Cer	Hiring local (NE	Spaces for privat	Office Space for	Spaces for large	Retail (such as a	Neighborhood Intei	Coordinated
16	6	4	While I like the id	8	7	7	7	5	6	9	
17	6	5		6	8	7	7	5	7	8	
18	6	6		7	5	7	7	6	7	9	
19	5	3		9	3	4	3	3	5	9	
20	2	3		7	3	8	10	8	8	9	
21	6	8	No discriminator	10	2	8	8	9	7	10	
22	33	29		47	28	43	42	36	40	54	
23	9	7	Diversity is impos	9	7	7	9	9	8	8	
24	10	10	Supportive serv	10	10	10	10	10	10	10	
25	6	4		9	8	8	5	5	8	8	
26	7	6		9	10	9	9	9	8	9	
27	10	8		9	8	10	10	8	7	10	
28	6	3		10	8	9	9	7	9	10	
29	7	5	Love that!	10	10	10	8	8	10	10	
30	8	2		10	9	8	7	7	10	10	
31	3	1		10	10	9	9	9	8	9	
32	6	6		8	7	7	7	7	5	9	
33	71	52		94	87	87	82	79	83	93	
34	7	3	I'm not totally ink	9	9	9	9	2	10	10	
35	7	6		10	10	10	8	5	5	8	

20171-00177



We provided food at each of the three meetings, including a fully catered meal for the first and third meetings. The food was made by a graduate of Joshua Station, a program of Mile High Ministries that works with homeless families. We made sure to order extra so neighbors could take home leftovers!



We provided Spanish translation services for all three of our meetings.



We provided free on-site babysitting at each of our three meetings.



For our first meeting we provided a custom Uber code that could be used by neighbors to get to the meeting and back home. We didn't want Uber to be the only app they used that night, so we also made a custom "Clara Brown Commons Snapchat Filter" for the night.



We partnered with a local small business (A Small Print Shop), who donated cool Denver t-shirts that we gave away as "prizes" for one of our icebreakers.

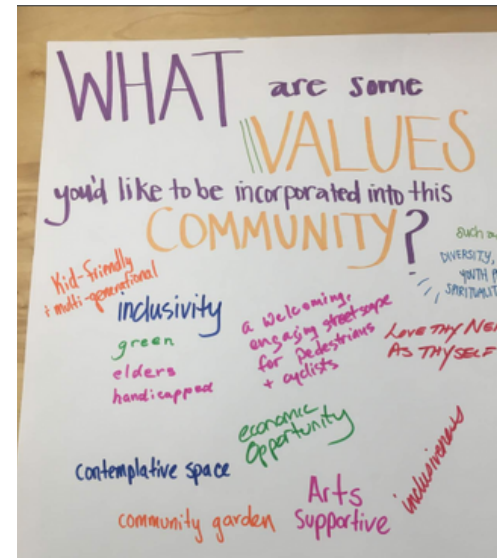
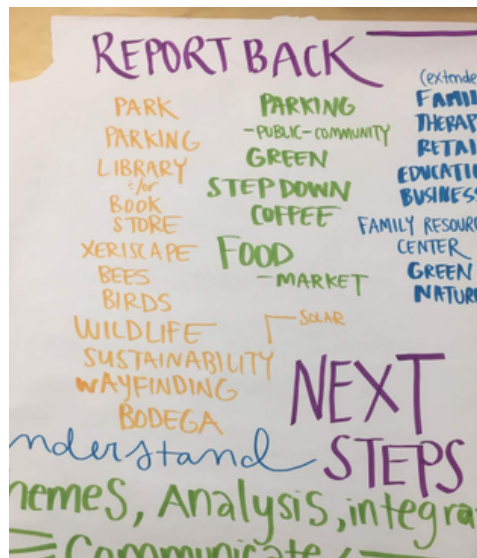
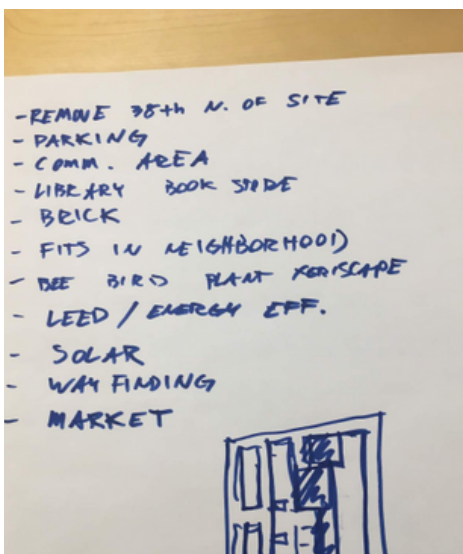
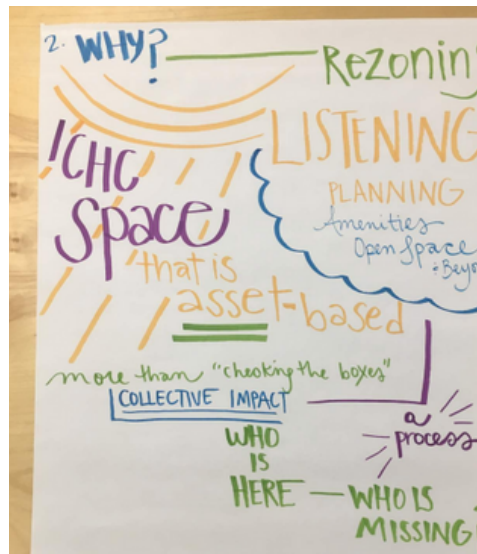
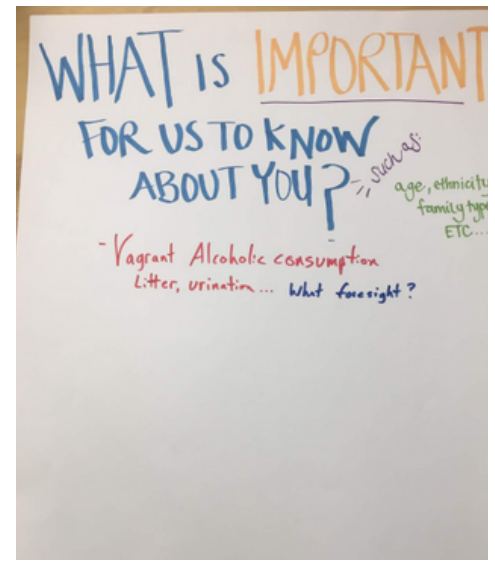
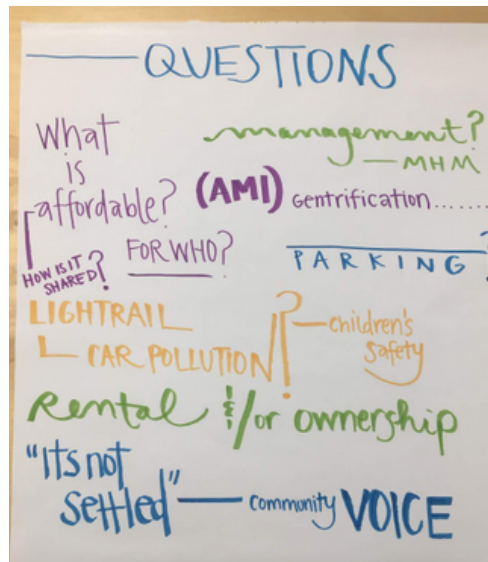


All 3 meetings were broadcasted and promoted on Facebook Live, accumulating 352 views so far.

OH, AND WE BUILT A WEBSITE FOR OUR ENGAGEMENT!

MyClaraBrownCommons.com

December 3, 2018 fees waived per DZC 12.3.3.4



Examples of Graphic Note-taking

(this was featured in each of our meetings, helping

with notes and the creative process)

Misc. Meeting Photos



LETTERS OF SUPPORT

"I support Mile High Ministries and want to see Clara Brown Commons become a reality in my community. This affordable housing development will be an important asset in my neighborhood, and I strongly encourage my neighbors and the City of Denver to support this rezoning process.

The goal of Clara Brown Commons is to develop a mixed-use, mixed-income affordable housing community that is an asset to the neighborhood, which is reflected in their rezoning request from U-RH-2.5 to U-RX-3 & U-RX-5. This development is a positive change for the neighborhood, and will bring affordable housing that is badly needed! I value the robust community engagement process, and I agree with the vision statement for this community: 'Clara Brown Commons promotes belonging for residents and our neighbors by creating a safe and caring community where we can stabilize our lives, expand our economic capacity, and deepen spiritual connectedness.'"

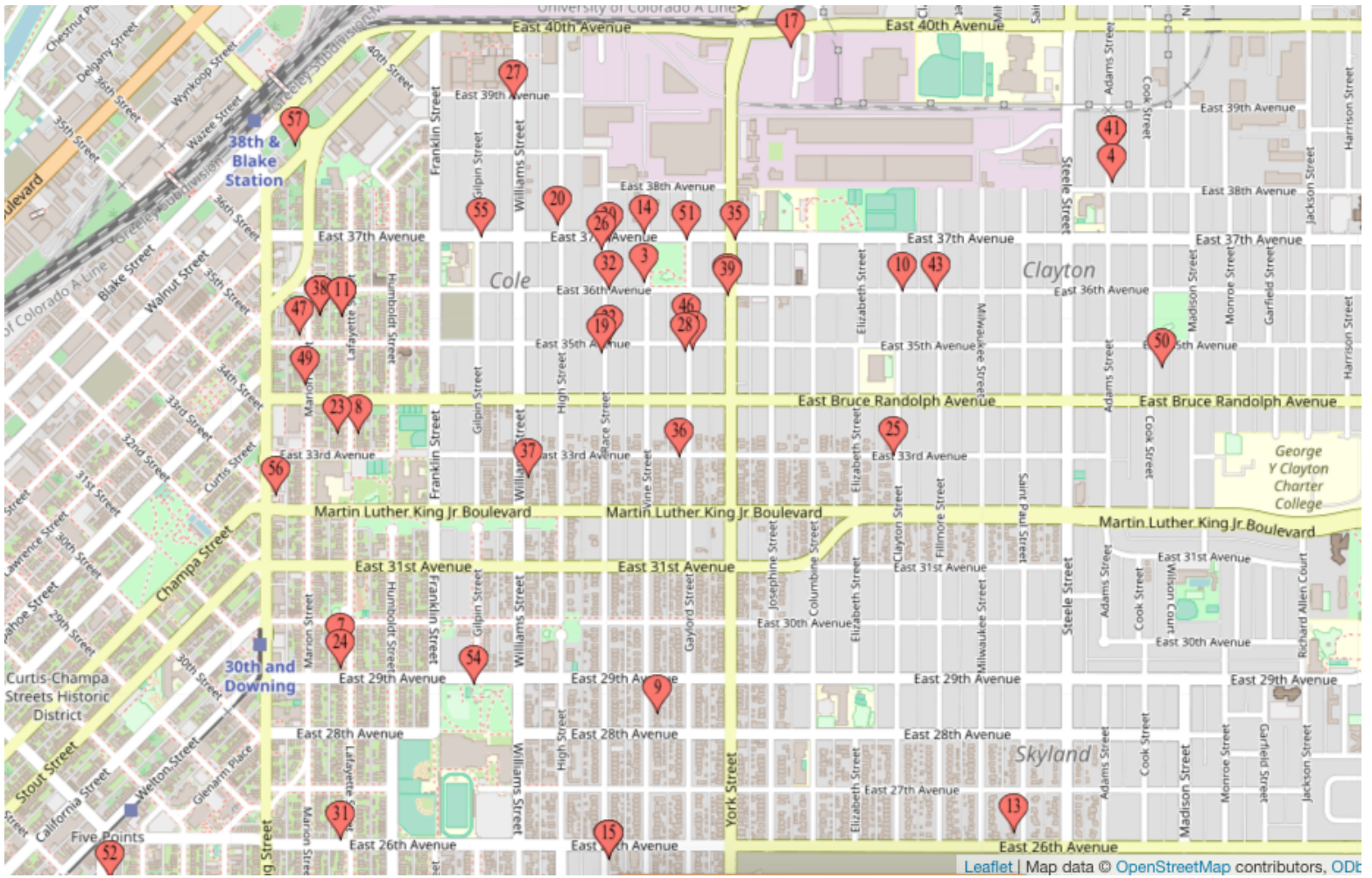
58 NEIGHBORS SIGNED THIS LETTER!



Paloma Cotton 3553 Lafayette st
Angelina Sandoval 5408 Elm Ct. Denver, CO 80221
Anthony Cotton 1222 e 24th Ave. Denver, co 80205
Cole Harris 995 Santa Fe Co, Springs 80915
Debi Brooks 3651 Vine St
Emily Lapel 3830 Adams St.
Gerald L Garner 2550 Washington St. Apt 423
Jeremiah Bebo 891 14th St. #907 Denver, CO 80202
Juana Gonzalez 3553 Lafayette st
Justin Kushik 7100 W 62nd Ave, Arvada CO 80003
Krista Kushik 3344 Lafayette St, Denver, CO. 80205
Levi Johnsen 2842 Vine Street
Maggie Thompson 3630 Clayton street
Raneka Bonner 2600 Race St Denver CO 80205
Rhonda Silva 2915 Gilpin St #1 Denver. Colorado 80205
Richard Taylor 2675 St Paul St. Denver, CO 80205
Tim Willis 3739 vine st
Vickie Bonner 2600 Race St Denver CO 80205
Yarkenda Payne 1410 Humboldt Street
Margaret Johnson 1420 38th
Madeline Nealy 2424 E 40th Ave Denver 80205
Cordelia Randall 3500 Magnolia
Laura Getz 3511 N Race St
Kristen Rahlfs 3735 N. High St Denver 80205
Tamara Greathouse 3265 Krameria St
Paul Biedenbender 3530 Race St.
Jasmine Espitia 3351 N Lafayette St
Aaron Serna 2933 N Lafayette St
Melanie Lewis Dickerson 3331 Clayton St, Denver, CO 80205

Cate Croft 3701 N RACE ST
Rachel Marion 1777 E 39th Ave, #111
Millie Cline 3515 N Gaylord St
Loren G. Funk 3200 S Federal Blvd
Hannah Proff 3722 race street
Darrell B. Watson 2625 Lafayette Street
Kevin Holwerda Hommes 3630 Race St. Denver, CO 80205
Aaron Pott 3554 Marion St.
Michael Mudd 3554 Marion St
Jennifer Catlin 3718 N. Gilpin St., Apartment 1
Marybeth Conroy 3724 York street
Mercy Tucker 3315 Gaylord St.
Melissa Skrbic-Huss 1812 E. 33rd Ave. Denver, CO 80205
Susan Gomez 3554 N Marion Street
Lia Martinez 3619 N York Street, Denver 80205
Eric Ebel 3870 Adams St
Tricia Ebel 3870 Adams St. 80205
Kathryn Ulibarri 3280 Downing St. #316, Denver, CO 80205
Lawrence Ramos 3529 Vine
Melissa Mouton 3631 Fillmore St
Trena Moya 3516 Gaylord St
Danny Fritz 3627 N YORK ST
Pamela Smith 3557 Gaylord Street Denver, CO 80205
Cindy Covell 3527 Marion
Scott Lundeen 1669 xenia st
Michael Sapp 3459 N. Marion St, Denver CO
Juan Peña 3416 E. 35th AVE, Denver, CO 80205
Sandra Douglas 3725 North Gaylord Street
Karen Mortimer 2949 Lafayette St, Denver, CO 80205

Here's where they live...



As shown on the website: <https://www.myclarabrowncommons.com/letterofsupport>

FAQ WHO WAS CLARA BROWN?
WHAT IS CLARA BROWN COMMONS?
WHO IS BUILDING CLARA BROWN COMMONS?

CLARA BROWN COMMONS

Letter of Support

I support Mile High Ministries and want to see Clara Brown Commons become a reality in my community. This affordable housing development will be an important asset in my neighborhood, and I strongly encourage my neighbors and the City of Denver to support this rezoning process.

The goal of Clara Brown Commons is to develop a mixed-use, mixed-income affordable housing community that is an asset to the neighborhood, which is reflected in their rezoning request from U-RH-2.5 to U-RX-3 & U-RX-5. This development is a positive change for the neighborhood, and will bring affordable housing that is badly needed! I value the robust community engagement process, and I agree with the vision statement for this community: *"Clara Brown Commons promotes belonging for residents and our neighbors by creating a safe and caring community where we can stabilize our lives, expand our economic capacity, and deepen spiritual connectedness."*

I support Clara Brown Commons!

Name *

Add your name below to the list of neighbors that support the rezoning for Clara Brown Commons!

First Name

Last Name

Address *

Email

ADD MY NAME!

Thank you for adding your name to the list of neighbors that support Clara Brown Commons!

The community engagement process is an important part of the development of Clara Brown Commons. After the rezoning process, the development team will begin engaging the neighborhood about design and placemaking.

**CITY AND COUNTY OF DENVER, COLORADO
REGISTERED NEIGHBORHOOD ORGANIZATION
POSITION STATEMENT**

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	#2017I-00177
Location	3700-3746 Gaylord St & 3701-3749 York St.
Registered Neighborhood Organization Name	Cole Neighborhood Association
Registered Contact Name	Mike Dugan
Contact Address	PO Box 16591 Denver, CO 80216
Contact E-Mail Address	cna.denver@gmail.com
Date Submitted	12/5/18

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application #

Comments: The Cole Neighborhood Association board is happy to approve this application and looks forward to the forthcoming Clara Brown Commons development. We are very appreciative of the great work the leaders of this project have done to inform and include neighbors in the design process. We anticipate this development to be a major benefit to the Cole neighborhood and surrounding community. We wish that all developers had this level of community engagement. Thank you!

From: [Fred Glick](#)
To: [Weigle, Elizabeth K. - CPD CE0429 City Planner Senior](#)
Cc: [Clayton Neighborhood](#); [Danielle Ongart](#); [Brooks, Albus - CC XA1404 Member Denver City Council](#); [Jeff Johnsen](#)
Subject: [EXTERNAL] Rezoning Application Case #2017I-00177 3700-3746 Gaylord St & 3701-3749 York St
Date: Friday, November 16, 2018 8:19:19 PM

Use caution with attachments or links.

Hi Liz,

I am writing on behalf of Clayton United RNO. In a general meeting on Monday, 12 November with 10 members present, by a vote of 9 in favor, one abstention and none against, Clayton United RNO voted to support the proposed rezoning of 3700-3746 Gaylord St & 3701-3749 York St, as per the application submitted by Councilman Brooks.

We believe the proposed application provides the opportunity for much needed additional housing units and that five stories along York Street is appropriate. The developer, Mile High Ministries, has worked hard to engage with the community and develop a proposal which addresses their stated concerns.

We ask that Mile High Ministries continue to engage with the community and that they seek neighborhood input as they progress with architectural design.

Please do not hesitate to contact me if you have any questions.

thank you,

Fred Glick
on behalf of Clayton United RNO

From: Fred Glick
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Rezoning Application Case #20171-00177 3700-3746 Gaylord St & 3701-3749 York St
Date: Wednesday, September 05, 2018 9:37:04 AM

Hi Liz,

I am writing on behalf of myself and my partners at 3840 York Street to express our support for the proposed rezoning of 3700-3746 Gaylord St & 3701-3749 York St, as per the application submitted by Councilman Brooks.

We believe the proposed application provides the opportunity for much needed additional housing units and that five stories along York Street is appropriate. The developer, Mile High Ministries, has worked hard to engage with the community (including meetings hosted at our property) and develop a proposal which addresses their stated concerns. The planned affordable housing is greatly needed and the proposed street-level commercial/retail will contribute significantly to the pedestrian realm along York Street.

Please do not hesitate to contact me if you have any questions.

thank you,

Fred Glick

on behalf of:
York 38 LLC
Jerrold L Glick
Dahlia 2501 LLC,
collectively owners of 3840 York Street

From: Fred Glick
To: [Weigle, Elizabeth K. - CPD PS Neighborhood Planning](#)
Subject: Rezoning Application Case #20171-00177 3700-3746 Gaylord St & 3701-3749 York St
Date: Tuesday, September 04, 2018 9:43:47 PM

Hi Liz,

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Please do not hesitate to contact me if you have any questions.

Fred Glick
3850 York St.
303-578-2041