



**TO:** Land Use, Transportation, and Infrastructure Committee of the Denver City Council  
**FROM:** Libbie Adams, Senior City Planner  
**DATE:** January 19, 2023  
**RE:** (A) Denver Zoning Code – Text Amendment to Update the DO-8 Active Centers and Corridors Design Overlay and Expand Replacement of Mobile Home Units in Nonconforming Mobile Home Parks  
(B) Official Zoning Map Amendment Proposal #20211-00153 rezoning multiple properties in Lincoln Park and Baker from C-MS-8, UO-1, UO-2; C-MS-5, UO-1, UO-2; C-MS-5; U-MS-3, UO-1, UO-2 to C-MS-8, UO-1, UO-2, DO-8; C-MS-5, UO-1, UO-2, DO-8; C-MS-5, DO-8; U-MS-3, UO-1, UO-2, DO-8.

## Staff Report and Recommendation

### A. Text Amendment

Based on the review criteria for a text amendment stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that the Committee move the bill forward to the full City Council for approval of the Text Amendment to Update the DO-8 Active Centers and Corridors Design Overlay and Expand Replacement of Mobile Home Units in Nonconforming Mobile Home Parks with the following condition. That the Committee review draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits.

### B. Map Amendment

Based on the review criteria for a map amendment stated in the Denver Zoning Code (DZC), Section 12.4.10 (Map Amendment), staff recommends that the Committee move the bill forward to the full City Council for approval of map amendment #20211-00153.

## Summary and Purpose

### A. Text Amendment

#### Sponsors and Overview

This text amendment is sponsored by Councilmembers Jamie Torres, Candi CdeBaca, and Jolon Clark. If adopted, it would amend sections of the Denver Zoning Code covering multiple subject areas: changes to an overlay zone district that regulates mixed use corridors and use limitations regarding replacement of existing mobile home units in mobile home parks.

#### Updates to the DO-8 Active Centers and Corridors Design Overlay

The text amendment proposes two changes to amend the Active Centers and Corridors Design Overlay District (DO-8). Currently, zone districts in the Suburban and Urban Center neighborhood contexts allow buildings that are taller than 5 stories or 70 feet to reduce the upper story setback, typically 20 feet, to 15 feet when the building is placed 0 feet from the primary street zone lot line. The existing DO-8 zone district requires structures to be set back a minimum of 2 feet from the primary street zone lot line. The

amendment would allow the 15-foot upper story setback reduction to apply when structures are placed at the minimum primary street setback defined by the underlying zone district, which would include structures constructed under the DO-8 zone district that are located 2 feet from the zone lot line.

The amendment also authorizes the Zoning Administrator, rather than the applicant, to determine which street is designated to be the primary street for a corner lot in the DO-8 zone district, regardless of the base zone district. Currently, property owners of corner lots may determine the primary street zone lot line for properties that have an underlying zone district of Mixed Use (MX), whereas the Zoning Administrator determines the primary street zone lot line for corner lots when the base zone district is a Main Street (MS) district. This amendment will make the primary street zone lot line determination consistent for all properties subject to the DO-8. The effect of this will be to prevent applicants from choosing an inappropriate primary street on corner lots, thus ensuring that a consistent pedestrian street front character can be maintained along a block in the DO-8 overlay even in an MX base zone district.

#### Updates to Expand Replacement of Mobile Home Units in Nonconforming Mobile Home Parks

This text amendment also proposes to update the Denver Zoning Code use limitations regarding replacing existing mobile home units in mobile home parks. Denver has five remaining mobile home parks, located in Council Districts 9, 7 and 3. The DZC allows these parks to continue operation as nonconforming uses. Currently, in nonconforming mobile home parks, the zoning code prohibits the replacement of mobile home units built before 1976 with newer units certified by the U.S. Department of Housing and Urban Development (HUD). The purpose of this existing regulation is to phase out mobile home parks over time because they are a nonconforming use within the city. However, this regulation can result in the displacement of residents when they want to replace an older unit that has become unsafe and/or unlivable. The zoning code update will allow for older mobile homes to be replaced with newer units that meet federal manufactured home construction safety standards. It also only allows a replacement structure up to one story in height and removes the requirement for building separation from the zoning code, instead relying on building and fire codes to set separation requirements. This amendment will allow for older and often unsafe units to be replaced with newer units, helping to prevent the displacement of residents from mobile home parks. The amendment also removes the prohibition on permanent foundations and the type of foundation will be determined by a soil analysis required at the time of permitting.

On November 23, 2022, City Council passed a moratorium that does not allow CPD to approve any site development plans that would change the use of any of the existing five mobile home parks with the intent to preserve the parks and allow time to develop longer term solutions to this critically important source of naturally occurring affordable housing. The proposed text amendment allowing owners to replace older units with HUD certified units is a first step requested by the City Council sponsors, as they work on longer term solutions.

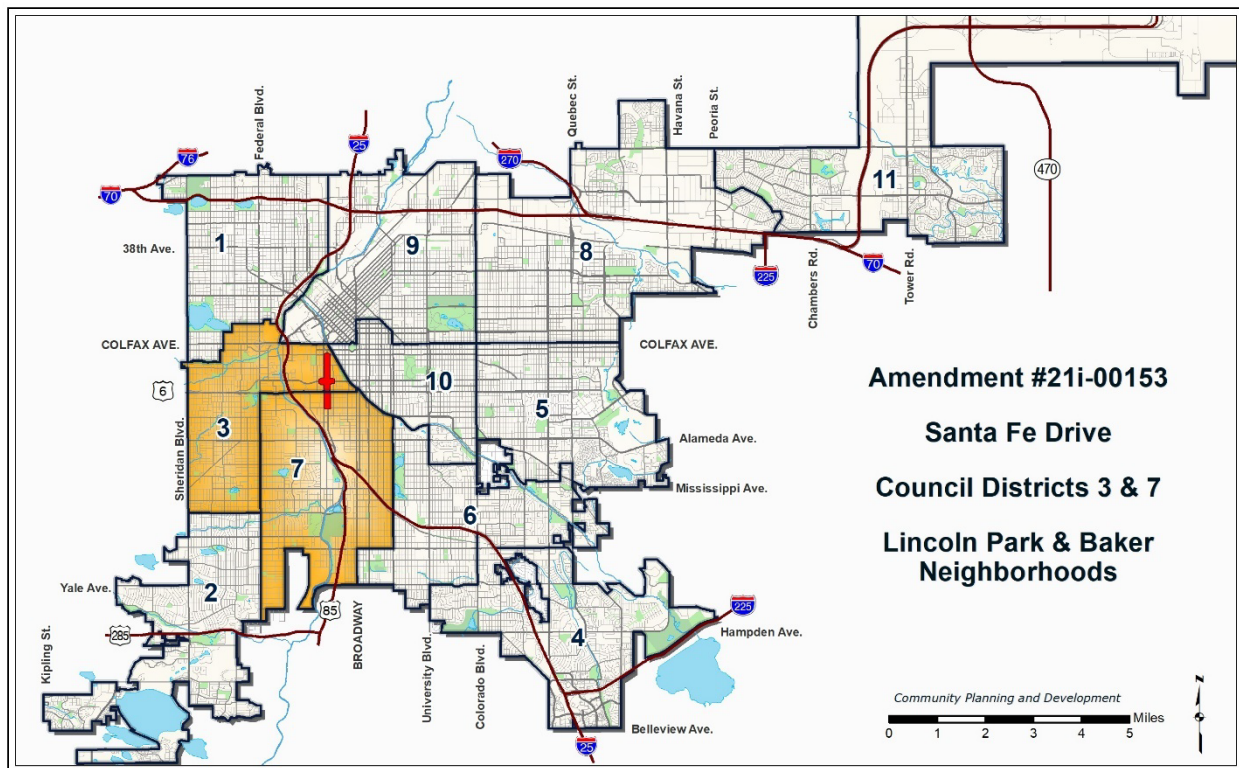
CPD staff often bundle multiple topics in a single text amendment. To improve efficiency and provide the fastest process for advancing these changes, staff recommended combining the corner lot rule of measurement, upper story setback, and mobile home park unit replacement into one bundled text amendment, and the councilmember sponsor agreed.

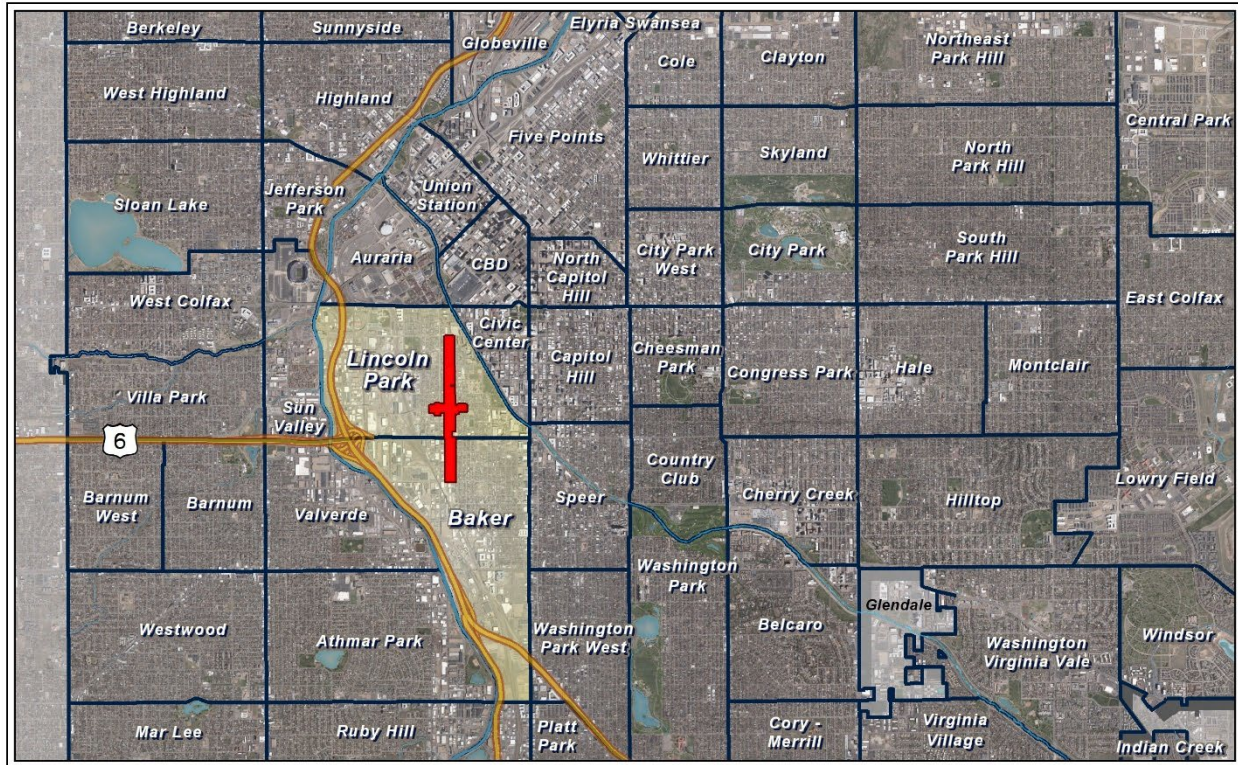
## B. Map Amendment

### Santa Fe Drive and 8<sup>th</sup> Avenue Overlay Rezoning

Councilmembers Jamie Torres and Jolon Clark are also sponsoring a map amendment to rezone the Mixed Use and Main Street zone districts along Santa Fe Drive between 3<sup>rd</sup> and 13<sup>th</sup> Avenues and 8<sup>th</sup> Avenue between Lipan Street and Galapago Street in the Lincoln Park and Baker statistical neighborhoods to apply the DO-8 (as amended by the companion text amendment).

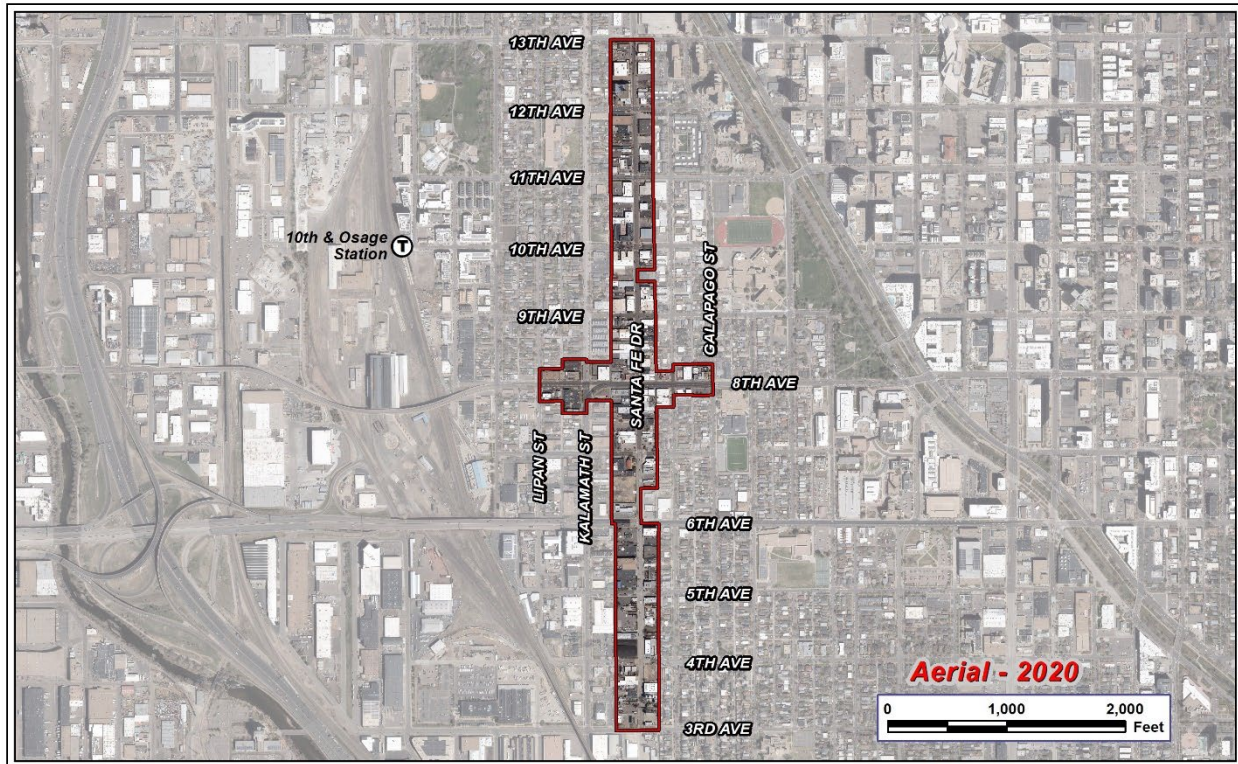
- The proposed rezoning includes the area along Santa Fe Drive and a portion of 8<sup>th</sup> Avenue in the Lincoln Park and Baker statistical neighborhoods that has Mixed Use and Main Street zoning. This includes approximately 55 acres, and over 250 properties, bounded by 3<sup>rd</sup> Avenue, and 13<sup>th</sup> Avenue along Santa Fe Drive except two properties not zoned MX or MS, and bounded by Lipan Street and Galapago Street along 8<sup>th</sup> Avenue.
- Under the rezoning proposal, the Active Centers and Corridors Design Overlay (DO-8) will be applied to the existing underlying zone districts. Further details of the DO-8 can be found in the proposed zone district section of the staff report (below), in the attached text amendment, and in Article 9 of the Denver Zoning Code (DZC).







## Existing Context



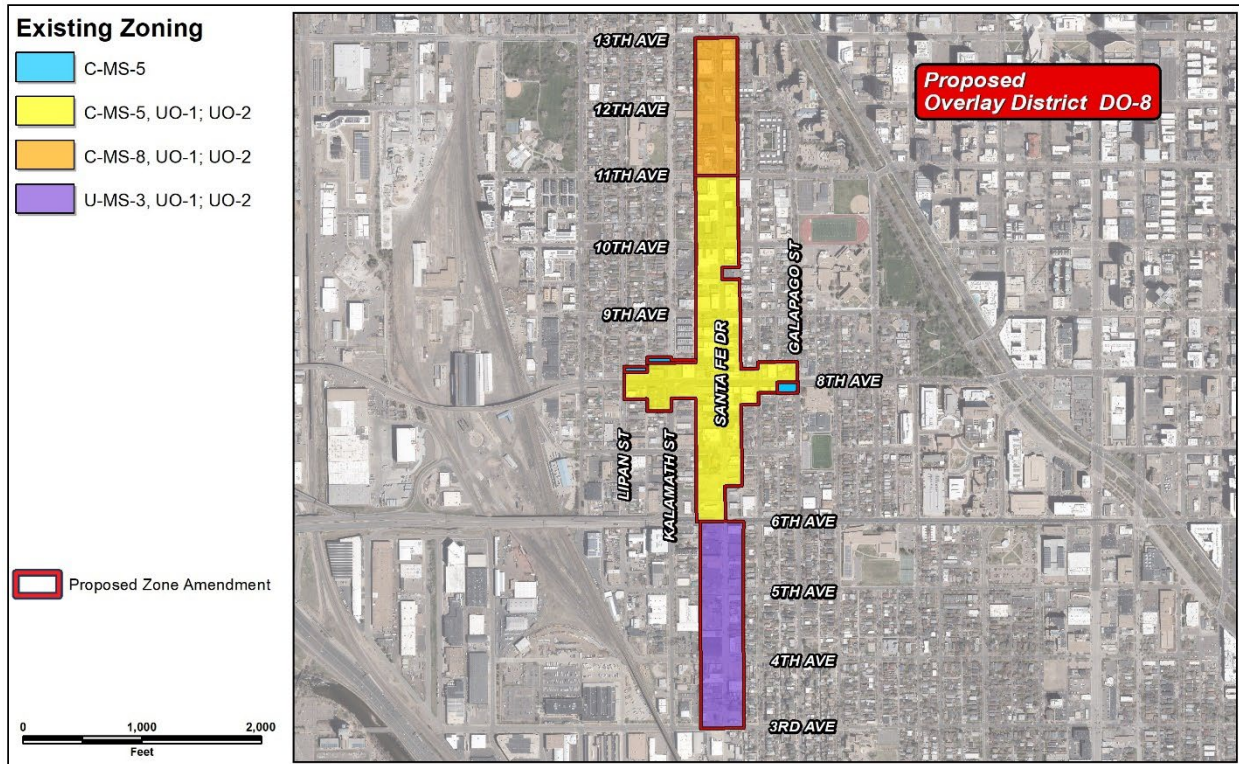
The portion of the Santa Fe Drive corridor proposed for rezoning contains a range of uses, building types, and heights representing the mixed-use character intended for the Main Street and Mixed Use zone districts. This rezoning will ensure that this corridor remains a mixed-use district with an active street frontage.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	C-MS-8, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2; U-MS-3, UO-1, UO-2	Commercial/retail, office, mixed-use, industrial, parking, multi-unit and single-unit residential, and vacant	Mainly commercial buildings with heights ranging from 1 to 5 stories and shallow primary street setbacks	Generally regular grid of streets interrupted by the RTD light-rail tracks to the west. Block sizes and shapes are generally consistent and rectangular. Vehicle parking to the side or rear of buildings with alley access.
North	C-MX-8, UO-1, UO-2	Commercial/retail and mixed-use	2-story commercial structure and 1-story grocery store	
South	I-MX-5, UO-2	Multi-unit residential and industrial	2-story multi-unit structure; 1-story industrial warehouses	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
			with surface parking between the building and street	
East	C-MX-12, UO-1, UO-2; B-8, UO-1, UO-2; C-MX-5, UO-1, UO-2; PUD 452; C-MS-5, UO-1, UO-2; C-MS-5; U-RH-3A, UO-3; U-RH-2.5, U-MS-3	Single-, two-, and multi-unit residential, mixed-use, public/quasi-public, and industrial	Mainly residential uses with heights ranging from 1-4 stories, with a majority of the dwellings 2 stories or under with detached sidewalks	
West	U-RH-2.5, U-MX-2x, C-MS-5, U-TU-B, PUD 541, U-MX-3, G-MU-3, I-A, UO-2; I-MX-5, UO-2; B-4 with waivers and conditions, UO-1, UO-2	Single-, two-, and multi-unit residential, office, and industrial	1-4 story residential structures, with most 1-2 stories and 1-story industrial warehouses with detached sidewalks.	

## 1. Existing Zoning and Regulations



### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

The current DO-8 standards within the Denver Zoning Code do not allow for a reduction in the upper story setback for structures taller than 5 stories or 70 feet that would be permitted in a Main Street or Mixed Use district. Additionally, under current standards, the DO-8 is silent on who can determine the primary street zone lot line for corner lots. The base zone district rules of measurement in regard to determination of the primary street zone lot line are currently used, which differ for the Main Street and Mixed Use districts.

The existing zoning in the proposed rezoning area is comprised of Main Street zone districts with 3-, 5- and 8-story height limits in the Urban Center and Urban contexts. Some areas also include Use Overlays 1 and 2.

The purpose of the Main Street districts in the Urban Center and Urban contexts is to “promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge” (DZC 7.2.4.1 and 5.2.5.1). These districts allow the Town House, Drive Thru Services, Drive Thru Restaurant, and Shopfront building forms. The maximum height permitted in the U-MS-3 district is 45 feet, 70 feet for the C-MS-5 district, and 110 feet for the C-MS-8 district.

Use Overlay 1 is the Adult Use Overlay Zone District and permits adult business uses with certain limitations (DZC Section 9.4.4.6).

Use Overlay 2 is the Billboard Use Overlay Zone District and permits billboard signs with certain limitations (DZC Section 9.4.4.7). Billboards, or Outdoor General Advertising Devices, in Use Overlay 2 are regulated via DZC Section 10.10.12. Billboards are limited to 45 feet in height and subject to spacing requirements ranging from 125 to 500 feet relative to residential districts/dwellings, public parks, historic structures, and other billboard signs. The Use Overlay 2 district exists along Santa Fe Drive and includes six existing billboards. Due to the various spacing requirements, there are very limited areas where new billboards would be possible in the future.

#### Mobile Homes Unit Replacement Text Amendment

The Denver Zoning Code currently regulates mobile home parks as a nonconforming use, with the intention of phasing them out over time and preventing them from expanding. The zoning code includes limitations on the continuance of nonconforming mobile home parks, including not allowing an increase in the number of individual mobile homes nor the replacement of mobile home units with newer units certified by the U.S. Department of Housing and Urban Development (HUD). However, the zoning code does allow mobile homes in nonconforming mobile home parks to be replaced with units that were constructed prior to 1976 when HUD began certifying mobile homes constructed in compliance with federal manufactured home construction safety standards. The DZC also prohibits permanent foundations and a reduction in an existing separation of less than 10 feet between individual trailers, mobile homes, or manufactured homes.

## **2. View Planes**

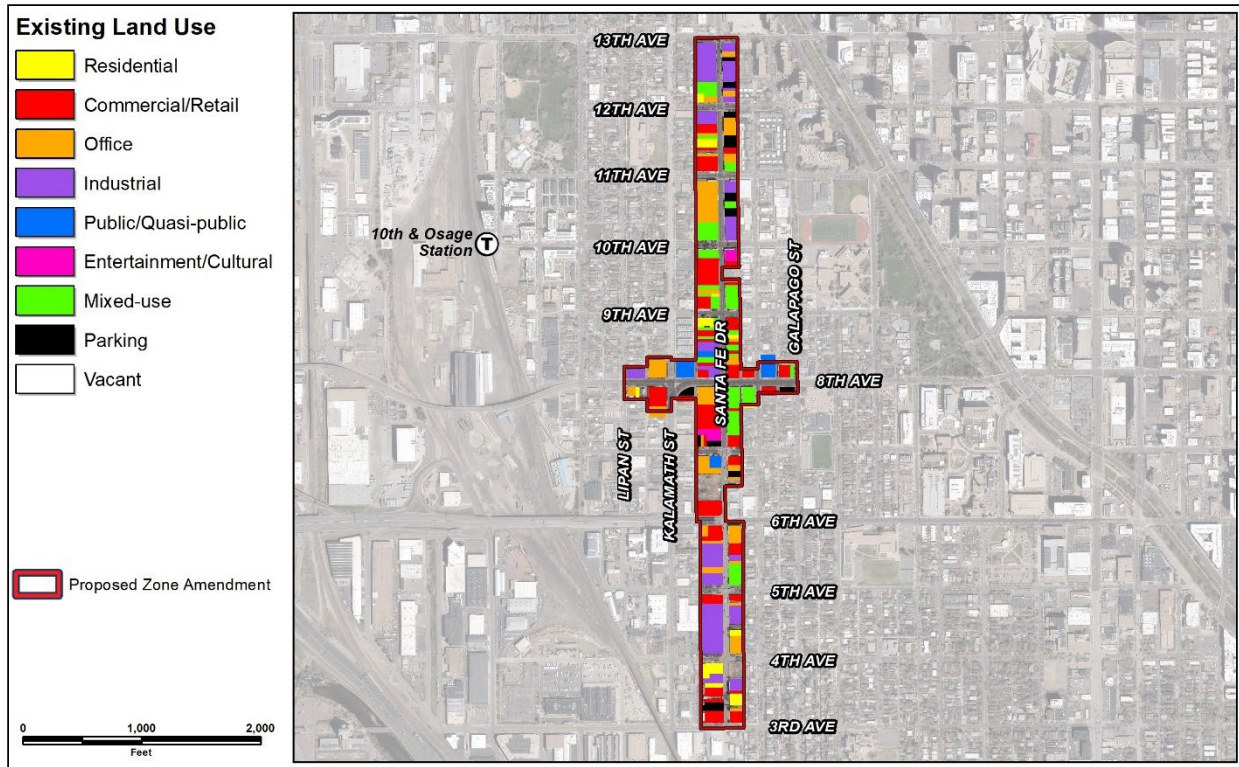
The State Capitol Area View Plane from the Capitol overlays properties within the proposed zoning. Buildings within the area detailed by the ordinance map shown below cannot exceed an elevation of 5,286 feet. This results in a building height limit ranging from approximately 126 feet near 12<sup>th</sup> Avenue and Santa Fe Drive to approximately 128 feet at 13<sup>th</sup> Avenue and Santa Fe Drive. This range of heights exceeds the allowable maximum height for both current and proposed zone districts and therefore does not impact this rezoning.

## **3. Large Development Review**

The applicability of the large development review process is defined by DZC Section 12.4.12.2. There is no specific development concept for this legislative map amendment proposal, no adopted plan recommends use of the LDR process for this proposal, no infrastructure network or system improvements are anticipated, and there is no existing general development plan that needs to be amended. Therefore, although the area of the rezoning is larger than 5 acres, large development review was found to be inapplicable.



#### 4. Existing Land Use Map



#### 5. Existing Building Form and Scale (All images are from Google Street View.)



View facing west along Santa Fe Drive between 11<sup>th</sup> and 12<sup>th</sup> Avenues in the La Alma Lincoln Park neighborhood – within the proposed rezoning (C-MS-8, UO-1, UO-2)

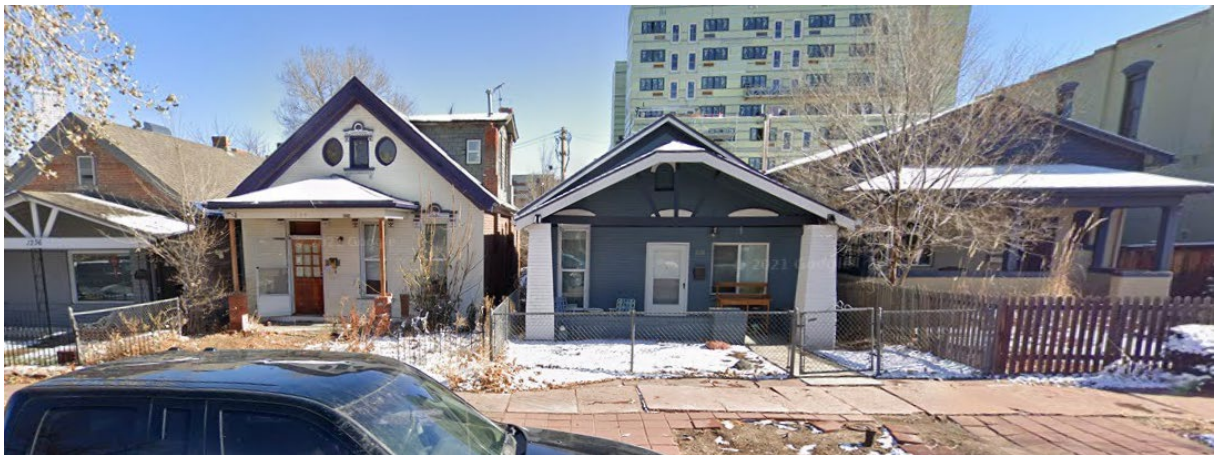




*View facing south of Santa Fe Drive between 9<sup>th</sup> and 10<sup>th</sup> Avenues in the La Alma Lincoln Park neighborhood – within proposed rezoning (C-MS-5, UO-1, UO-2)*



*View facing east on Santa Fe Drive between 5<sup>th</sup> and 6<sup>th</sup> Avenues in the Baker neighborhood – within proposed rezoning (U-MS-3, UO-1, UO-2)*



*View facing east on Kalamath St. west of Santa Fe Drive in the La Alma Lincoln Park neighborhood – adjacent to proposed rezoning*



*View facing north on 8<sup>th</sup> Avenue between Mariposa and Lipan Streets in the La Alma Lincoln Park neighborhood – adjacent to proposed rezoning*



*View facing west on Inca St. east of Santa Fe Drive in the Baker neighborhood – adjacent to proposed rezoning*





*View of mobile home park at 5220 Steele Street and 5201 Adams Street in District 9.*



*View of mobile home park at 4501 W Kentucky Avenue in District 3.*





*View of mobile home park at 2825 W Evans Avenue in District 7.*

The proposed map amendment would retain the existing underlying zone districts, including any Use Overlay districts as applicable, and add the Active Centers and Corridors Design Overlay (DO-8). The DO-8 is intended to “encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC 9.4.5.12.B.). The design overlay adds to or modifies the existing standards in the underlying zone districts and does not affect any permitted uses or allowed height limits. If approved, the DO-8 district will:

- Limit allowed building forms for primary structures to the Shopfront and Town House
- Increase the build-to range from 0-5’ to 0-10’ in the Shopfront form to encourage more space for outdoor dining and similar uses
- Establish a minimum 2-foot primary street setback in the Shopfront form to increase pedestrian space
- Require a 7-foot primary street setback in the Shopfront form for any ground floor residential units to create more space for transitions between the public sidewalk and private residential areas, and require individual ground floor residential units to provide an entrance with entry feature (porch, patio, stoop, etc.)
- Require parking to be located to the rear or side of buildings
- Eliminate all alternatives to transparency requirements except for permanent art to encourage more windows at the street level
- Require a minimum ground floor height to support the viability of nonresidential uses
- Ensure that a portion of the ground floor on lots more than 37.5 feet wide includes nonresidential active uses to support a mix of uses and contribute goods and services to the local neighborhood.

### **Summary of City Agency Referral Comments**

As part of the DZC review process, the text amendment and rezoning proposal is referred to potentially affected city agencies and departments for comment. Agency comments regarding the text amendment have been incorporated into the revised Planning Board review draft attached to this staff report. A summary of agency referral responses regarding the map amendment applying DO-8 follows:

**Assessor:** Approved – No Response

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

**Denver Public Schools:** Approved – No response.

**Department of Public Health and Environment:** Approve Rezoning Only – will require additional information at Site Plan Review:

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

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

**Public Works – R.O.W. - City Surveyor:** Approved – No comments.

**Development Services - Transportation:** Approved – No response.

**Development Services – Wastewater:** Approved – No response.

**Development Services – Project Coordination:** Approved – No response.

**Development Services – Fire Prevention:** Approved – No response.

**Public Review Process**

	<b>Date</b>
La Alma Lincoln Park Neighborhood Planning Task Force formed	<b>February 2017</b>
Critical Neighborhood Values survey	<b>7/26-8/23/2018</b>
Task force presentation to larger community	<b>10/17/2018</b>
Virtual public meeting hosted by Council Members Torres and Clark	<b>4/6/2022</b>
Office Hours	<b>4/13/2022</b>
Virtual public meeting hosted by Council Members Torres and Clark	<b>4/20/2022</b>
Office Hours	<b>4/21/2022</b>
Overlay town hall meeting	<b>5/28/2022</b>
CPD informational notice of receipt of the rezoning application and text amendment to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>11/28/2022</b>
Public review draft of the text amendment posted online:	<b>11/28 – 12/26/2022</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>12/20/2022</b>
Planning Board public hearing (Planning Board unanimously recommended approval of both the map and text amendment):	<b>1/4/2023</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>1/9/2023</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>1/24/2023</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>2/13/2023 (tentative)</b>
City Council Public Hearing:	<b>3/6/2023 (tentative)</b>

- **Registered Neighborhood Organizations (RNOs)**  
Letters of support from the La Alma/Lincoln Park Neighborhood Association, Santa Fe Business Improvement District, and Denver’s Art District on Santa Fe were submitted with the rezoning application.
- **General Public Comment**  
As of the date of this report, staff has not received any letters or comments from the public.

## **Criteria for Review / Staff Evaluation**

The criteria for review of this text amendment and rezoning are found in DZC, Section 12.4.11.4 and Section 12.4.10.7, respectively. These criteria are summarized as follows:

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

Note: Because the City Attorney’s Office has determined this to be a legislative map amendment proposal, the additional criteria for non-legislative map amendments in DZC Section 12.4.10.8 do not apply.

### **1. Consistency with Adopted Plans**

The following adopted plans apply this text amendment and map amendment:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *La Alma Lincoln Park Neighborhood Plan* (2010)
- *Baker Neighborhood Plan* (2003)

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

The proposed text amendment and rezoning are consistent with *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

#### **DO-8 Text Amendments and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning**

The proposed DO-8 text amendment and rezoning proposal will ensure much needed goods and services remain along 8<sup>th</sup> Avenue and Santa Fe Drive, a long-standing mixed-use area, and continue to provide residents with the high quality of life they have experienced for decades consistent with the following Equitable, Affordable and Inclusive goal:

- Equitable, Affordable and Inclusive Goal 1, Strategy C – “Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts” (p. 28).



The regulations in the DO-8 for ground floor active uses and enhanced pedestrian-oriented design will ensure new development along Santa Fe is consistent with the existing mixed-use character consistent with the following Strong and Authentic Neighborhoods recommendations:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – “Build a network of well-connected, vibrant, mixed-use centers and corridors” (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – “Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities” (p. 34).
- Strong and Authentic Neighborhoods Goal 2, Strategy C – “Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm” (p. 34).

Similarly, the text and map amendment will help maintain and grow the availability of commercial space in embedded local corridors, thereby reducing competition and business displacement consistent with the following Economically Diverse and Vibrant goal:

- Economically Diverse and Vibrant Goal 3, Strategy A – “Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver” (p. 46).

The DO-8 will encourage ground floor active uses with residential above leading to mixed-use communities consistent with the following Environmentally Resilient goal:

- Environmentally Resilient Goal 8, Strategy B – “Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods” (p. 54).

#### Mobile Home Unit Replacement

The proposed amendment to allow existing mobile homes in nonconforming mobile home parks to be replaced with HUD-compliant homes will make it possible for residents to upgrade to a newer unit, thus minimizing their risk of displacement consistent with the Equitable, Affordable and Inclusive strategy below.

- Equitable, Affordable and Inclusive Goal 5, Strategy B – “Stabilize residents and businesses at risk of displacement through programs and policies that help them to stay in their existing community” (p. 29).

This text amendment will allow for mobile home units to be replaced where infrastructure already exists, consistent with the following strategy.

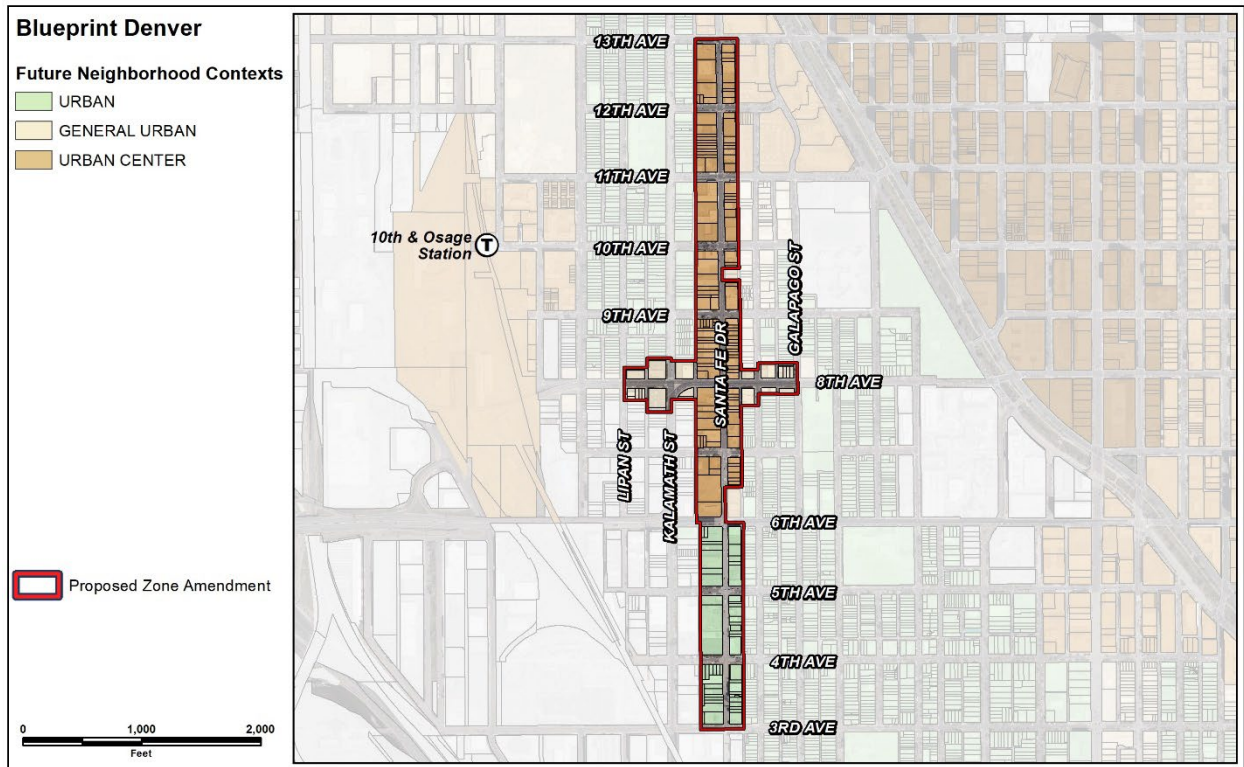
- Environmentally Resilient Goal 8, Strategy A – “Promote infill development where infrastructure and services are already in place” (p. 55).

## ***Blueprint Denver***

### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

*Blueprint Denver* identifies the proposed rezoning as part of a Local Corridor and Community Corridor place types within the Urban, General Urban, and Urban Center Neighborhood Contexts and provides guidance from the future growth strategy for the city.

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



A majority of the corridor, along Santa Fe Drive between 6<sup>th</sup> Avenue and 13<sup>th</sup> Avenue, is within the Urban Center neighborhood context which consists of “dense and vibrant areas that support residents and visitors. This context contains high intensity residential and significant employment areas. Development typically contains a high mix of uses, with good street activation and connectivity” (pg. 251). The underlying C-MS-8 and C-MS-5 zone districts are both within the Urban Center neighborhood context and “should be applied where active Street Level retail is desired and are intended to “promote safe, active, and pedestrian-scaled commercial streets” (DZC 7.2.4.1) consistent with the future context of Urban Center.

The General Urban neighborhood context, mapped primarily along 8<sup>th</sup> Avenue, consists of “vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek... Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity” (p. 237). C-MS-5 is in the Urban Center neighborhood context, but its intent to be primarily located along collector or arterial street corridors (DZC

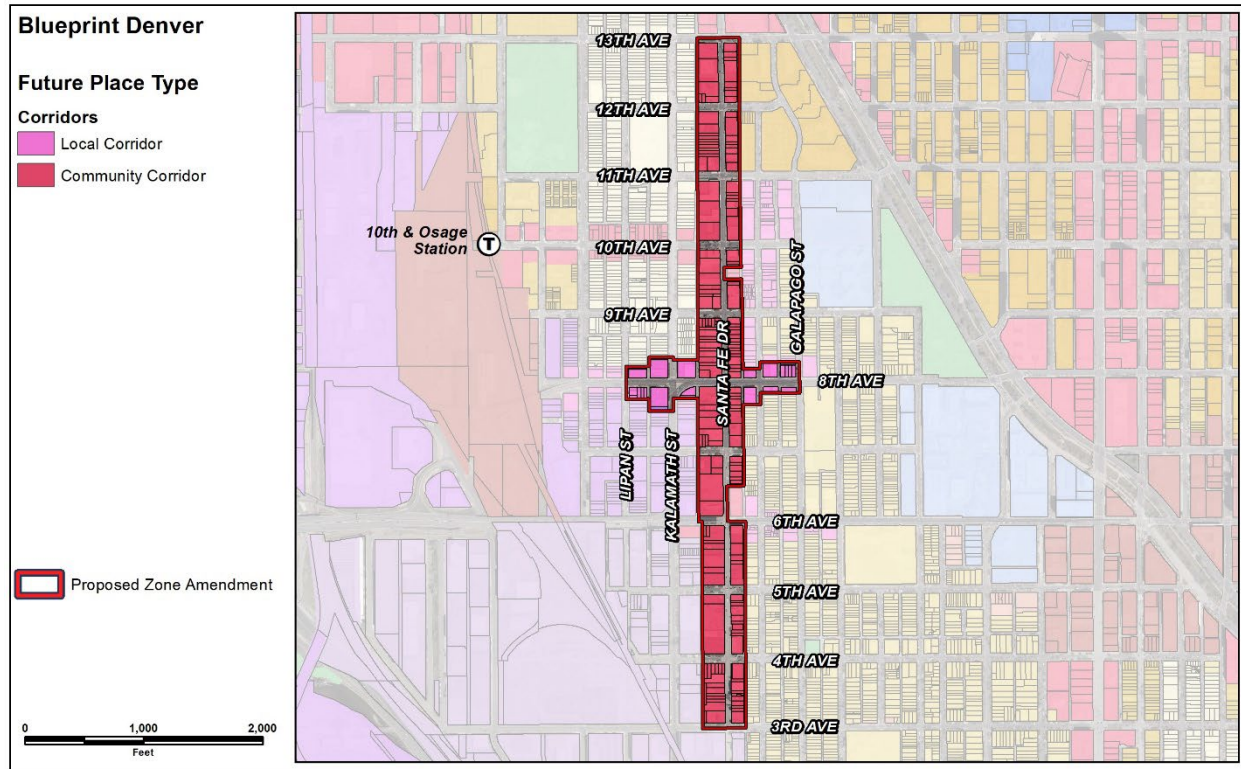
7.2.4.2), and the allowed building forms are similar to the main street districts in the General Urban context.

The Urban Center neighborhood context, mapped along Santa Fe Drive from 3<sup>rd</sup> Ave. to 6<sup>th</sup> Ave., has development that is “sensitive to the existing neighborhood character and offer[s] residents a mix of uses, with good street activation and connectivity...These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood” (p. 221). The underlying U-MS-3 is a district within the Urban neighborhood context and is intended to “promote an urban, mixed-use, built-to environment...that enhance{s} the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city’s commercial streets” (DZC 5.2.5.1) consistent with the Blueprint description.

The application of the DO-8 is consistent with the *Blueprint* future neighborhood contexts of Urban Center, General Urban, and Urban because it will promote mixed-use, active, and pedestrian friendly streets that will be compatible with the existing neighborhood character.

The text amendment to make modifications to the upper-story setback alternatives and primary zone lot line determination in the DO-8 is also consistent with the future neighborhood contexts identified in *Blueprint* because it will further encourage active uses along the main street corridor and encourage mixed-use developments.

### **Blueprint Denver Future Places**



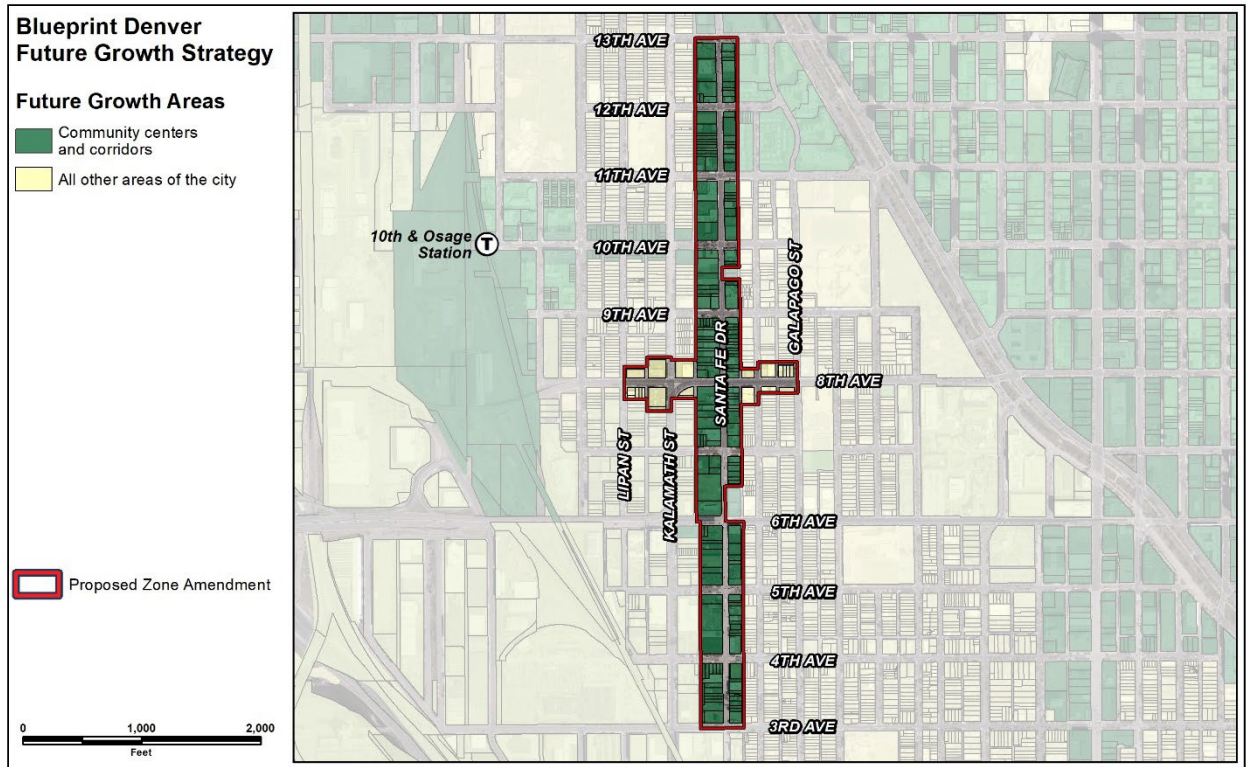
The subject properties are designated as Community Corridor along Santa Fe Drive, and Local Corridor along 8<sup>th</sup> Avenue *Blueprint Denver* describes corridors as “mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 104). Main Street districts “are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets...and should be applied where a higher degree of walkability and pedestrian activity and active Street Level retail is desired” (DZC Sections 5.2.5.1 and 7.2.4.1).

The intent of the DO-8 zone district is to “encourage neighborhood mixed-use areas that support nonresidential active uses at the Street Level, promote active pedestrian-oriented building frontages, and provide sufficient space for transitions between the public realm and private residential Dwellings” (DZC Section 9.4.5.12.B). This will encourage more social activity at the Street Level and mixed-use places, consistent with the descriptions for Community Corridor and Local Corridor.

The text amendment to change the DO-8 is also consistent with the Community and Local Corridor guidance as it will ensure active uses face the main street rather than a side street.

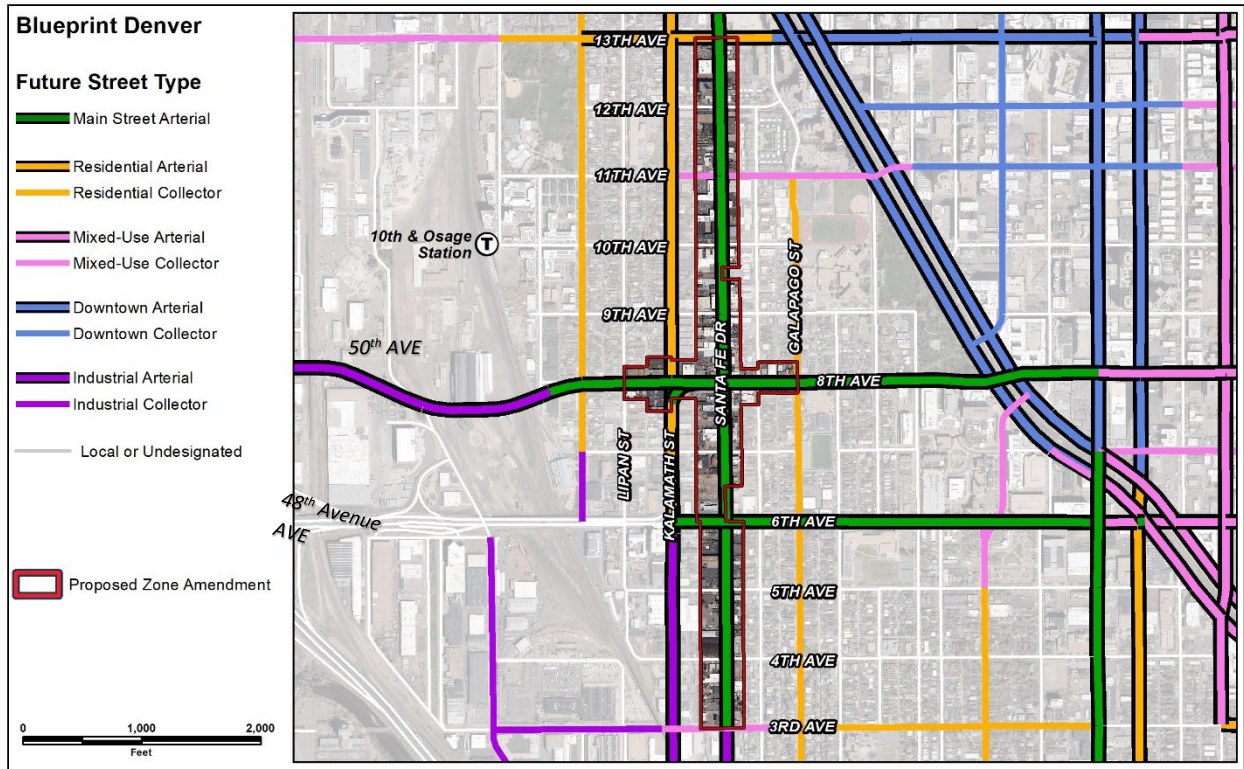


## Growth Strategy



Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The properties along Santa Fe Drive are in the Community Centers and Corridors growth strategy which is anticipated to take on 20% of new jobs and 25% of new housing by 2040 (p. 51). *Blueprint* categorizes the properties along 8<sup>th</sup> Avenue as “All other areas of the city.” These areas are anticipated to experience approximately 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). The proposed map and text amendment to apply the DO-8 will ensure that both housing growth and employment growth can occur, rather than just new housing which would result in a net loss of businesses providing goods and services.

**Blueprint Denver Street Types**



Street types help inform the appropriate intensity of the adjacent development (p. 67). *Blueprint Denver* classifies both Santa Fe Drive and 8<sup>th</sup> Avenue as Main Street Arterials, which are “designed for the highest amount of through movement and the lowest degree of property access” (p. 154). Main Streets are “characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including café seating in the right-of-way” (p. 158). The underlying zone districts are main street districts, consistent with the street type designation of Main Street. Additionally, the regulations in the DO-8 requiring a portion of the ground floor to be nonresidential uses and the 2-foot setback will encourage a highly activated street level with café seating. Therefore, the proposed text and map amendments will result in an intensity that is appropriate for the network of street types in the area.

**Blueprint Denver Strategies**

*Blueprint Denver* includes additional recommendations that are relevant for these proposed text and map amendments.

**Land Use & Built Form, Design Quality & Preservation, Policy 4:**

- This policy recommends "ensur[ing] an active pedestrian friendly environment that provides a true mixed use character in centers and corridors" (p. 103).

- The policy includes strategies for creating pedestrian-friendly places, including “requir[ing] strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses” (p. 103). The DO-8 requires a certain portion of the ground level to be active nonresidential uses consistent with this strategy. Additionally, the modifications proposed to the DO-8 will ensure street-level active uses face the main street and encourage mixed use developments.

**Land Use & Built Form, General, Policy 11:**

- This policy is to “Implement plan recommendations through city-led legislative rezonings and text amendments” (p. 79).
- **Strategy A** recommends “prioritiz[ing] larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals” (p. 79). Given the interest to ensure commercial corridors remain as mostly commercial, a legislative rezoning for the Santa Fe Drive and 8<sup>th</sup> Avenue corridors is consistent with this strategy.
- **Strategy B** states, “Use text amendments combined with map amendments to apply strategies recommended by Blueprint Denver at the effective, area appropriate scale. Text amendments and large legislative rezonings should be guided by the equity concepts and maps in Chapter 2” (p. 79). This proposed text amendment will make modifications to the DO-8 consistent with Land Use & Built Form, Design Quality & Preservation, Policy 4, detailed above and changes to the mobile home unit replacement regulations consistent with Land Use & Built Form, Housing, Policy 4, detailed below. Discussion of the equity concepts is included below.
- **Strategy C** directs text amendments and city-led rezonings to utilize “a robust and inclusive community input process.” The effort to seek zoning that will enhance the commercial corridor along Santa Fe Drive was community-initiated and community-driven. The outreach included assembling a planning task within the La Alma Lincoln Park neighborhood with regular meetings, community surveys, public meetings, town halls, and office hours.

**Land Use & Built Form, Housing, Policy 1:**

- This policy is to “revise city regulations to respond to the demands of Denver’s unique and modern housing needs” (p. 82).
- **Strategy A** recommends “updat[ing] the zoning code to modernize permitted use categories related to group living and expand the allowance of flexible and affordable housing types” (p. 82). This proposed text amendment will bring more flexibility to replacing mobile homes in nonconforming mobile home parks with newer and safer units.

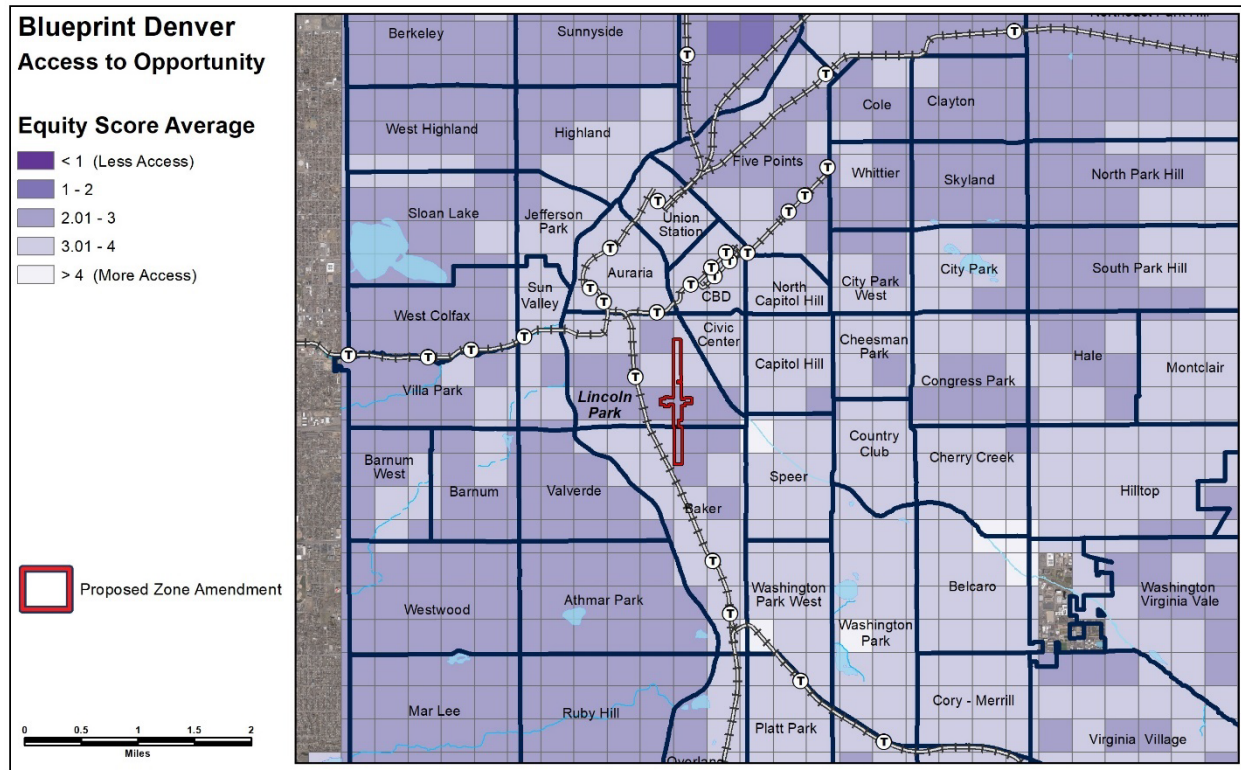
**Blueprint Denver Equity Concepts**

*Blueprint Denver* contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that help inform implementation actions through large rezonings greater than 5 acres along with other implementation actions including text amendments.



### I. Access to Opportunity

The access to opportunity score is a composite of the neighborhood equity index developed by Denver’s Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. This equity concept helps the city consider if it’s making progress towards achieving the vision for complete neighborhoods citywide.



#### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

The Santa Fe Drive corridor has average access to opportunity. This area scores highly on social determinants of health and access to public parks and healthy foods. The data are available at a statistical neighborhood-wide scale. In Lincoln Park, which includes the area north of 6<sup>th</sup> Avenue, there is less access to health care and a lower life expectancy but greater access to transit and centers and corridors. In Baker, south of 6<sup>th</sup> Avenue, there is greater access to health care and a higher life expectancy but less access to transit and centers and corridor. The entire area is less equitable in terms of child obesity. The proposed overlay will increase access to opportunity by ensuring any new development includes nonresidential uses that contribute to jobs, services, and amenities in this area.

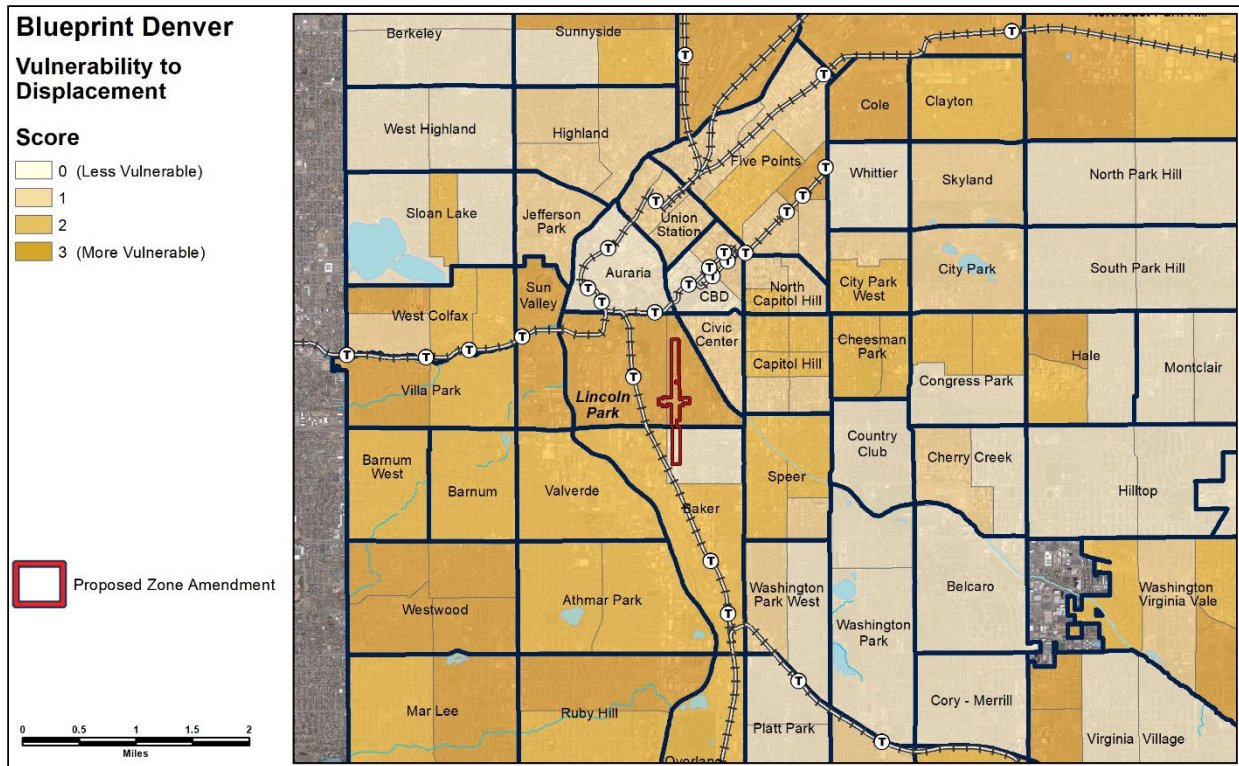
#### Mobile Home Unit Replacement Text Amendment

The text amendment to allow the replacement of mobile homes will likely have little impact on access to opportunity as it does not introduce any new commercial uses. However, it will increase the likelihood that residents can remain in existing mobile home parks which may have more access to amenities than if they were displaced to another park outside of the city.



## II. Vulnerability to Involuntary Displacement

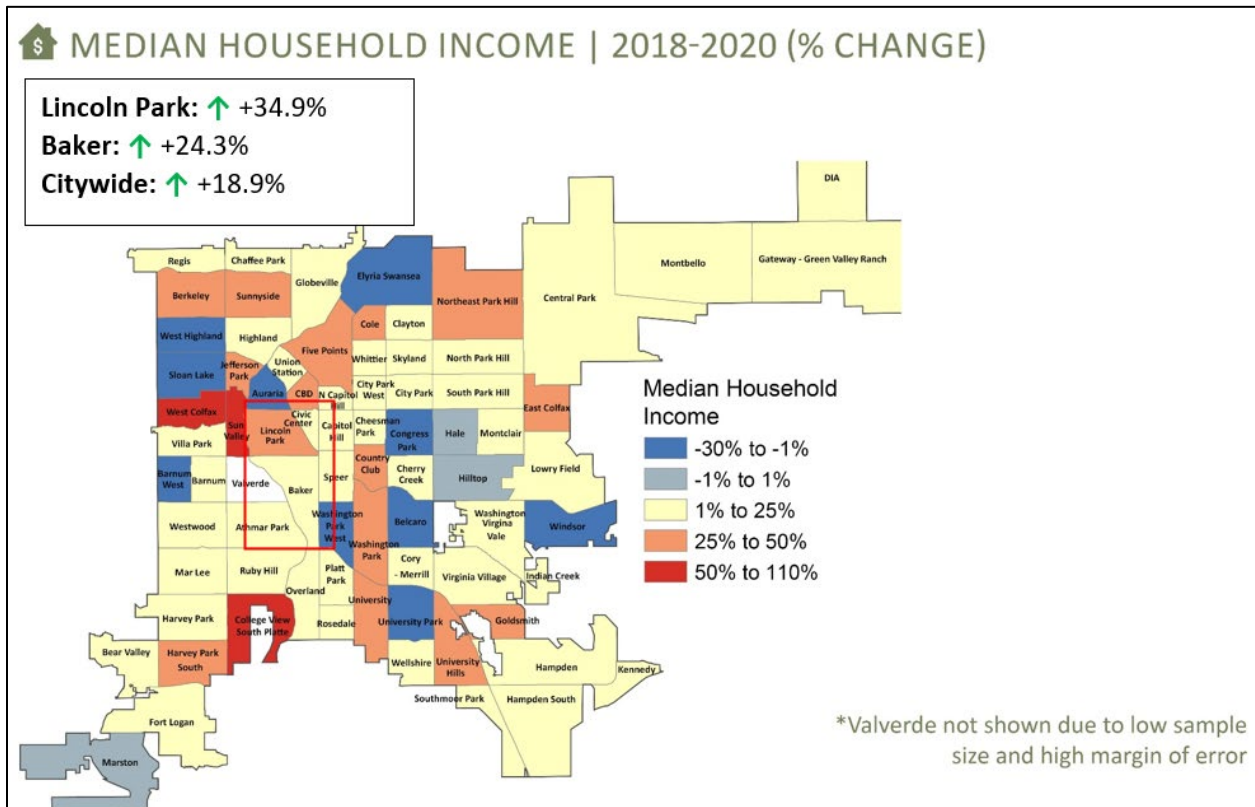
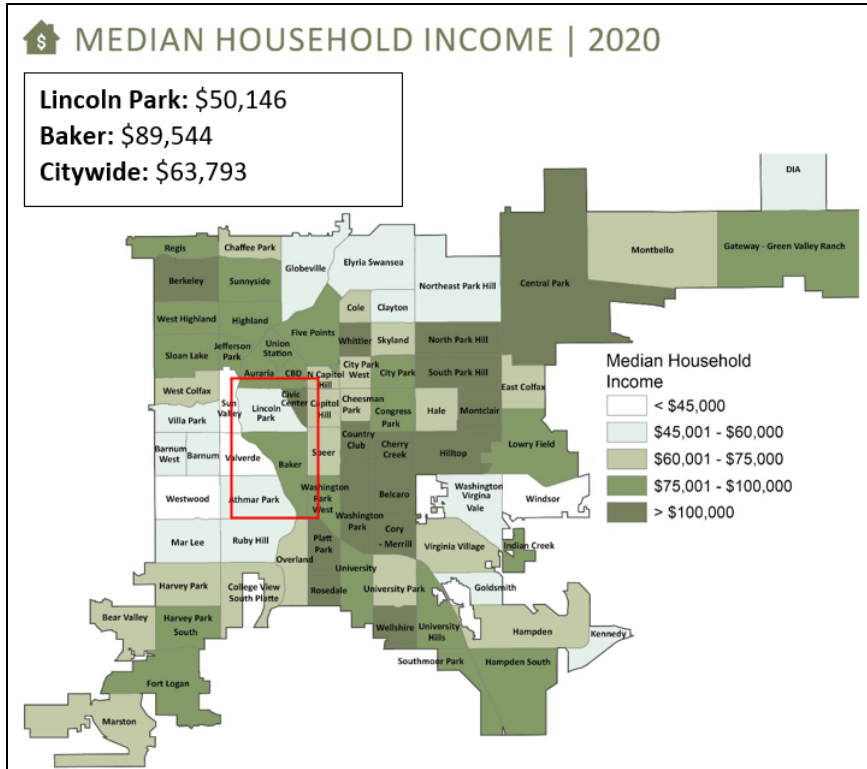
The basis for measuring vulnerability to involuntary displacement is the vulnerability to displacement index developed by the Denver Economic Development and Opportunity Office (now the Department of Housing Stability). This combines U.S. Census data from median household income, percent of renter-occupied units, and percent of residents with less than a college degree.



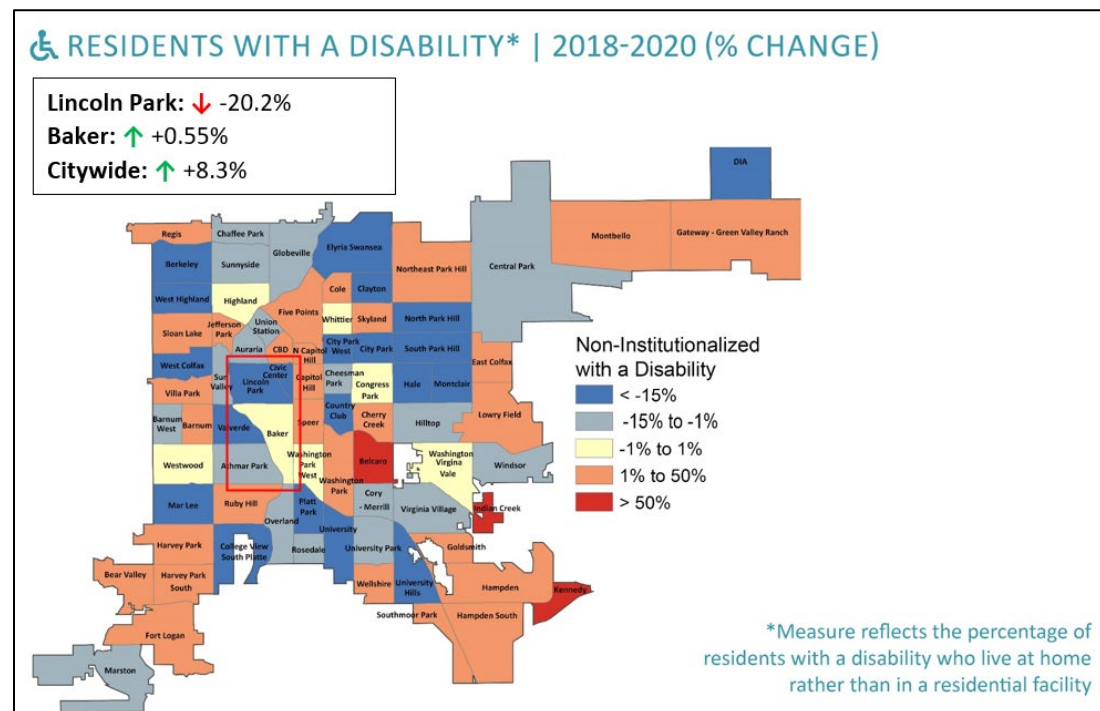
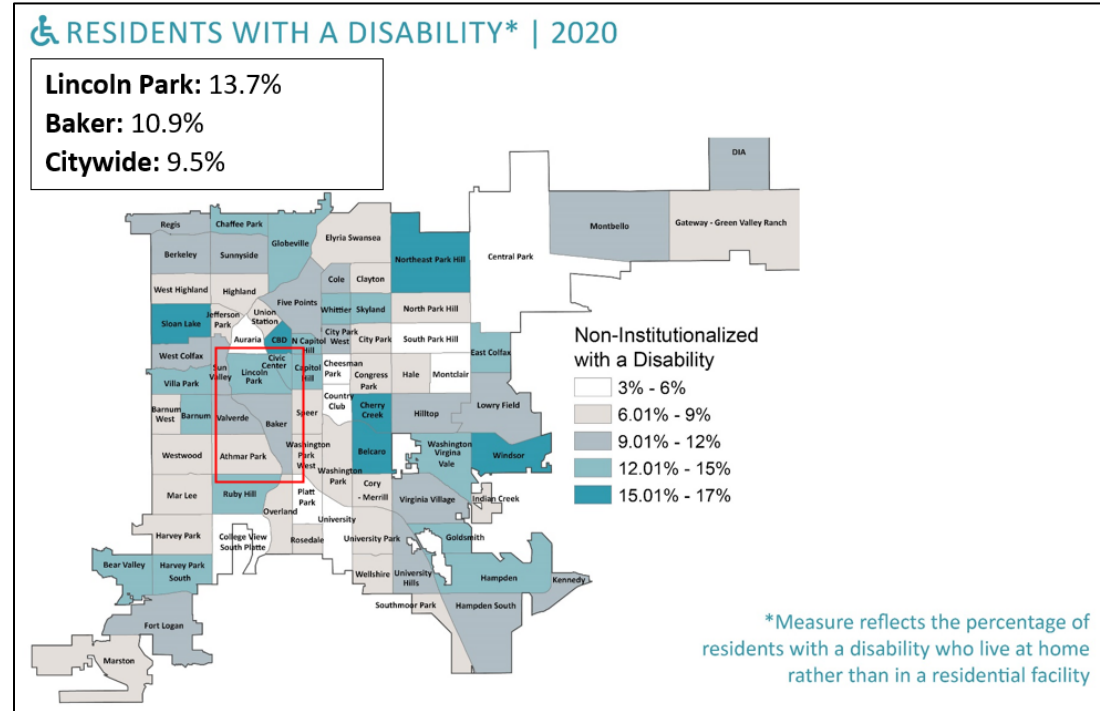
### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

The portion of Santa Fe Drive and 8<sup>th</sup> Avenue within La Alma Lincoln Park, north of 6<sup>th</sup> Avenue, scores as vulnerable on all three of the indicators – educational attainment, rental occupancy, and median household income. The area located in Baker, south of 6<sup>th</sup> Ave., scores as not vulnerable on all three indicators. While no specific development is proposed with this rezoning or text amendment, all new developments will be subject to the city's expanding housing affordability requirements, which were adopted in 2022. Additionally in September 2022, City Council passed the Department of Housing Stability's prioritization policy. This policy provides households at risk of or who have been displaced from their neighborhood with priority access to newly developed or preserved housing. These new city policies and regulations will help prevent displacement in the Lincoln Park and Baker neighborhoods.

The equity analysis also contains supplemental data that highlights demographic and housing market conditions for the area. This data can be used to help better understand vulnerability to displacement, including how demographics of the area have changed over time. As the La Alma Lincoln Park neighborhood is more vulnerable to displacement, key data points from the supplemental analysis that help illustrate economic and demographic changes that sharply contrast with citywide trends are highlighted below.

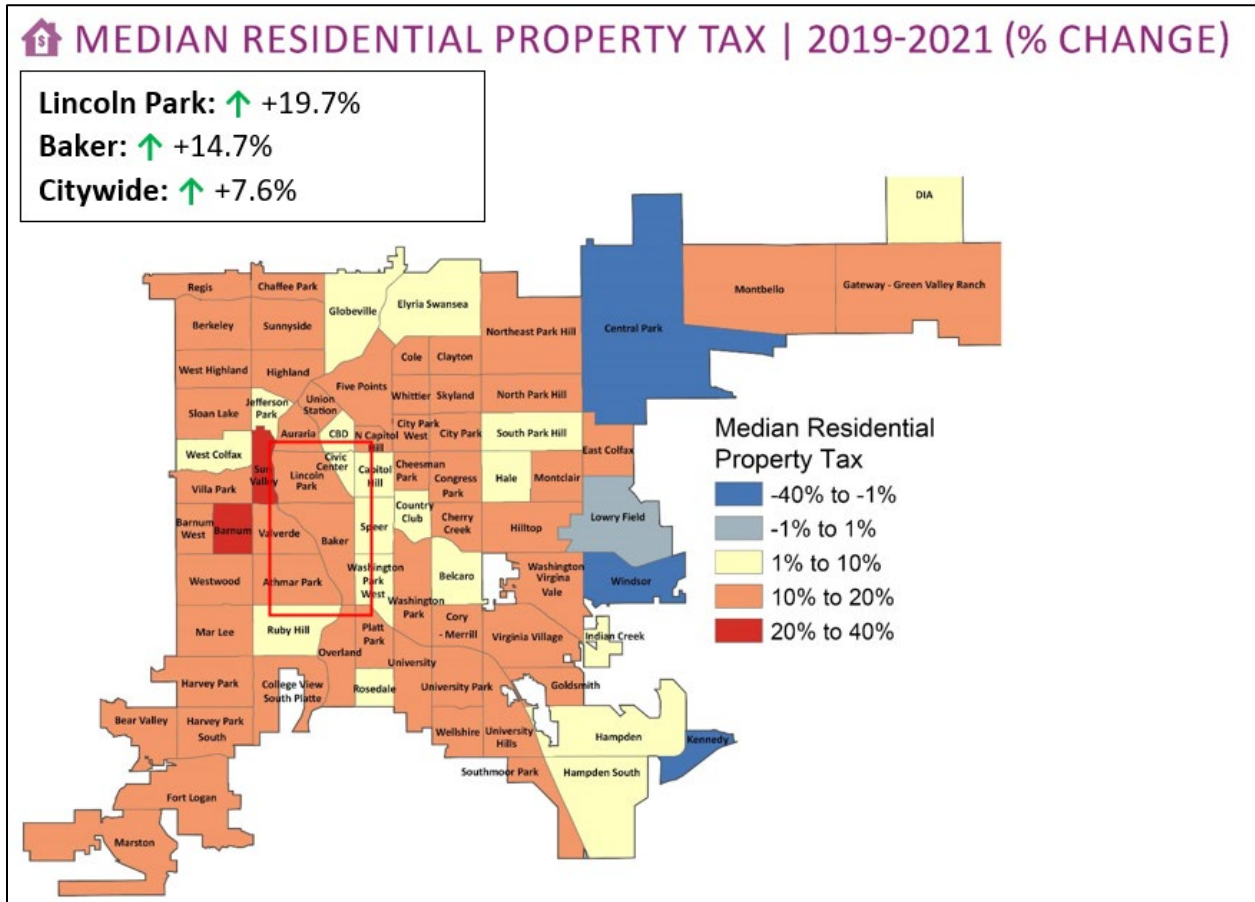


The median household income is lower in Lincoln Park (\$50,146) than citywide (\$63,793), but incomes are increasing at a greater rate than in Denver as a whole. This may indicate that some displacement has already occurred in the Lincoln Park neighborhood.





The percentage of the population of residents with a disability in both the Lincoln Park (13.7%) and Baker (10.9%) neighborhoods is comparable to Denver's percentage of residents with a disability (9.5%). However, Lincoln Park has seen a significant decrease in the percentage of residents with a disability, signifying that some displacement of residents with a disability has already occurred.



Lastly, Lincoln Park and Baker have experienced greater increases in the median residential property tax than citywide. Lincoln Park saw a 19.7% increase and Baker an increase of 14.7% while the citywide increase was 7.6%. The greater increases in property tax may make some residents more vulnerable to involuntary displacement.

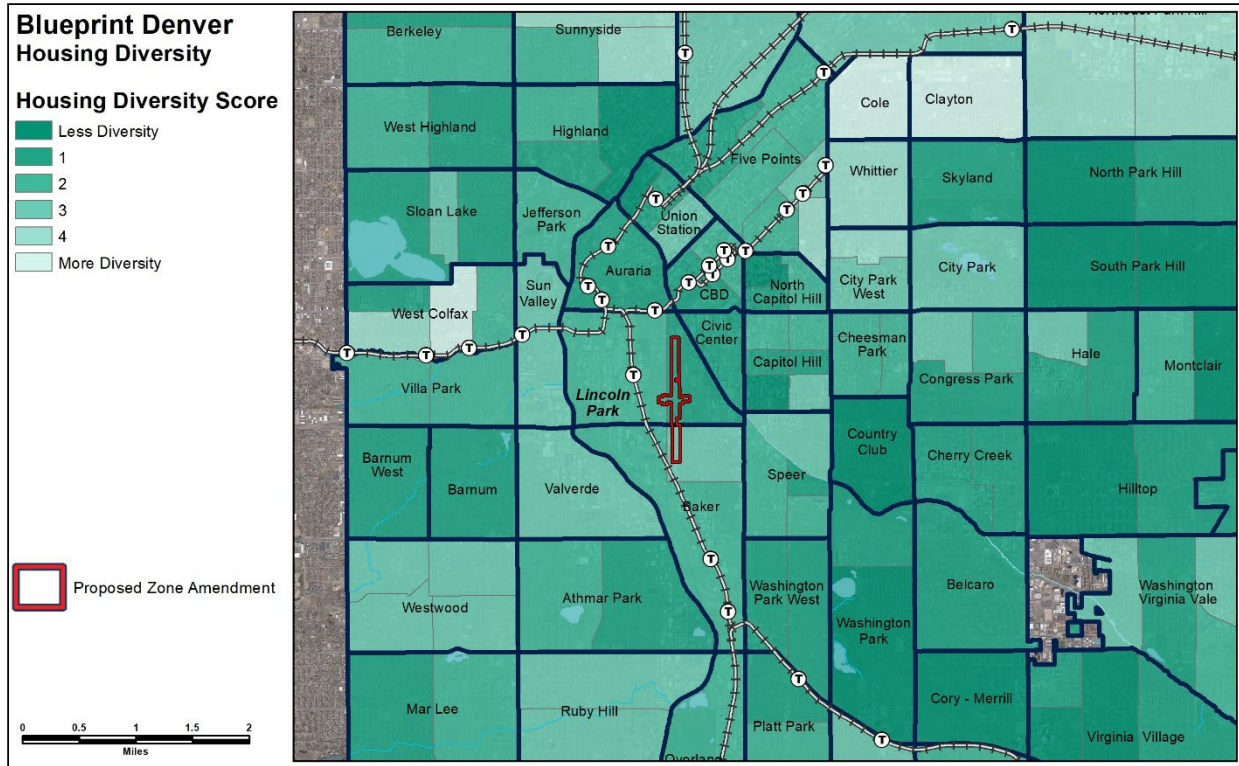
### Mobile Homes Unit Replacement Text Amendment

Denver currently has five existing mobile home parks, which are a source of unsubsidized, naturally occurring affordable housing. Under the current regulations, it is prohibited to replace existing mobile home units in nonconforming mobile home parks with HUD-compliant units constructed after 1976, which can lead to the displacement of residents. Allowing existing mobile home units to be replaced with newer units will help keep residents in place, preventing involuntary displacement.



### III. Expanding Housing and Jobs Diversity

The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership versus rental, housing costs, and the number of income-restricted units.

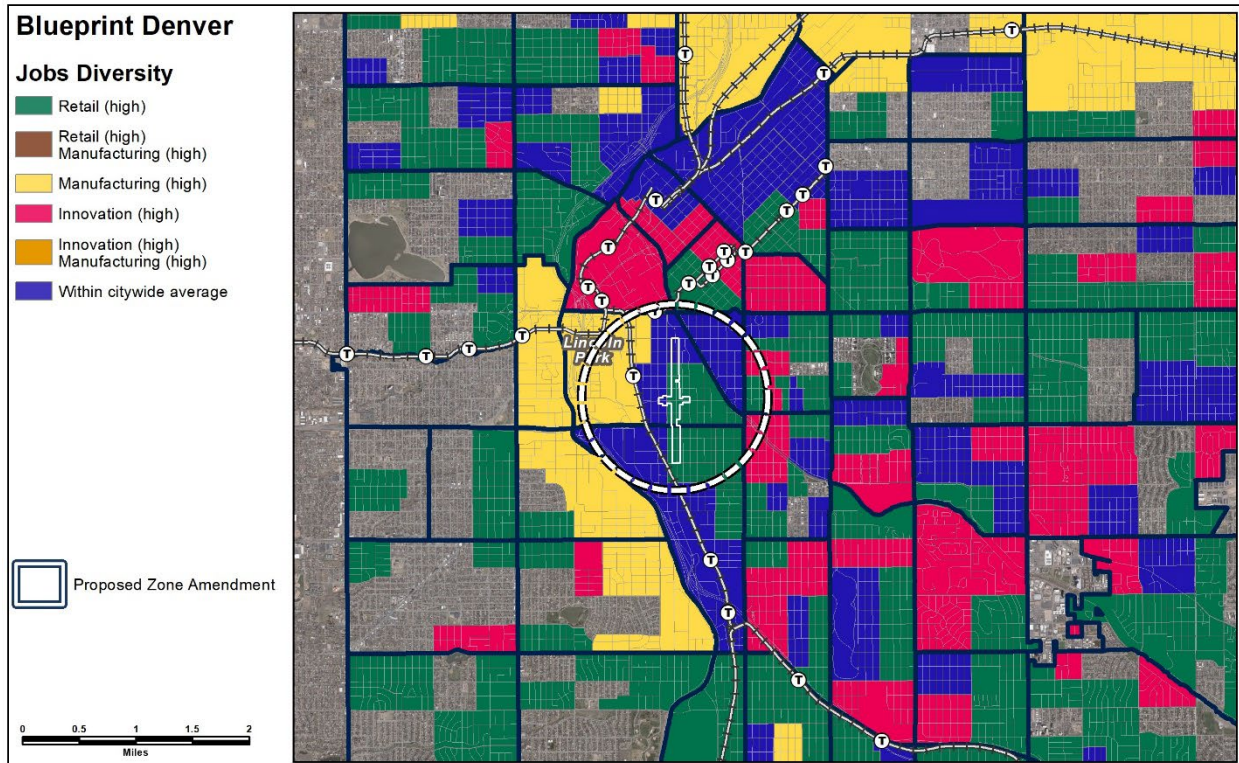


#### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

In La Alma Lincoln Park, north of 6<sup>th</sup> Avenue, there is less housing diversity, scoring as not diverse on four out of five indicators – missing middle housing, diversity of bedroom count per unit, percentage of owners compared to renters, and housing costs. Conversely, Baker, south of 6<sup>th</sup> Avenue scores as less diverse on only one indicator – income restricted units. The proposed overlay and text amendment may have a slight impact on housing diversity by leading to fewer new multi-unit dwelling units than would otherwise be built, since it restricts dwelling units for a portion of the ground floor. As stated above, no specific development is contemplated with this rezoning, but the city’s new housing affordability requirements will bring more affordable units to this area, particularly south of 6<sup>th</sup> Avenue, which lacks income restricted units.

#### Mobile Home Unit Replacement Text Amendment

The proposed text amendment will increase the flexibility for the continued use of mobile home parks as naturally occurring affordable housing, which will help maintain the existing housing diversity in the city.



DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

The map above shows the mix of jobs in areas of the city (predominant industry depicted by color). The properties north of 11<sup>th</sup> Avenue have a similar job mix as the city whereas the area south of 11<sup>th</sup> Avenue has an emphasis on retail jobs. The proposed DO-8 and text amendment may have a positive impact on jobs diversity in the neighborhood by creating new opportunities for employment because of the requirement for a portion of the ground floor to be nonresidential uses.

Mobile Home Unit Replacement Text Amendment

The text amendment will likely have little or no impact on jobs diversity in the city since it focuses on housing regulations.

***La Alma/Lincoln Park Neighborhood Plan*** (only applies to DO-8 changes and Santa Fe Drive and 8<sup>th</sup> Avenue rezoning – properties north of 6<sup>th</sup> Avenue)

The *La Alma/Lincoln Park Neighborhood Plan* identifies the Santa Fe Corridor and western portion of 8<sup>th</sup> Avenue as in the Main Street Corridor character area. The regulations in the DO-8 and proposed modifications will promote an active street level and mixed-use area consistent with the goals for the Main Street character area listed below:

- “Appropriate mix of uses that support a diversity of businesses and allow more restaurants and shops to accommodate them.
- The viability of multi-family residential, live-work, and commercial uses are maintained and enhanced.
- Destination development along the corridors is expanded.

- Zoning is established that promotes safe, active, and pedestrian-scaled commercial form and uses.
- The retail corridor is spatially defined with thoughtful urban design that considers scale, vistas and landmarks” (p. 39).

The portion along 8<sup>th</sup> Avenue, east of Santa Fe Drive, are identified as the Residential Character area. This area is already zoned for main street uses so rezoning to allow the DO-8 along with the text changes, will help further support a diverse population by allowing supportive services and commercial uses on the ground floor. The setback and design regulations will ensure new development is consistent with the surrounding residential areas consistent with the goals of the Residential character area:

- “Neighborhood character is preserved.
- Enhance the valued attributes of the residential area and quality of life for residents.
- Maintain the current residential density.
- Support a diverse population by providing support services such as childcare facilities, transit, and a variety of housing opportunities.
- Home ownership opportunities are encouraged through job creation in adjoining areas” (p. 45).

***Baker Neighborhood Plan*** (only applies to DO-8 changes and Santa Fe Drive rezoning – properties south of 6<sup>th</sup> Avenue)

The Baker Neighborhood Plan identifies the Santa Fe Drive corridor in the Commercial Corridor subarea. The proposed map and text amendment will promote mixed-use development and stable retail areas along a main street consistent with the following goals in the Baker Neighborhood Plan:

- “Develop a mix of land uses, which includes housing, office, commercial, destination and neighborhood-serving retail in subarea.
- Create a stable, safe, attractive, well-lighted retail area with a mix of offices, neighborhood businesses, and destination businesses.
- Maintain and enhance the viability of high-density residential and commercial uses” (p. 34-35).

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

### DO-8 Text Amendment and Santa Fe Drive and 8<sup>th</sup> Avenue Rezoning

This text amendment will result in uniform regulations applicable to all new development within the DO-8 zone district. The proposed rezoning to apply the DO-8 will result in the uniform application of zone district building form and use and design regulations within each zone district.

### Mobile Home Unit Replacement Text Amendment

This text amendment will result in uniform regulations applicable to all mobile home parks within the city.

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

The proposed text amendment and map amendment further the public health, safety, and general welfare by implementing numerous adopted city plans which recommend strengthening the design quality and preserving the commercial nature of embedded local and community corridors, as described above. Additionally, implementing enhanced design standards that reinforce the desired



character of neighborhood mixed-use centers and corridors will encourage more pedestrian-oriented outcomes. It has been shown that pedestrian-friendly, mixed-use areas can contribute to increased physical activity<sup>1</sup>, greater community engagement<sup>2</sup>, and mental health<sup>3</sup>.

The proposed text amendment also furthers the public health, safety, and general welfare by allowing residents living in nonconforming mobile home parks to replace their homes with newer, HUD-compliant models, thus reducing their risk of displacement.

## **CPD Recommendation**

### **A. Text Amendment**

Based on the review criteria for a text amendment stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that the Committee move the bill of the Text Amendment to Update the DO-8 Active Centers and Corridors Design Overlay and Expand Replacement of Mobile Home Units in Nonconforming Mobile Home Parks forward to the full City Council with the following condition. That the Committee review draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes made necessary by such edits.

### **B. Map Amendment**

Based on the review criteria for a map amendment stated in the Denver Zoning Code (DZC), Section 12.4.10 (Map Amendment), staff recommends approval for map amendment #2021I-00153.

## **Attachments**

1. Text Amendment
2. Map Amendment Proposal

(1) Ewing, R., and R. Cervero, 2010. (2) Putnam, 2000. (3) Lund, 2002. Per *Making Healthy Places: Designing and Building for Health, Well-being, and Sustainability*. Ed. Andrew L Dannenberg, Howard Frumkin, and Richard J. Jackson, Island Press, 2011.

## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple Owners	Representative Name	Councilmembers Jamie Torres and Jolon Clark
Address		Address	1437 Bannock St
City, State, Zip		City, State, Zip	Denver, CO 80202
Telephone		Telephone	
Email		Email	
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties in the Lincoln Park and Baker neighborhoods. See attached map and legal descriptions.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	approx.: 55 acres		
Current Zone Districts:	U-MS-3, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2; C-MS-8, UO-1, UO-2		
PROPOSAL			
Proposed Zone Districts:	Maintain underlying zone districts and apply DO-8 (Active Centers and Corridors Design Overlay)		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/>	Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>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.</i>	
	<input checked="" type="checkbox"/>	Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.	
	<input checked="" type="checkbox"/>	Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.	



October 13, 2022

Director Aldrete,

I am writing to express my support of the proposed Santa Fe Active Centers and Corridors Design Overlay (DO-8) Rezoning Application. Discussions about this design overlay began in 2017 with my predecessor, Paul Lopez, and the La Alma Lincoln Park (LALP) Registered Neighborhood Association. Now, five years later, its necessity is all the clearer— the City received more than 70 conceptual development proposals along Santa Fe Drive in just two years.

Current zoning allows uses that tend not to encourage pedestrian activity at the street level. LALP residents and business owners are concerned about losing the pedestrian-oriented mixed-use character of Santa Fe Drive and other small commercial nodes after witnessing a wave of residential-only redevelopment projects.

The community supports the DO-8 overlay because it has stronger requirements for active ground floor uses, transparency, setbacks, and café seating to encourage a pedestrian environment consistent with the surrounding residential area.

I anticipate the proposed overlay will facilitate a wide variety of improvements, including:

- More active, pedestrian-friendly streets;
- Increased access to opportunity and improved financial sustainability by requiring new development to include non-residential uses that contribute to jobs, services, and amenities;
- Concurrent residential and commercial growth, rather than losing goods and service to housing; and
- A preserved sense of place, assuring LALP residents and Santa Fe business owners that Santa Fe will continue to be a vibrant commercial corridor for decades to come.

My goal is to amplify the local cultures that have been essential to the health and wellbeing of LALP residents. District 3 neighborhoods have a rich history of doing for one another, building community institutions, and fighting for social justice. Our history and culture are vital and dynamic— they have been passed down and new generations have taken up the values. I take very seriously the responsibility of preserving and furthering the conditions that make those achievements possible. Accordingly, I enthusiastically support this community driven project and eagerly await its passage and implementation.

Sincerely,

Honorable Council President Jamie Torres  
Denver City Council, District 3

Bannock St, Room 451

Denver, CO 80202

**District3@denvergov.org** | 720-337-3333

#2021i-00153





THE HONORABLE  
*Jolon Clark*  
COUNCILMAN DISTRICT 7

*City and County of Denver*  
CITY COUNCIL  
City and County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202  
p: 720.337.7777  
jolon.clark@denvergov.org

November 28, 2022

Director Aldrete,

I am writing to express my support of the proposed Santa Fe Active Centers and Corridors Design Overlay (DO-8) Rezoning Application. Through the hard work of District 3 Councilwoman Jamie Torres this project has finally made it to this stage after many years of work by her office and the office of Councilman Paul Lopez.

Current zoning allows uses that tend not to encourage pedestrian activity at the street level. LALP residents and business owners are concerned about losing the pedestrian-oriented mixed-use character of Santa Fe Drive and other small commercial nodes after witnessing a wave of residential-only redevelopment projects. I have seen this also begin to happen in places like Old South Pearl Street in my district and I have great concerns for the future of our embedded commercial areas. This application is a step in the right direction for Santa Fe and all of our embedded commercial areas.

The community supports the DO-8 overlay because it has stronger requirements for active ground floor uses, transparency, setbacks, and café seating to encourage a pedestrian environment consistent with the surrounding residential area.

Thank you for your consideration of this application and I am available for any questions you may have.

Councilman Jolon Clark  
District 7

# 1. Consistency with Adopted Plans

The following adopted plans apply to this application:

- Denver Comprehensive Plan 2040
- Blueprint Denver
- La Alma/Lincoln Park Neighborhood Plan
- Baker Neighborhood Plan

## **Denver Comprehensive Plan 2040**

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

Equitable, Affordable, and Inclusive Goal 1, Strategy C: “Improve equitable access to resources that improve quality of life” (p. 28)

- This rezoning will ensure much-needed goods and services remain along Santa Fe, a long-standing mixed-use area, and continue to provide residents with the high quality of life they have experienced for decades.

Strong and Authentic Neighborhoods Goal 1, Strategy A, D: “Build a network of well-connected, vibrant, mixed-use, centers and corridors and Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities” (p. 34).

- The DO-8’s strong ground floor active use requirements will ensure new development along Santa Fe is consistent with the existing mixed-use character.

Strong and Authentic Neighborhoods Goal 2, Strategy C: “Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm” (p. 34).

- The regulations in the DO-8 place enhanced pedestrian-oriented design standards on key commercial corridors.

Strong and Authentic Neighborhoods Goal 4, Strategy A: “Grow and support neighborhood serving businesses” (p. 35).

- The rezoning will ensure commercial space remains available along Santa Fe by requiring non-residential active uses on the ground floor.

Economically Diverse and Vibrant Goal 3, Strategy A: “Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver” (p. 46).

- The rezoning will help maintain and grow the availability of commercial space in embedded local corridors, thereby reducing competition and business displacement.

Environmentally Resilient Goal 8, Strategy B: “Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods” (p. 54).

- Allowing the DO-8 along Santa Fe will encourage ground floor active uses with residential above leading to mixed-use communities.

## Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city's land use and transportation decisions. There are six key components of Blueprint Denver that apply to this rezoning proposal:

1. Neighborhood Context
2. Place
3. Street Type
4. Growth Area Strategy
5. Plan Policies and Strategies
6. Equity Concepts

### 1. Blueprint Denver Future Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences between land use, built form, and mobility at a high scale, between neighborhoods. The subject properties are shown on the context map as Urban, General Urban, and Urban Center neighborhood contexts. The description is used to guide appropriate zone districts (p. 66).

The Urban neighborhood context, mapped between 3<sup>rd</sup> Ave. and 6<sup>th</sup> Ave., predominantly contains “small, multi-unit residential and low-intensity mixed-use buildings ... embedded in single-unit and two-unit residential areas. Block patterns are a regular grid with consistent alley access. Where they occur, multi-unit buildings are low-scale. Mixed-use buildings are sited in a pedestrian-friendly manner near the street” (p. 222). U-MS-3 is a zone district within the Urban neighborhood context and is intended to promote safe, active, and pedestrian-scaled areas through building forms that clearly define and activate the public street edge. The zone district is intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering (DZC 5.2.3.1 and 5.2.5.1).

The General Urban neighborhood context, mapped primarily along 8<sup>th</sup> Ave., is “predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street” (p. 137). C-MS-5 is currently mapped along 8<sup>th</sup> Ave. and is proposed to remain in this proposal. While C-MS-5 is in the Urban Center Context, it's intent to be primarily located along collector or arterial street corridors, and the allowed building forms are similar to the main street districts in the General Urban context.

The Urban Center neighborhood context, mapped along Santa Fe from 6<sup>th</sup> Ave. to 13<sup>th</sup> Ave., is described as “a high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms. Block patterns are generally regular with consistent alley access. Larger scale buildings close to the street” (p. 137). C-MS-5 and C-MS-8 are both zone districts within the Urban Center neighborhood context. These districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of building forms that clearly define and activate the public street edge, and enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets (DZC 7.2.4.1).

The application of the DO-8 Overlay is consistent with the Blueprint future neighborhood contexts of Urban, General Urban, and Urban Center because it will promote active, pedestrian friendly streets that will be compatible with the existing residential areas.



## 2. Blueprint Denver Future Place Types

The subject properties are designed as Community Corridor, along Santa Fe, and Local Corridor, along 8<sup>th</sup> Ave. Blueprint describes corridors as “mixed-use places of different scales oriented along a street. They provide spaces for people to engage in social activities and entertainment, such as shopping and dining. Corridors are often embedded in neighborhoods and serve nearby residents” (p. 140). Main Street districts “are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets... and should be applied where a higher degree of walkability and pedestrian activity and active Street Level retail is desired” (DZC 5.2.5.1 and 7.2.4.1). Additionally, applying the DO-8 will result in standards that align even better with character traits of the Community and Local Corridor place types than the current design standards of the Main Streets districts through increased setbacks, more flexible build-to range, and mandatory portions of ground level non-residential active uses.

## 3. Blueprint Denver Street Types

In Blueprint Denver, future street types work in concert with future places to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The three volume classifications of Local, Collector, and Arterial, are further refined by six types of surrounding context. Both Santa Fe and 8<sup>th</sup> Ave. are identified as Main Street Arterials, which are “characterized by a mix of uses including retail, services and restaurants, as well as residential. Buildings are pedestrian-oriented, with little front setback, a continuous street wall, and high transparency. Street level uses are highly activated, including café seating in the right-of-way” (p. 158). The Main Street districts are consistent with this description. Furthermore, the regulations in the proposed DO-8 have stronger requirements for active ground floor uses, transparency, setbacks, and café seating to encourage a pedestrian environment consistent with the Main Street designation.

## 4. Blueprint Denver Growth Strategy

Blueprint Denver’s growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The properties along Santa Fe are part of the Community Centers and Corridors growth strategy where the city anticipates seeing 20% of new jobs and 25% of new housing. The properties along 8<sup>th</sup> Ave. are designated as “all other areas of the city” where the city anticipates seeing 10% of new jobs and 20% of new housing. The proposed map amendment to apply DO-8 will ensure that housing growth and employment growth both occur, rather than new housing resulting in a net loss of goods and services and degrading the embedded local corridors.

## 5. Blueprint Denver Plan Policies and Strategies

Blueprint Denver contains numerous recommendations related to pedestrian-oriented design and arrangement of uses in mixed use areas. Land Use and Built Form, Design quality and preservation, Policy 4, recommends “ensur[ing] an active pedestrian friendly environment that provides a true mixed use character in centers and corridors” (p. 103). This rezoning applies an overlay that would preserve and reinforce a mixed use character. The overlay also contains standards specifically recommended in sub-policy 4.A below:

- A. “Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses” (p. 103).

Land Use and Build Form, General Policy 11: *Implement plan recommendations through city-led legislative rezonings and text amendments* (p. 79).

This rezoning is large in area and legislative to implement the city's adopted plans.

#### 6. Blueprint Denver Equity Concepts

Blueprint Denver has three equity concepts: Improving access to opportunity, reducing vulnerability to displacement, and expanding housing and jobs diversity. Blueprint Denver states the equity concepts "should be used to evaluate large area rezonings" (p. 67) and therefore are applicable to this rezoning proposal.

##### Access to Opportunity

The area along Santa Fe Blvd. in the Lincoln Park and Baker neighborhoods has average access to opportunity, defined as access to basic goods, services, and amenities to improve quality of life. This area scores highly on social determinants of health and access to public parks and healthy foods. North of 6<sup>th</sup> Ave. has less access to healthcare and a lower life expectancy, but greater access to transit and centers and corridors. South of 6<sup>th</sup> Ave. has greater access to healthcare and a higher life expectancy but less access to transit and centers and corridors. The entire area is less equitable in terms of child obesity. The proposed overlay will increase access to opportunity by ensuring any new development includes non-residential uses that contribute to jobs, services, and amenities in this area.

##### Vulnerability to Displacement

North of 6<sup>th</sup> Ave. is identified as an area that is vulnerable to involuntary displacement based on all three indicators – educational attainment, rental occupancy, and median household income. Whereas the area South of 6<sup>th</sup> Ave. scores as not vulnerable on all three indicators. While no specific development is proposed with this rezoning, all new developments will be subject to the city's expanding housing affordability requirements, which were adopted in June 2022. Additionally, in September 2022 City Council passed the Department of Housing Stability's prioritization policy. This policy provides households at risk of or who have been displaced from their neighborhood with priority access to newly developed or preserved housing. These new city policies and regulations will help prevent displacement in the Lincoln Park and Baker neighborhoods.

##### Housing Diversity

North of 6<sup>th</sup> Ave. is seen as not diverse based on 4 of 5 indicators – missing middle housing, diversity of bedroom count per unit, owners to renters, and housing costs. Conversely, south of 6<sup>th</sup> Ave. scores as diverse on all but one indicator – income restricted units. The proposed overlay may have a slight impact on housing diversity by leading to fewer new multi-unit dwelling units than otherwise would be built, since it restricts dwelling units for a portion of the ground floor. As stated above, no specific development is contemplated with this rezoning, but the city's new housing affordability requirements will bring more affordable units to this area, especially south of 6<sup>th</sup> Ave. which lacks income restricted units.

##### Jobs Diversity

The greatest concentration of jobs is located north of 6<sup>th</sup> Ave. The corridor has a larger share of retail jobs than the city as a whole. The proposed rezoning may have a positive impact on jobs diversity in the neighborhood by creating new opportunities for employment.

### **La Alma/Lincoln Park Neighborhood Plan** (applies to properties north of 6<sup>th</sup> Ave)

The La Alma/Lincoln Park Neighborhood Plan identifies the Santa Fe Corridor and western portion of 8<sup>th</sup> Avenue as in the Main Street Corridor character area. The goals for this area include:

- “Appropriate mix of uses that support a diversity of businesses and allow more restaurants and shops to accommodate them.
- The viability of multi-family residential, live-work, and commercial uses are maintained and enhanced.
- Destination development along the corridors is expanded
- Zoning is established that promotes safe, active, and pedestrian-scaled commercial form and uses.
- The retail corridor is spatially defined with thoughtful urban design that considers scale, vistas and landmarks” (p. 39).

The DO-8 requires active non-residential ground floor uses that will encourage more commercial and retail uses and support a live-work area, consistent with the goals for the Main Street character area.

The portion of 8<sup>th</sup> Avenue, east of Santa Fe, is identified as the Residential character area. The Residential goals include:

- “Neighborhood character is preserved.
- Enhance the valued attributes of the residential area and quality of life for residents.
- Maintain the current residential density.
- Support a diverse population by providing support services such as childcare facilities, transit, and a variety of housing opportunities.
- Home ownership opportunities are encouraged through job creation in adjoining areas” (p. 45).

This area is already zoned for main street uses so rezoning to allow the DO-8 will help further support a diverse population by allowing supportive services and commercial uses on the ground floor. The setback and design regulations will ensure new development is consistent with the surrounding residential area.

### **Baker Neighborhood Plan** (applies to properties south of 6<sup>th</sup> Ave)

The Baker Neighborhood Plan identifies the Santa Fe Corridor in the Commercial Corridor subarea. The goals for this area include:

- “Develop a mix of land uses, which includes housing, office, commercial, destination and neighborhood-serving retail in the subarea.
- Create a stable, safe, attractive, well-lighted retail area with a mix of offices, neighborhood businesses, and destination businesses.
- Maintain and enhance the viability of high-density residential and commercial uses” (p. 34-35).

The regulations within the DO-8 will promote mixed-use developments and stable retail areas consistent with the Baker Neighborhood Plan.



## 2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-MS-3; U-MS-3, UO-1, UO-2; C-MS-5; C-MS-5, UO-1, UO-2, C-MS-8, UO-1, UO-2 with the DO-8 overlay will result in the uniform application of zone district building form, use, and design regulations.

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

The proposed official map amendment furthers the public health, safety, and general welfare of the city through implementation of numerous adopted city plans which recommend strengthening the design quality and preserving the commercial nature of embedded local corridors. Ensuring goods and services remain in established neighborhoods supports the long-term sustainability and therefore the health, safety, and welfare for all of Denver for generations. In addition, increasing access to employment opportunities will contribute to the financial stability of Denver's residents.

**Legislative Zone Map Amendment 21i-00153**  
**Approved Legal Description 11/10/2022**

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**U-MS-3 UO-1, UO-2 to U-MS-3 UO-1, UO-2, DO-8**

**SUMNER'S 2ND ADDITION TO DENVER**

Block 10, Lots 1 to 15

Block 11, Lots 1 to 15, and the land lying West of said Lots 1 to 15 extended West to the East line of the alley

**SUMNER'S ADDITION TO DENVER**

Block 2, Lots 1 to 10

Block 3, Lots 11 to 20

Block 6, Lots 11 to 20

Block 7, Lots 1 to 10

Block 10, Lots 1 to 3

Block 11, Lots 18 to 20

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**C-MS-5 to C-MS-5 DO-8**

**HUNT'S ADDITION TO DENVER**

Block 31, Lot 15

Block 32, Lots 24, 25, and Lots 33, 34

**ELMWOOD ADDITION TO THE CITY OF DENVER**

Block 8, Lots 39 and 40

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**C-MS-5 UO-1, UO-2 to C-MS-5 UO-1, UO-2, DO-8**

**ELMWOOD ADDITION TO THE CITY OF DENVER**

Block 5, Lots 1 to 8

Block 6, Lots 1 to 7

Block 7, Lots 1 to 20, and Lots 35 to 40

Block 8, Lots 1 and 2

Block 18, Lots 1 to 10

**HALLACKS SUBDIVISION OF BLOCKS 27-28-38-39 OF WITTERS FIRST ADDITION**

Block 39, Lots 1 to 10

**HUNT'S ADDITION TO DENVER**

Block 21, Lots 21 to 40

Block 30, Lots 21 to 40

Block 31, Lots 16 to 40

Block 32, Lots 26 to 32

Block 37, Lots 1, 2, and Lots 17 to 20

Block 38, Lots 1, 2, and Lots 11 to 20

Block 39, Lots 11 to 20

**SMITH'S ADDITION TO THE CITY OF DENVER**

Block 6, Lots 10 to 20

Block 7, Lots 1 to 6, Lots 11 to 20

Block 17, Lot 16, 25, and the South 4 Feet of Lot 26

Block 18, Lots 1 to 16

That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

**C-MS-8 UO-1, UO-2 to C-MS-8 UO-1, UO-2, DO-8**

**HUNT'S ADDITION TO DENVER**

Block 13, Lots 21 to 40

Block 20, Lots 21 to 40

**HALLACKS SUBDIVISION OF BLOCKS 27-28-38-39 OF WITTERS FIRST ADDITION**

Block 27, Lots 1 to 20






Block 28, Lots 1 to 20

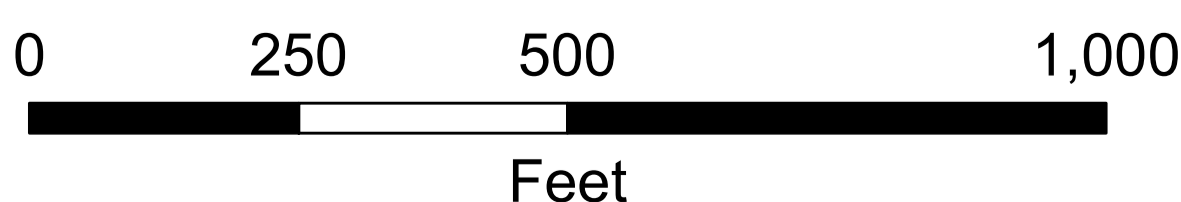
In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described areas

# Zone Map Amendment 21i-00153 Santa Fe - Legislative DO-8 Overlay

Revised Version  
November 2, 2022



-  Amendment Boundary
- Existing Zone District
-  U-MS-3 UO-1, UO-2
-  C-MS-5
-  C-MS-5 UO-1, UO-2
-  C-MS-8 UO-1, UO-2





SCHEDNUM	OWNER_NAME	OWNER_ADDRESS_LINE1	OWNER_CITY	OWNER_STATE	OWNER_ZIP	SITE_ADDRESS
0504401030030	WEST 10TH AVENUE RESIDENCES LLLP	2420 W 26TH AVE STE 480D	DENVER	CO	80211-5329	901 W 10TH AVE UNIT 2A
0504412042000	VILLA TOD LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533	926 W 10TH AVE
0504412043000	VILLA TOD LLC	1600 N DOWNING ST STE 300	DENVER	CO	80218-1533	926 W 10TH AVE
0503507060000	MAES FAMILY REVOCABLE TRUST	5035 AMES WAY	DENVER	CO	80212-2821	825 W 11TH AVE
0504113019000	C & R LIMITED LIABILITY COMPANY	PO BOX 40417	DENVER	CO	80204-0417	919 W 12TH AVE
0504113018000	LEACH,NICHOLAS JAMES	923 W 12TH AVE	DENVER	CO	80204-3534	923 W 12TH AVE
0509112029000	KELLETT,JAMES R	2349 S GALAPAGO ST	DENVER	CO	80223-4301	904 W 4TH AVE
0509112030000	DECKER,KEITH J III	908 W 4TH AVE	DENVER	CO	80223-1138	908 W 4TH AVE
0509112031000	INCARDONA,SAMUEL LYNDELL	912 W 4TH AVE	DENVER	CO	80223-1138	912 W 4TH AVE
0509112032000	DAVIS,EAMON COLIN	914 W 4TH AVE	DENVER	CO	80223-1138	914 W 4TH AVE
0509112007000	4263 WILLOWRUN LANE LLC	5780 GREEN OAKS DR	LITTLETON	CO	80121-1354	922 W 4TH AVE
0509112006000	HEIDBREDER,KRISTIN J	926 W 4TH AVE	DENVER	CO	80223-1138	926 W 4TH AVE
0509103050000	BENTLEY,TIMOTHY R	918 W 6TH AVE	DENVER	CO	80204-5014	918 W 6TH AVE
0509103049000	JJS INVESTMENTS LLC	6 WARDELL CT	ROCK SPRINGS	WY	82901-7248	926 W 6TH AVE
0504421013000	MAKE IT SO 17 LLC	550 RED ROCKS VISTA DR	MORRISON	CO	80465-3019	901 W 7TH AVE
0504421044000	BALDWIN,DONNA D	6900 W GRANT RANCH BLVD UNIT 44	LITTLETON	CO	80123-5164	925 W 7TH AVE
0504422041000	CHUCK & BECKY LLC	1490 N LAFAYETTE ST STE 101	DENVER	CO	80218	930 W 7TH AVE
0504421011000	700 KALAMATH STREET LLC	1200 17TH ST STE 850	DENVER	CO	80202-5808	1001 W 7TH AVE
0503612042000	V & L CORP	705 W 8TH AVE	DENVER	CO	80204-4329	705 W 8TH AVE
0503612015000	GRANDMA PROPERTIES LLC	160 S MARION PKWY	DENVER	CO	80209-2526	709 W 8TH AVE
0503612038000	SHRESTHA,SABITA	1461 MAGPIE CT	GOLDEN	CO	80403-7769	711 W 8TH AVE -715
0503612037000	INTERLINGUA INC	15291 W WARREN DR	LAKEWOOD	CO	80228-6432	719 W 8TH AVE
0503612012000	BOYS CLUBS OF DENVER INC	2150 W 29TH AVE STE 500	DENVER	CO	80211-3869	721 W 8TH AVE
0503615035000	CHERRY STREET PARTNERS LLC	PO BOX 6016	DENVER	CO	80206-0016	788 W 8TH AVE
0503614087087	APTHORP,RUSSELL	6891 S QUINCE ST	ENGLEWOOD	CO	80112-1217	800 W 8TH AVE UNIT 112
0503614090090	GLOVINSKY-LEWIS,JANET	300 W 11TH AVE UNIT 10H	DENVER	CO	80204-3690	800 W 8TH AVE UNIT 115
0503614091091	GLOVINSKY-LEWIS,JANET	300 W 11TH AVE UNIT 10H	DENVER	CO	80204-3690	800 W 8TH AVE UNIT 116
0503614093093	LARSON,AUSTIN F	800 W 8TH AVE # 202	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 202
0503614094094	MANSFELDT,CRESTEN	800 W 8TH AVE UNIT 203	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 203
0503614100100	MANSFELDT,CRESTEN	800 W 8TH AVE UNIT 203	DENVER	CO	80204-4332	800 W 8TH AVE P5
0503614084084	MIERBUNKALL LLC	1001 30TH ST	DENVER	CO	80205-2724	800 W 8TH AVE UNIT 109
0503614088088	NORNG, IDANG	800 W 8TH AVE 113	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 113
0503614081081	PILASPILAS,MILO	800 W 8TH AVE 106	DENVER	CO	80204	800 W 8TH AVE UNIT 106
0503614085085	RALLY LLC	13701 W JEWELL AVE STE 202	LAKEWOOD	CO	80228-6034	800 W 8TH AVE UNIT 110
0503614080080	SCHLEPPI,ANDREW D	857 N LAFAYETTE ST	DENVER	CO	80218-3507	800 W 8TH AVE UNIT 105
0503614092092	SKINNER,KATRINA REVOCABLE LIVING TRUST	800 W 8TH AVE # 201	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 201
0503614082082	SOLE-RETREAT LLC	800 W 8TH AVE # 107	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 107
0503614086086	SPARQU INCORPORATED DPA SPARQU A CO CORP	800 W 8TH AVE # 111	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 111
0503614079079	TANK,CAROL PATRICIA KELLEY	480 S LEE ST	LAKEWOOD	CO	80226-2752	800 W 8TH AVE UNIT 104
0503614089089	TANK,CAROL PATRICIA KELLEY	480 S LEE ST	LAKEWOOD	CO	80226-2752	800 W 8TH AVE UNIT 114
0503614076076	TANK,ROBERT H JR	480 S LEE ST	LAKEWOOD	CO	80226-2752	800 W 8TH AVE UNIT 101
0503614077077	TANK,ROBERT H JR	480 S LEE ST	LAKEWOOD	CO	80226-2752	800 W 8TH AVE UNIT 102
0503614095095	VISION ENTERPRISES CO	800 W 8TH AVE	DENVER	CO	80204-4332	800 W 8TH AVE UNIT 204
0503614096096	VISION ENTERPRISES CO	800 W 8TH AVE	DENVER	CO	80204-4332	800 W 8TH AVE P1
0503614097097	VISION ENTERPRISES CO	800 W 8TH AVE	DENVER	CO	80204-4332	800 W 8TH AVE P2
0503614098098	VISION ENTERPRISES CO	800 W 8TH AVE	DENVER	CO	80204-4332	800 W 8TH AVE P3
0503614099099	VISION ENTERPRISES CO	800 W 8TH AVE	DENVER	CO	80204-4332	800 W 8TH AVE P4
0503614083083	WOODNICK LLC	810 W 8TH AVE STE 108	DENVER	CO	80204-4309	800 W 8TH AVE UNIT 108
0503614078078	YORTY,DEVI COLENE	1468 SAINT PAUL ST	DENVER	CO	80206-2510	800 W 8TH AVE UNIT 103
0503613015000	LIMINAL SPACE I LLC	490 S SANTA FE DR	DENVER	CO	80223-2108	801 W 8TH AVE
0503614112000	P & P LLC	820 W 8TH AVE	DENVER	CO	80204-4332	816 W 8TH AVE
0503614113000	P & P LLC	820 W 8TH AVE	DENVER	CO	80204-4332	820 W 8TH AVE
0503613013000	FETH,JAMES B	4996 S URBAN CT	MORRISON	CO	80465-2017	821 W 8TH AVE
0504413016000	SEREV PROPERTIES LTD	177 N HUMBOLDT ST	DENVER	CO	80218-3931	925 W 8TH AVE
0504420004000	PBC HOLDING COMPANY LLC	1218 KALAMATH ST	DENVER	CO	80204-3540	1024 W 8TH AVE
0504420032000	WEINSTEIN,DANIEL	1028 W 8TH AVE	DENVER	CO	80204-4302	1028 W 8TH AVE
0504420002000	MITOTES,EDWARD JOSE	1032 W 8TH AVE	DENVER	CO	80204-4302	1032 W 8TH AVE
0504420036000	HEXHEAD LAND LLC	3215 S CLAYTON ST	DENVER	CO	80210-6809	1036 W 8TH AVE
0504414018000	EIGHTH AVENUE PARTNERS LLC	65 CHERRY HILLS FARM DR	CHERRY HILLS VILLAGE	CO	80113-7113	1045 W 8TH AVE
0504413045000	JONES,DANIEL	908 9TH AVE	DENVER	CO	80204-4339	908 W 9TH AVE
0504413030000	AFS RESIDENTIAL LLC	7602 S OVERLOOK WAY	LITTLETON	CO	80128-2601	912 W 9TH AVE
0504413029000	VIGIL,TRINIDAD	916 W 9TH AVE	DENVER	CO	80204-4339	916 W 9TH AVE
0504413028000	JOHNSTON,CANDACE A	920 9TH AVE	DENVER	CO	80204-4339	920 W 9TH AVE
0504412011000	923 W 9TH AVE LLC	910 W 8TH AVE	DENVER	CO	80204-4350	923 W 9TH AVE
0504413027000	923 W 9TH AVE LLC	910 W 8TH AVE	DENVER	CO	80204-4350	924 W 9TH AVE
0503615032000	CHERRY STREET PARTNERS LLC	PO BOX 6016	DENVER	CO	80206-0016	799 N GALAPAGO ST
0503612017000	CALDERON,KELLY J	8592 E 49TH PL	DENVER	CO	80238-3279	817 N GALAPAGO ST
0504420041000	CHEESY BABY PROPERTIES LLC	649 S OGDEN ST	DENVER	CO	80209-4419	747 N KALAMATH ST
0504420029000	KALAMATH SAGE LLC	761 KALAMATH ST	DENVER	CO	80204-4402	761 N KALAMATH ST
0504421045000	MELINDA LLC	4950 S YOSEMITE STE F2-268	GREENWOOD VILLAGE	CO	80111-1349	762 N KALAMATH ST
0504421039000	755-777 SANTA FE LLC	910 W 8TH AVE	DENVER	CO	80204-4350	772 N KALAMATH ST
0504413069000	NIMBL HOLDINGS LLC	70 S CHERRY ST	DENVER	CO	80246	800 N KALAMATH ST
0504414030000	801 KALAMATH INVESTMENT	350 FAIRFAX ST	DENVER	CO	80220	801 N KALAMATH ST
0504414022000	801 KALAMATH INVESTMENTS LLLP	350 FAIRFAX ST	DENVER	CO	80220	827 N KALAMATH ST
0504420038000	PALEY,COLIN MAXFIELD	766 LIPAN ST	DENVER	CO	80204-4407	766 N LIPAN ST
0504414017000	RAMOS-RODRIGUEZ,REMEDIOS M	812 LIPAN ST	DENVER	CO	80204-4313	812 N LIPAN ST
0509111010000	COLORADO OUTDOOR INC	9250 E COSTILLA AVE STE 500	GREENWOOD VILLAGE	CO	80112-3648	300 N SANTA FE DR
0509111036000	DIS ONE LLC	300 SANTA FE DR	DENVER	CO	80223-1132	300 N SANTA FE DR
0509100122000	301 SANTA FE LLC	1454 S COLORADO BLVD	DENVER	CO	80222-3605	301 N SANTA FE DR
0509100124000	SHWARTZ,NATHAN J	1454 S COLORADO BLVD	DENVER	CO	80222-3605	301 N SANTA FE DR
0509112024000	301 SANTA FE LLC	1454 S COLORADO BLVD	DENVER	CO	80222-3605	303 N SANTA FE DR
0509111011000	BUNCH,LINDA ANNE PETRIE	320 SANTA FE DR	DENVER	CO	80223	320 N SANTA FE DR
0509112025000	GEC PROPERTIES LLC	1060 LIPAN ST	DENVER	CO	80204-3930	323 N SANTA FE DR
0509111009000	326 NORTH SANTA FE LLC	9438 PO BOX	DENVER	CO	80209-0438	326 N SANTA FE DR
0509112015000	BUCK,JEREMIAH	PO BOX 140196	DENVER	CO	80214-0196	329 N SANTA FE DR
0509111008000	RYAN,JAMES P	330 SANTA FE DR	DENVER	CO	80223-1132	330 N SANTA FE DR -332
0509112014000	MCWATERS,JAY	1647 S YARROW CT	LAKEWOOD	CO	80232-6753	333 N SANTA FE DR
0509112013000	LOPEZ,ANGELO T	335 SANTA FE DR	DENVER	CO	80223-1131	335 N SANTA FE DR
0509111042000	EMBREY,AARON C	336 SANTA FE DR	DENVER	CO	80223-1132	336 N SANTA FE DR
0509111041000	GARBO,KELLY J	338 SANTA FE DR	DENVER	CO	80223-1132	338 N SANTA FE DR

0509111006000	YUN,KYONG SUK	340 SANTA FE DR	DENVER	CO	80223-1132	340 N SANTA FE DR
0509112012000	DENVER GALLERY LLC	3234 30TH AVE	DENVER	CO	80211-3716	345 N SANTA FE DR
0509111005000	CHRISTOU,REGAS	1160 N LINCOLN ST	DENVER	CO	80203-2112	350 N SANTA FE DR -352
0509112011000	SMITH,LINDA J	2537 S OSCEOLA ST	DENVER	CO	80219-5746	353 N SANTA FE DR
0509112026000	THEC LLC	357 SANTA FE DR	DENVER	CO	80223-1131	357 N SANTA FE DR -359
0509111004000	CHRISTOU,REGAS	1160 N LINCOLN ST	DENVER	CO	80203-2112	358 N SANTA FE DR
0509111045000	BARRIO FRANCES LLC	2722 DALLAS ST	DENVER	CO	80238-2945	388 N SANTA FE DR
0509108052000	SPACE GALLERY LLC	400 SANTA FE DR	DENVER	CO	80204-5024	400 N SANTA FE DR
0509108013000	ARELLANO,JOE H	424 SANTA FE DR	DENVER	CO	80204-5024	424 N SANTA FE DR
0509108012000	LEE,SAMMY SEUNG MIN	4049 S NIAGARA WAY	DENVER	CO	80237-2004	430 N SANTA FE DR
0509108053000	ARTE BELLA LLLP	3260 CURTIS ST	DENVER	CO	80205-2755	434 SANTA FE DR N
0509108009000	444 SANTA FE LLLP	3801 N RACE ST	DENVER	CO	80205-3446	442 N SANTA FE DR
0509108032000	444 SANTA FE LLLP	3801 N RACE ST	DENVER	CO	80205-3446	444 N SANTA FE DR
0509108039000	444 SANTA FE LLLP	3801 N RACE ST	DENVER	CO	80205-3446	458 N SANTA FE DR
0509107036000	RICKENBAUGH CADILLAC COMPANY	777 N BROADWAY	DENVER	CO	80203-3409	465 N SANTA FE DR
0509108003000	466 SANTA FE DR LLC	16812 E PRENTICE CIR	CENTENNIAL	CO	80015-4132	466 N SANTA FE DR
0509108002000	490 SANTA FE LLC	1060 BANNOCK ST STE 300	DENVER	CO	80204-4077	470 N SANTA FE DR
0509107028000	SANTA FE ART CLUB LLC	415 KALAMATH ST	DENVER	CO	80204-5019	475 N SANTA FE DR
0509108001000	490 SANTA FE LLC	1060 BANNOCK ST STE 300	DENVER	CO	80204-4077	490 N SANTA FE DR
0509102038000	J & H TRIUMFO LLC	510 SANTA FE DR	DENVER	CO	80204-5044	510 N SANTA FE DR
0509103047000	DUNKELD CO LLC	825 E SPEER BLVD STE 311	DENVER	CO	80218-3719	525 N SANTA FE DR
0509103048000	DUNKELD COMPANY LLC	825 E SPEER BLVD STE 311	DENVER	CO	80218-3719	525 N SANTA FE DR
0509102008000	MACKEY,MARY ELAINE	1410 E BATES AVE	ENGLEWOOD	CO	80113-3004	530 N SANTA FE DR
0509102030000	WILLSON,GREGORY S	536 SANTA FE DR	DENVER	CO	80204-5026	536 N SANTA FE DR
0509103046000	DUNKELD COMPANY LLC	825 E SPEER BLVD STE 311	DENVER	CO	80218-3719	543 N SANTA FE DR
0509102005000	ROSE,MICHAEL F	5825 S LONG LN	GREENWOOD VILLAGE	CO	80121-1741	550 N SANTA FE DR -554
0509103020000	KETTLER,ARCHIE & LISA	8020 W 63RD AVE	ARVADA	CO	80004-3412	555 N SANTA FE DR
0509103021000	BLACK SUBMARINE HOLDINGS LLC	561 SANTA FE DR	DENVER	CO	80204-5025	561 N SANTA FE DR
0509103022000	BUTVILOFSKY,NORMA B	11420 RANDOM VALLEY CIR	PARKER	CO	80134-6032	571 N SANTA FE DR
0509102039000	6TH AND SANTE FE LLC	574 SANTA FE DR STE 110	DENVER	CO	80204-5051	574 N SANTA FE DR
0504422053000	CAR WASH HOLDINGS LLC	276 N BROADWAY	DENVER	CO	80203-3919	603 N SANTA FE DR
0504422059000	SANTE FE DRIVE DEVELOPMENT LLC	826 SANTA FE DR	DENVER	CO	80204-4345	623 N SANTA FE DR
0504422058000	SANTE FE DRIVE DEVELOPMENT LLC	826 SANTA FE DR	DENVER	CO	80204-4345	623 N SANTA FE DR
0503630009000	RODRIGUEZ,VANESSA	157 S LINCOLN ST	DENVER	CO	80209-1629	644 N SANTA FE DR
0503630042000	650 SANTA FE DRIVE LLC	525 COLE ST APT 5	SAN FRANCISCO	CA	94117-2861	650 N SANTA FE DR
0503630007000	SANTA FE LABORATORIES LTD	652 SANTA FE DR	DENVER	CO	80204-4427	652 N SANTA FE DR
0503630025000	COLORADO HOUSING ASSISTANCE CORP	670 SANTA FE DR	DENVER	CO	80204-4427	658 N SANTA FE DR
0504422039000	CHUCK & BECKY LLC	1490 LAFAYETTE ST STE 101	DENVER	CO	80218	659 N SANTA FE DR
0503630027000	COLORADO HOUSING ASSISTANCE CORP	670 SANTA FE DR	DENVER	CO	80204-4427	670 N SANTA FE DR
0503630002000	DEWEY,DONNA D LIVING TRUST	1800 HOYT ST	LAKEWOOD	CO	80215-2950	674 N SANTA FE DR
0503630001000	BLACK LIGHTNING LLC	674 SANTA FE DR	DENVER	CO	80204-4427	698 N SANTA FE DR
0504421034000	NEWSED COMMUNITY DEVELOPMENT CORPORATION INC	1001 SANTA FE DR	DENVER	CO	80204-3950	701 N SANTA FE DR
0503614036000	MARIALUISA,SASHA CAROLINA IREV TRUST	5500 W COLORADO PL	LAKEWOOD	CO	80232-7200	714 N SANTA FE DR
0503614122000	MEDINA,RAUL & HORTENCIA	2575 S HARLAN CT	LAKEWOOD	CO	80227-4087	716 N SANTA FE DR
0503614123000	MEDINA,RAUL & HORTENCIA	2575 S HARLAN CT	LAKEWOOD	CO	80227-4087	716 N SANTA FE DR
0504421035000	SU TEATRO INC	721 SANTA FE DR	DENVER	CO	80204-4428	721 N SANTA FE DR
0504421018000	NEWSED COMMUNITY DEVELOPMENT CORPORATION INC	1001 SANTA FE DR	DENVER	CO	80204-3950	725 N SANTA FE DR
0503614118000	NOAHS ARK TRUST	2575 S HARLAN CT	LAKEWOOD	CO	80227-4087	734 N SANTA FE DR
0503614119000	NOAHS ARK TRUST	2575 S HARLAN CT	LAKEWOOD	CO	80227-4087	734 N SANTA FE DR
0504421019000	WTF AID LLC	747 SANTA FE DR	DENVER	CO	80204-4428	747 N SANTA FE DR
0503614006000	750 SANTA FE LLC	910 W 8TH AVE	DENVER	CO	80204-4350	750 N SANTA FE DR
0504421020000	753 SANTA FE LLC	1800 LARIMER ST STE 1700	DENVER	CO	80202-1410	753 N SANTA FE DR
0504421037000	755-777 SANTA FE LLC	910 W 8TH AVE	DENVER	CO	80204-4350	755 N SANTA FE DR -777
0503614064064	CHOWDRY,HINA A	907 SANTA FE DR	DENVER	CO	80204-3936	760 N SANTA FE DR STE 2
0503614063063	GALLERY 760 LLC	760 SANTA FE DR STE 1	DENVER	CO	80204-4458	760 N SANTA FE DR STE 1
0503614116000	TMG TRUST	16476 E POWERS PL	AURORA	CO	80015-4059	766 N SANTA FE DR
0503614117000	TMG TRUST	16476 E POWERS PL	AURORA	CO	80015-4059	766 N SANTA FE DR
0503614120000	TMG TRUST	16476 E POWERS PL	AURORA	CO	80015-4059	772 N SANTA FE DR
0503614121000	TMG TRUST	16476 E POWERS PL	AURORA	CO	80015-4059	772 N SANTA FE DR
0504413017000	SEREV PROPERTIES LTD	177 N HUMBOLDT ST	DENVER	CO	80218-3931	801 N SANTA FE DR
0503613012000	VIZUDIO LLC	808 SANTA FE DR	DENVER	CO	80204-4345	808 N SANTA FE DR -810
0503613011000	WALKER & FLEETER INVESTMENT GROUP LLC	11917 S HITCHING POST TRL	PARKER	CO	80134-3188	816 N SANTA FE DR
0504413018000	SERRANO PROPERTY HOLDINGS LLC	817 SANTA FE DR	DENVER	CO	80204-4344	817 N SANTA FE DR
0504413072000	821 SANTA FE LLC	821 SANTA FE DR	DENVER	CO	80204-4344	821 N SANTA FE DR
0504413073000	821 SANTA FE LLC	821 SANTA FE DR	DENVER	CO	80204-4344	821 N SANTA FE DR
0503613010000	820 SANTA FE DRIVE LLC	1333 CHARLES DR UNIT 16	LONGMONT	CO	80503-2387	826 N SANTA FE DR
0503613054000	PAPPALARDO,JACK	828 SANTA FE DR	DENVER	CO	80204-4345	828 N SANTA FE DR
0504413020000	COLORADO PHOTOGRAPHICA LLC	PO BOX 26890	SILVERTHORNE	CO	80497-6890	833 N SANTA FE DR
0503613029000	PAYGE,KATHERINE V	2435 HOOKER ST	DENVER	CO	80211-4532	834 N SANTA FE DR
0503613050000	MARQUEST LLC	13015 W AUBURN PL	LAKEWOOD	CO	80228-4943	836 N SANTA FE DR RESD
0503613051000	MARQUEST LLC	13015 W AUBURN PL	LAKEWOOD	CO	80228-4943	836 N SANTA FE DR COMM
0504413021000	MOLLNER,BENJAMIN DOUGLAS	754 S ALCOTT ST	DENVER	CO	80219-3541	837 N SANTA FE DR -839
0503613053000	1983 LLC	3917 32ND AVE	DENVER	CO	80212-1706	840 N SANTA FE DR
0503613052000	1983 LLC	3917 32ND AVE APT 1	DENVER	CO	80212-1706	840 N SANTA FE DR
0504413041000	JOHN S STEWART POST NO 1 VETERANS OF FOREIGN WARS	841 SANTA FE DR	DENVER	CO	80204-4344	841 N SANTA FE DR
0503613006000	PIXIE DUST PROPERTIES	1395 S LAFAYETTE ST	DENVER	CO	80210-2321	846 N SANTA FE DR
0503613005000	850 SANTA FE DR LLC	850 SANTA FE DR	DENVER	CO	80204-4345	850 N SANTA FE DR
0504413043000	THOMASON,WILLIAM	4720 W PRINCETON AVE	DENVER	CO	80236-3200	851 N SANTA FE DR
0503613058000	COVALLI,GLENN J	852 SANTA FE DR	DENVER	CO	80204-4345	852 N SANTA FE DR
0503613047000	MARES,RACHEL	3128 W 35TH AVE	DENVER	CO	80211-2704	858 N SANTA FE DR COM
0503613046000	MARES,RACHEL	3128 W 35TH AVE	DENVER	CO	80211-2704	858 N SANTA FE DR RES
0504413057000	MUSEO DE LAS AMERICAS INC	861 SANTA FE DR	DENVER	CO	80204-4344	861 N SANTA FE DR
0504413066066	PLATE BLOCK LLC	863 SANTA FE DR # 2	DENVER	CO	80204-4344	863 N SANTA FE DR
0503613002000	AMAC HOLDINGS LTD	864 SANTA FE DR	DENVER	CO	80204-4345	864 N SANTA FE DR
0504413065065	865 JGH HOLDINGS LLC	865 SANTA FE DR	DENVER	CO	80204-4344	865 N SANTA FE DR
0504413067067	SCHULTZ,THEODORE	863 SANTA FE DR # 1&2	DENVER	CO	80204-4344	865 N SANTA FE DR 3
0504413063063	VA SANTE FE LLC	690 MARKETPLACE PLZ STE 1	STEAMBOAT SPRINGS	CO	80487-1804	869 N SANTA FE DR
0503613045000	ASI INVESTMENTS LLC	870 SANTA FE DR	DENVER	CO	80204-4345	870 N SANTA FE DR
0504413064064	VA SANTE FE LLC	690 MARKETPLACE PLZ STE 1	STEAMBOAT SPRINGS	CO	80487-1804	871 N SANTA FE DR
0504413034000	BALLARD LLC	2812 NW 60TH ST	SEATTLE	WA	98107-2508	873 N SANTA FE DR
0504413070000	BALLARD LLC	2812 NW 60TH ST	SEATTLE	WA	98107-2508	877 N SANTA FE DR

0504413071000	BALLARD LLC	2812 NW 60TH ST	SEATTLE	WA	98107-2508	877 N SANTA FE DR
0503613034000	878 SANTA FE LLC	PO BOX 4421	GREENWOOD VILLAGE	CO	80155-4421	878 N SANTA FE DR
0503605039039	9TH & SANTA FE LLC	7147 S NIAGARA CT	ENGLEWOOD	CO	80112-1571	900 N SANTA FE DR # 1
0504412040040	CHREC LLC	6380 CORPORATE CENTRE CIR STE 155	COLORADO SPRINGS	CO	80919-1982	901 N SANTA FE DR
0504412029029	KOVACS,CHARLES DANIEL	905 SANTA FE DR	DENVER	CO	80204-3936	905 N SANTA FE DR
0504412030030	SLEPCEVIC,SLAVICA	907 SANTA FE DR	DENVER	CO	80204-3936	907 N SANTA FE DR
0504412031031	ANIMAUX LLC	5987 SANDROCK DR	EVERGREEN	CO	80439-5523	909 N SANTA FE DR
0503605052052	ARTHAUS LLC	2681 E CEDAR AVE	DENVER	CO	80209-3205	910 N SANTA FE DR UNIT 13
0503605061061	ARTHAUS LLC	2681 E CEDAR AVE	DENVER	CO	80209-3205	910 N SANTA FE DR UNIT 22
0503605053053	AUSTIN-ROLO,KELLY	910 SANTA FE DR UNIT 10	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 14
0503605060060	JOHNSTON,KYLE	910 SANTA FE DR UNIT 21	DENVER	CO	80204-3976	910 N SANTA FE DR UNIT 21
0503605057057	KAWAII DOG LLC	515 STEELE ST	DENVER	CO	80206-4418	910 N SANTA FE DR UNIT 18
0503605044044	KHAJEAIAN,ABBAS & ROYA	3131 E ALAMEDA AVE UNIT 406	DENVER	CO	80209-3401	910 N SANTA FE DR UNIT 5
0503605058058	LARSON,ANDREW	910 SANTA FE DR UNIT 19	DENVER	CO	80204-3976	910 N SANTA FE DR UNIT 19
0503605056056	LIU,TIFFANY T	910 SANTA FE DR UNIT 17	DENVER	CO	80204-3976	910 N SANTA FE DR UNIT 17
0503605047047	PALEC,JOE	910 SANTA FE DR UNIT 8	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 8
0503605045045	PAWLIK,LAURA ANN	910 SANTA FE DR UNIT 6	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 6
0503605041041	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 2
0503605042042	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 3
0503605043043	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 4
0503605050050	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 11
0503605051051	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 12
0503605054054	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 15
0503605055055	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 16
0503605059059	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 20
0503605064064	SPECTOR DEVELOPMENT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 25
0503605049049	STEVINSON,BRIAN J	910 SANTA FE DR UNIT 10	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 10
0503605062062	STEVINSON,VICKIE	2044 DAHLIA ST	DENVER	CO	80207-3751	910 N SANTA FE DR UNIT 23
0503605046046	TUGBOAT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 7
0503605048048	TUGBOAT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 9
0503605063063	TUGBOAT LLC	910 SANTA FE DR UNIT 12	DENVER	CO	80204-3975	910 N SANTA FE DR UNIT 24
0504412032032	BESLIC,TOMISLAV	911 SANTA FE DR	DENVER	CO	80204-3936	911 N SANTA FE DR
0504412033033	RIVERA,MEGAN ELIZABETH	913 SANTA FE DR	DENVER	CO	80204-3936	913 N SANTA FE DR
0504412034034	KNOLL,NIZA A	3116 S VINE ST	ENGLEWOOD	CO	80113-3068	915 N SANTA FE DR
0504412041000	BOYER,WESLEY	919 SANTA FE DR	DENVER	CO	80204-3936	919 N SANTA FE DR
0504412014000	MAPLE LEAF HOLDINGS LLC	921 SANTA FE DR	DENVER	CO	80204-3936	921 N SANTA FE DR
0504412044000	PREMIUM GROUP PROPERTIES LLC	1401 WEWATTA ST UNIT 410	DENVER	CO	80202-1332	927 N SANTA FE DR
0504412045000	PREMIUM GROUP PROPERTIES LLC	1401 WEWATTA ST UNIT 410	DENVER	CO	80202-1332	927 N SANTA FE DR
0503605009000	930 SANTA FE LLC	930 SANTA FE DR	DENVER	CO	80204-3937	930 N SANTA FE DR
0504412026000	NOMADIC PROPERTIES LLC	PO BOX 610	LITTLETON	CO	80160-0610	937 N SANTA FE DR -947
0503605008000	942 SANTA FE LLC	930 SANTA FE DR	DENVER	CO	80204-3937	938 N SANTA FE DR
0503605066000	WESTBOUND BUILDING LLC	956 SANTA FE DR	DENVER	CO	80204-3937	956 N SANTA FE DR
0503605036000	KARA DUNCAN LLC	960 SANTA FE DR	DENVER	CO	80204-3937	960 N SANTA FE DR
0504412021000	961 SANTA FE DRIVE LLC	PO BOX 173362	DENVER	CO	80217-3362	961 N SANTA FE DR -965
0503605031000	CORREA,TIM V	3737 W 21ST AVE	DENVER	CO	80211-5007	964 N SANTA FE DR -976
0504401031031	NEWSED COMMUNITY DEVELOPMENT CORPORATION	1001 SANTA FE DR	DENVER	CO	80204-3950	1001 N SANTA FE DR
0504401029000	EVERGREEN THREE LLC	33588 ALTA VISTA DR	EVERGREEN	CO	80439-9644	1023 N SANTA FE DR -1033
0503514018000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1038 N SANTA FE DR VCNT
0503514055000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1042 N SANTA FE DR
0503514056000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1042 N SANTA FE DR
0503514054000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1052 N SANTA FE DR
0503514053000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1058 N SANTA FE DR
0503514052000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1062 N SANTA FE DR
0504401021000	1075 SANTA FE DRIVE LLC	1075 SANTA FE DR	DENVER	CO	80204-3950	1075 N SANTA FE DR
0503514051000	KELLER HOLLAND SANTA FE II INVESTORS LLC	808 WASHINGTON ST STE 500	VANCOUVER	WA	98660-3536	1078 N SANTA FE DR
0504120044000	FIRST INTERSTATE BANK OF DENVER NA TR	PO BOX 13519	ARLINGTON	TX	76094-0519	1101 N SANTA FE DR
0504120043000	FIRST INTERSTATE BANK OF DENVER NA TR	PO BOX 13519	ARLINGTON	TX	76094-0519	1107 N SANTA FE DR
0503507059000	MAES FAMILY REVOCABLE TRUST	5035 AMES WAY	DENVER	CO	80212-2821	1108 N SANTA FE DR
0503507057000	HAMILTON,HEIDI	2970 S LAFAYETTE DR	ENGLEWOOD	CO	80113-3072	1120 N SANTA FE DR
0504120022000	D V R GROUP LLC	1123 SANTA FE DR	DENVER	CO	80204-3543	1123 N SANTA FE DR
0503507006000	1124 SANTA FE LLC	3904 WINONA CT	DENVER	CO	80212-2255	1124 N SANTA FE DR -1126
0504120023000	D V R GROUP LLC	1123 SANTA FE DR	DENVER	CO	80204-3543	1125 N SANTA FE DR
0504120024000	1131 SANTA FE LLC	1060 BANNOCK ST STE 300	DENVER	CO	80204-4077	1131 N SANTA FE DR
0503507005000	1124 SANTA FE LLC	3904 WINONA CT	DENVER	CO	80212-2255	1132 N SANTA FE DR
0504120025000	TKS MANAGEMENT LLC	1135 SANTA FE DR	DENVER	CO	80204-3543	1135 N SANTA FE DR
0504120026000	SANTA FE INVESTMENTS LLC	11307 BELL CROSS CIR	PARKER	CO	80138-8766	1137 N SANTA FE DR
0503507004000	1124 SANTA FE LLC	3904 WINONA CT	DENVER	CO	80212-2255	1140 N SANTA FE DR
0504120027000	VOGEL,ANDREAS S	1143 SANTA FE DR	DENVER	CO	80204-3543	1143 N SANTA FE DR
0504120050000	E&I ONE LLC	1229 SODA CREEK DR	EVERGREEN	CO	80439-9738	1145 N SANTA FE DR
0504120029000	MEZA-CASTORENA,DAVID	1149 SANTA FE DR	DENVER	CO	80204-3543	1147 N SANTA FE DR
0503507003000	1160 SANTA FE LLC	1160 SANTA FE DR	DENVER	CO	80204-3544	1148 N SANTA FE DR
0503507002000	1160 SANTA FE LLC	1160 SANTA FE DR	DENVER	CO	80204-3544	1166 N SANTA FE DR
0504120042000	STABLE TO FRISKY LLC	3214 W 26TH AVE	DENVER	CO	80211-4033	1167 N SANTA FE DR
0504120032000	1175 SANTA FE LLC	1175 SANTA FE DR	DENVER	CO	80204-3543	1175 N SANTA FE DR
0503507001000	1180 SANTA FE HOLDINGS LLC	1160 SANTA FE DR	DENVER	CO	80204-3544	1180 N SANTA FE DR
0503504043000	MARTIN,JESSIE TRUST UA	1731 DAISY CT	BROOMFIELD	CO	80020-1158	1200 N SANTA FE DR
0503504038000	METZGER,SALLY R TRUST	4990 E MAPLEWOOD PL	CENTENNIAL	CO	80121-3344	1200 N SANTA FE DR
0504113042000	HORACE PROPERTIES RLLLP	160 S MARION PKWY	DENVER	CO	80209-2526	1201 N SANTA FE DR
0503504034000	BUTVILOFSKY,GASPAR	11420 RANDOM VALLEY CIR	PARKER	CO	80134-6032	1210 N SANTA FE DR -1214
0503504014000	METZGER,SALLY R TRUST	4990 E MAPLEWOOD PL	CENTENNIAL	CO	80121-3344	1216 N SANTA FE DR
0504113051000	ART DISTRICT HOLDINGS LLC	1550 LARIMER ST # 521	DENVER	CO	80202-1602	1225 N SANTA FE DR
0504113052000	ART DISTRICT HOLDINGS LLC	1550 LARIMER ST # 521	DENVER	CO	80202-1602	1225 N SANTA FE DR
0503504035000	DKD PROPERTIES LLC	1240 SANTA FE DR	DENVER	CO	80204-3546	1240 N SANTA FE DR -1244
0504113038000	VOLUNTEERS OF AMERICA OF COLORADO	2660 LARIMER ST	DENVER	CO	80205-2219	1247 N SANTA FE DR
0503504005000	ALVARADO CONSTRUCTION INC	1266 SANTA FE DR	DENVER	CO	80204-3546	1258 N SANTA FE DR
0503504036000	ALVARADO LAND INVESTMENT LLC	1266 SANTA FE DR	DENVER	CO	80204-3546	1266 N SANTA FE DR
0503504066000	TRES OSOS INCORPORATED	PO BOX 40366	DENVER	CO	80204-0366	1270 N SANTA FE DR



## LA ALMA LINCOLN PARK NEIGHBORHOOD PLANNING TASK FORCE

The La Alma Lincoln Park (LALP) Neighborhood Planning Task Force is a group of 10 LALP residents and neighbors affiliated with the Neighborhood Association. The Planning Task Force was formed in February of 2017 in response to rapid development occurring throughout the neighborhood and specifically along the Art District on Santa Fe. The Task Force has four main goals:

1. Help neighbors get to know and understand the Neighborhood Plan
2. Encourage new development that integrates into the existing community and supports a holistic sense of place
3. Support the creation of the design overlay in terms of problem identification, research, drafting and testing of proposed design standards.
4. As proponents of the Santa Fe Design Overlay, conduct thorough outreach to affected property owners within the proposed overlay boundary, neighbors and other affected interest groups.

<b>Task Force Members</b>	<b>Areas of Expertise</b>	<b>Property/Business Owner Within Overlay Boundary?</b>
Ann Nguyen, Chair	Urban Planning and Landscape Architecture	No
Amanda Hardin*	Commercial Real Estate	No
Roger Callender*	Mariposa Liaison	No
Jack Pappalardo	Business Improvement District (board member)	Yes
Stella Yu*	Non-profit Management	No
David Griggs*	Art District on Santa Fe (board member)	No
Katherine Payge	Finances/Artist	Yes
Pepe Aragon*	Residential Real Estate	Yes
Jonah Weiss*	Landscape Architecture	No
Aria Dellepiane	Communications and Urban Design	No
David Brehm	Landscape Architect & Business Owner	Yes

*\*LALP Neighborhood Resident*

## MEETING SCHEDULE AND COMMUNICATION

- Monthly meetings: 3rd Monday of every month @6:30-8pm, Kat Payge Studio.
- Updates from the task force co-chairs are presented at the monthly La Alma Lincoln Park Neighborhood Association and Santa BID meetings for public involvement and input.
- Updates and opportunities for input and feedback shared with property owners/businesses/interest groups within overlay boundary via outreach events, meetings, e-blasts and postage mail.

## OUTREACH SUMMARY

The LALP Task Force members educated themselves on the [2010 Neighborhood Plan](#). The Neighborhood Plan establishes long-term goals for the future development of LALP and provides a framework of implementation strategies to direct the neighborhood's growth in a way that maintains its cultural heritage and communal values. In light of rapid development in the neighborhood, LALP Task Force members wants to ensure that new changes and growth are guided by the critical neighborhood values and goals outlined in the Neighborhood Plan. Using the document as a guide, the LALP Task Force developed the Critical Neighborhood Values Survey in order to identify the community's top priorities concerning future development along Main Street Santa Fe.

#2021i-00153

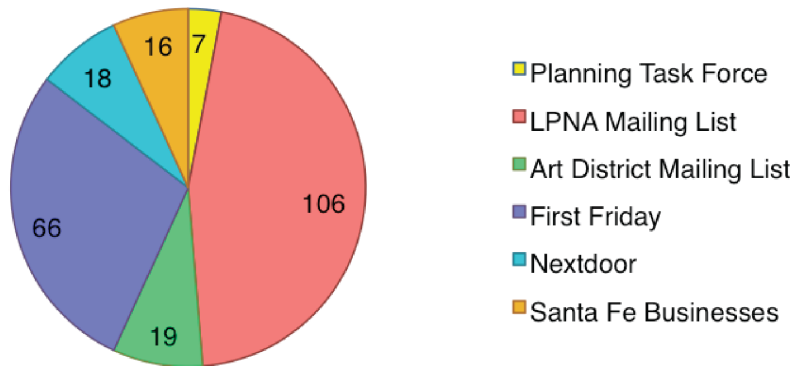


**From July 26-August 23, 2018 the LALP Task Force administered a Critical Neighborhood Values survey through various outreach methods, including:**

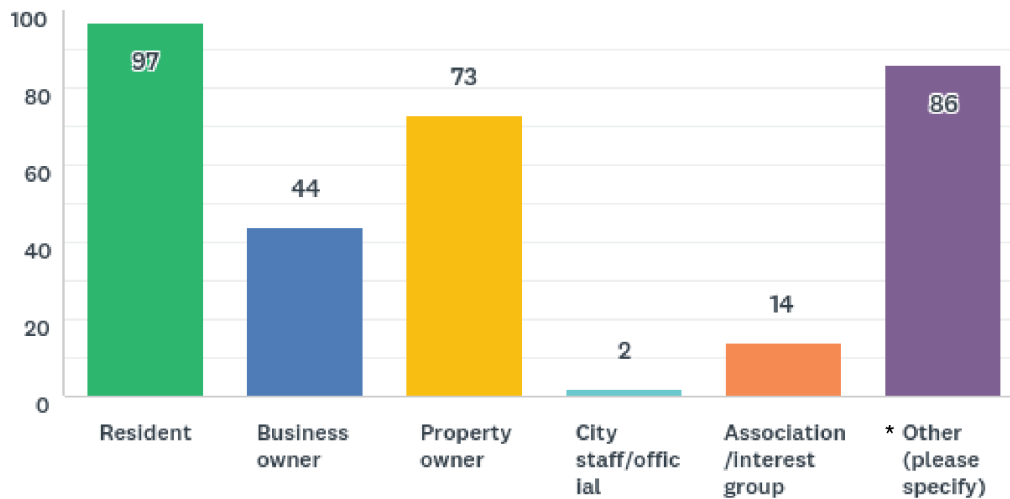
- Door-to-door outreach to businesses along Santa Fe Drive
- A booth at First Friday on August 3, 2018
- Multiple E-blasts to the Lincoln Park Neighborhood Association email list
- Posting to social media (Facebook and Nextdoor.com)

The LALP Task Force collected a total number of 232 survey responses:

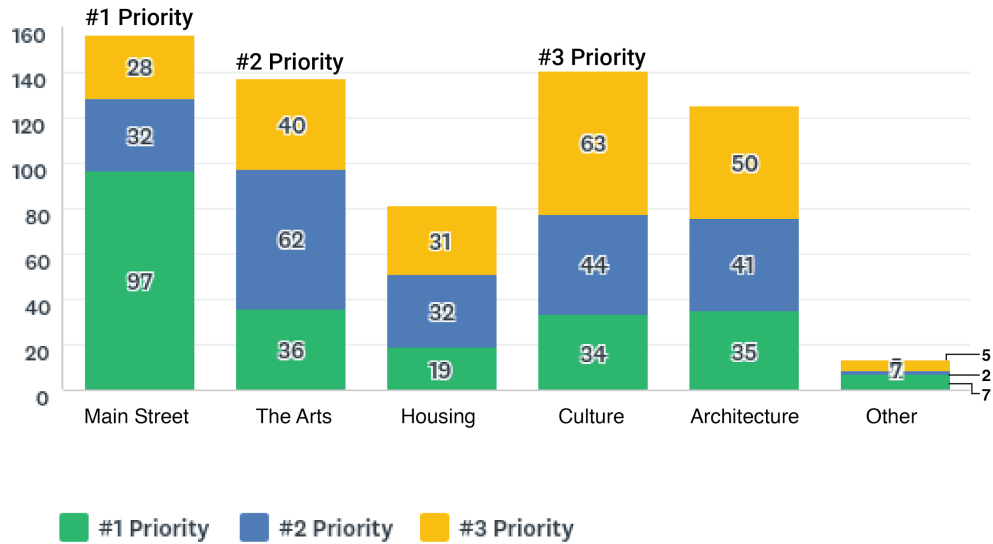
**Survey Participants (232 Total)**



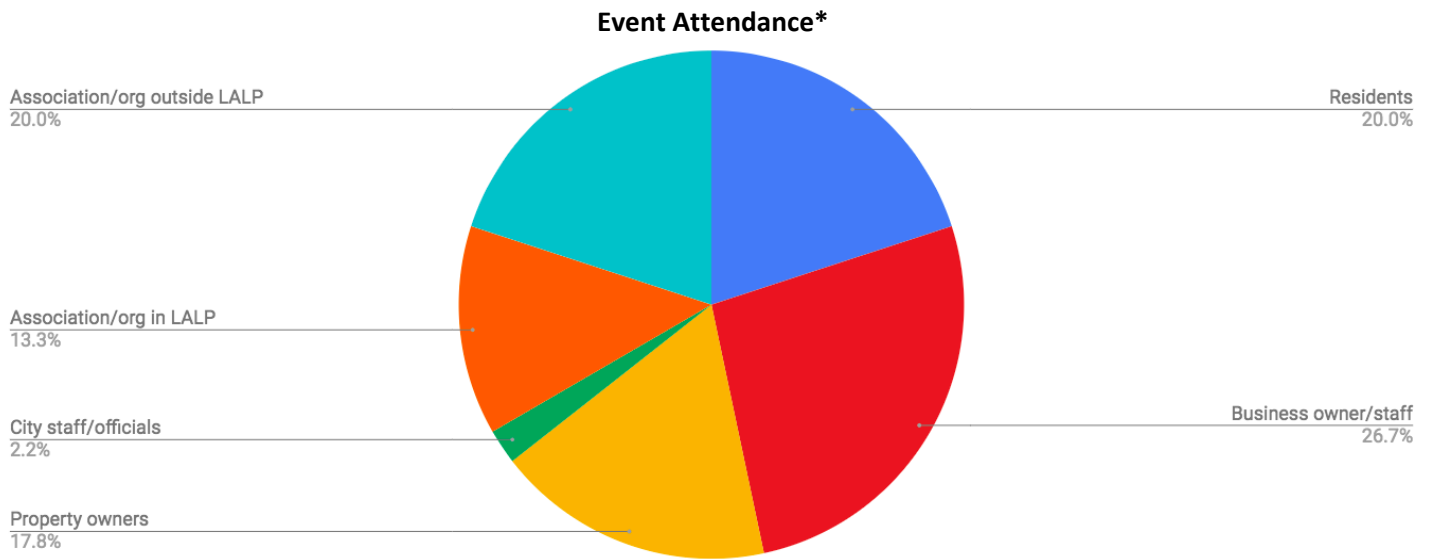
**I am a \_\_\_\_\_ of La Alma Lincoln Park (check all that apply).**



Please select your top 3 value statements that best indicate your personal priorities for future development on Santa Fe Drive (1 bring the most important).

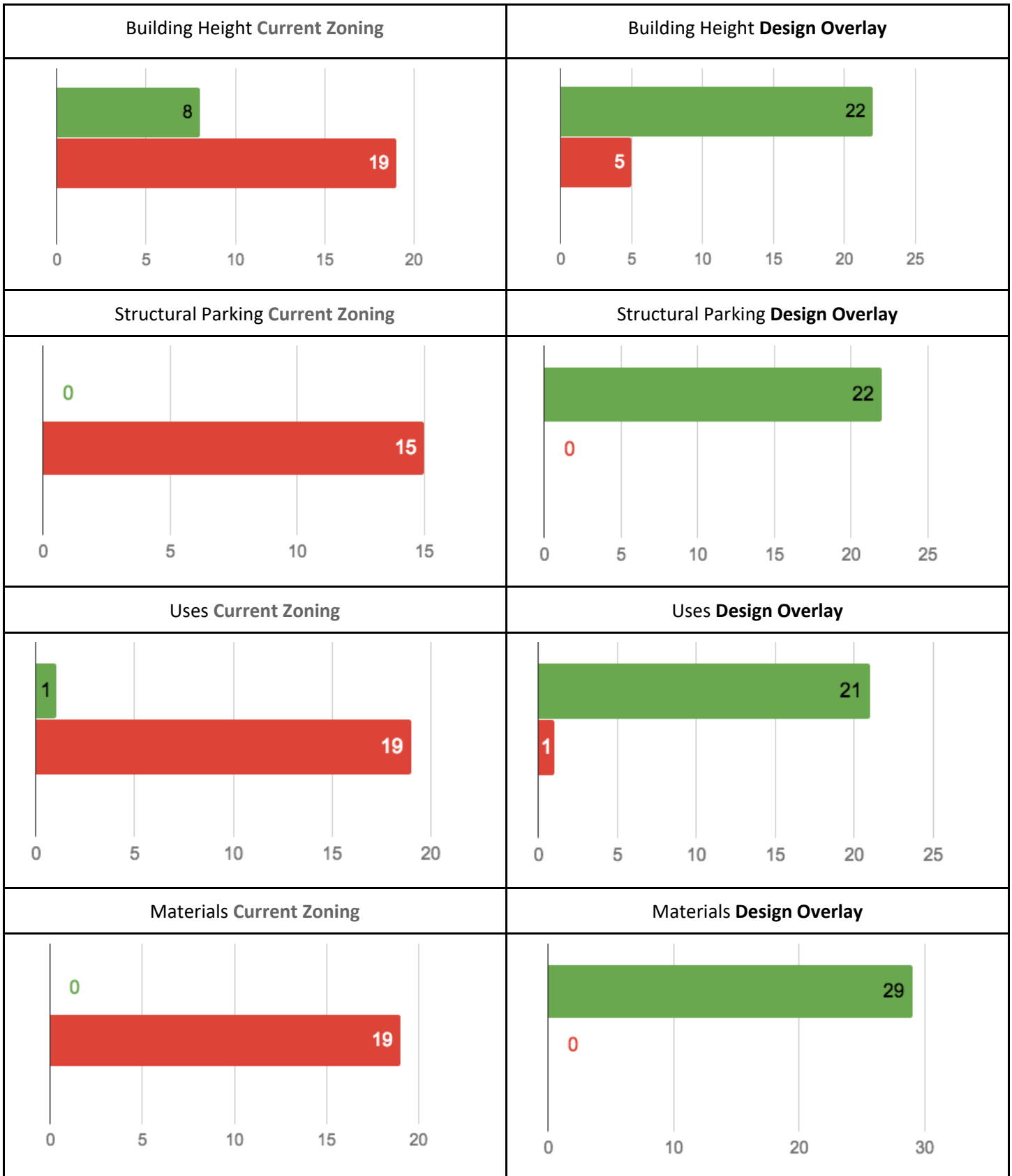


On October 17, 2018 the Task Force presented the four design criteria to the larger community by hosting a community event at Su Teatro. Approximately 100 community members attended the event and they had the opportunity to discuss the draft proposal with the Task Force members, ask questions, and provide input and feedback. Participants were given green (likes) and red (dislikes) stickers and asked to participate in an image preference survey on the four proposed criteria versus current zoning.



\*Respondents who indicated themselves as residents, business owner/staff, and property owners did not specify whether or not they are within the design overlay boundary.

### Image Preference Survey Results









Continue conversation and meetings with neighbors and property owners. Redraft overlay proposal with City Planning and Development and Councilwoman Jamie Torres Office.

- Meetings and coordination with City of Denver Planning and Development
- Meetings with Art District on Santa Fe
- Meetings with Santa Fe Bid
- Meetings and Presentations with Baker Historic Neighborhood Association
- July 2021: Pre-Application Submitted
- Denver Days Outreach/Proposal Update (Images below)



Mailers were sent out in March 2022 to notified community and businesses of the upcoming public meetings.

**PUBLIC MEETINGS**

Councilwoman Torres and Councilman Clark are hosting public meetings to help property owners understand how the design overlay would impact their property.

**April 6th/ 2022**

Virtual Meeting @ 6pm-7pm

**April 20th/ 2022**

Virtual Meeting @ 6pm-7pm

**April 13th/ 2022**

Office Hours @ 5pm -6pm

**April 21st/ 2022**

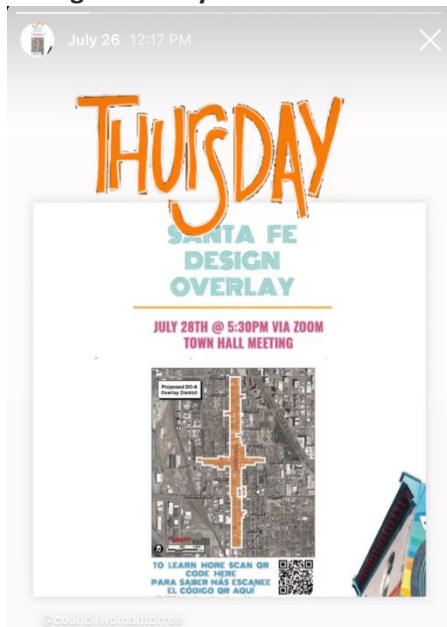
Office Hours @ 5pm -6pm

**MAY 28th / 2022**

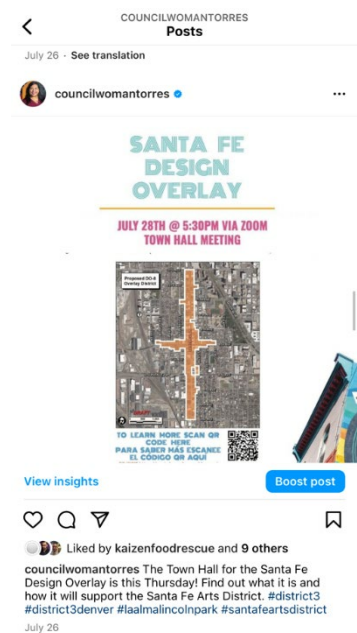
Overlay Town Hall Meeting @ 5:30 pm

**Social Media Outreach**

**Instagram Story**



**Instagram Post**



**Print Outreach – Mailer**



# SANTA FE DESIGN OVERLAY

Councilwoman Jamie Torres and Councilman Jolon Clark wants your input on a potential design overlay along Santa Fe Drive to support future development in integrating with the existing community by ensuring that it complements the existing built environment and character of place.

La concejala Jamie Torres y el concejal Jolon Clark quiere su opinión sobre una posible superposición de diseño sobre Santa Fe Drive para apoyar el desarrollo futuro en la integración con la comunidad existente, asegurando que se complementa con el ambiente construido existente y el carácter del sitio.

## PUBLIC MEETINGS/ REUNIONES PÚBLICAS:

APRIL 6TH @ 6PM VIA ZOOM  
 APRIL 20TH @ 6PM VIA ZOOM  
 APRIL 13TH & 21ST, OFFICE HOURS @ 5PM-6PM



Scan here to register for the meeting  
 Escanee aquí para registrarse  
<https://bit.ly/SantaFeOverlay>



### Design Overlay Proposed Boundary / Diseño del límite propuesto

- Extents / Extiende: 13th Ave to 3rd Ave (N/S)
- Number of parcels / Número de parcelas: 309
- Number of property owners / Número de propietarios: 251
- Zoning / Zonificación: C-MS-5, C-MS-8



TO LEARN MORE SCAN QR CODE HERE  
 PARA SABER MÁS ESCANEEL EL CÓDIGO QR AQUÍ  
 OR VISIT <https://santafeoverlay.weebly.com/>



To use: Focus your smartphone's camera on the QR code; you may need to press a button like taking a picture. The website should load on your screen.  
 Para usar: Enfoque la cámara de su teléfono inteligente en el código QR; es posible que deba presionar un botón como tomar una foto. El sitio web debe cargarse en su pantalla.

## Council District 3 Office Application Appendix/ Lincoln Park Overlay Outreach Outreach Survey from Council District 3 Office

### Survey Language



Santa Fe Overlay Survey

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*What is a Design Overlay?*

An overlay applies extra rules on top of the existing zoning of an area. A design overlay on Santa Fe Drive would support future development in integrating with the existing community by ensuring that it complements the existing built environment and character of place.

Una superposición aplica normas adicionales sobre la zonificación existente de un área. Una superposición de diseño en Santa Fe Drive ayudaría a que el futuro desarrollo se integrara en la comunidad existente, garantizando que se complementara con el entorno construido y el carácter del lugar.

—

This overlay proposal has seven elements:

*Esta propuesta de superposición tiene seis elementos:*

—

1. Excludes dwelling units and accessory residential uses (lobbies, private gyms, etc.) from the first 15 feet of depth along most of the ground floor. (Applies to lots 37.5 feet or wider in zone districts over two stories).

*Excluye las unidades de vivienda y los usos residenciales accesorios (vestíbulos, gimnasios privados, etc.) de los primeros 15 pies de profundidad a lo largo de la mayor parte de la planta baja. (Se aplica a los suelos de 37,5 pies o más de ancho en los distritos de zona de más de dos pisos).*

2. When a dwelling unit is on the ground floor, requires a setback of 7 ft and a patio, porch, deck or other type of usable outdoor space. (This setback doesn't apply to a lobby or entryway for upper-story residences.)

*Cuando una unidad de vivienda está en la primera planta, requiere un retranqueo de 7 pies y un patio, porche, cubierta u otro tipo de espacio exterior utilizable. (Este retranqueo no se aplica a un vestíbulo o entrada para las residencias de la planta de arriba).*

3. Ensures a high number of windows on the ground floor.

*Garantiza un gran número de ventanas en la planta baja.*

4. Gives flexibility for buildings to be set back further from the sidewalk in order to create courtyards and outdoor seating (rather than taking up space in the sidewalk for seating).

*Da flexibilidad para que los edificios se retranqueen más de la acera con el fin de crear patios y asientos de exterior (en lugar de ocupar el espacio de la acera para los asientos).*

5. Requires a 2 ft setback to create wider sidewalk areas.

*Requiere un retranqueo de 2 pies para crear zonas de banquetas más amplias.*

6. Requires a minimum ground floor height of 14 ft to support the creation of flexible ground level spaces that are conducive to commercial activity.

*Requiere una altura mínima de la planta baja de 14 pies para apoyar la creación de espacios flexibles a nivel del suelo que sean propicios para la actividad comercial.*

7. Excludes the typical drive-through site layout, including a drive-through lane between the street and building.

*Excluye la configuración típica de los sitios donde se puede manejar, incluyendo un carril de manejo entre la calle y el edificio.*

—

How is it applied? | ¿Cómo se aplica?



The Design Overlay *will not require existing buildings or uses to change anything*. The Design Overlay will apply to new development and significant modifications to existing buildings along Main Street zone districts.

*La Superposición de Diseño no requerirá que los edificios o usos existentes cambien a nada. La Superposición de Diseño se aplicará a los nuevos desarrollos y a las modificaciones significativas de los edificios existentes a lo largo de los distritos de la zona de Main Street.*

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Where did this idea come from? | *¿De dónde viene esta idea?*

The La Alma Lincoln Park and Baker neighborhoods are concerned about losing the pedestrian-oriented mixed-use character of Santa Fe Drive and other small commercial nodes after witnessing a wave of residential-only redevelopment projects.

*Los vecindarios de La Alma Lincoln Park y Baker están preocupados por la pérdida del carácter de uso mixto orientado a los peatones de Santa Fe Drive y de otros pequeños nodos comerciales, tras ser testigos de una oleada de proyectos de reurbanización sólo residenciales.*

—

Councilwoman Jamie Torres directed City staff to work closely with the community to draft the overlay which is anticipated to be adopted by early 2023.

*La concejala Jamie Torres indicó al personal de la ciudad que trabajara con la comunidad para redactar el proyecto de superposición que se espera sea adoptado a principios de 2023.*

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For more information about the Santa Fe Overlay, please visit:

*Para obtener más información sobre la superposición de Santa Fe, visite:*

<https://bit.ly/SFOverlayInfo>

1. Full Name | *Nombre entero*

\*

2. Address | *Dirección*

\*

3. What is your age? | *¿Qué edad tiene?*

\*

Under 18 | *menos de 18*  18-24  25-34  35-44  45-54  55-64  65+  prefer not to share | *prefiero no compartir*

4. Email address | *Correo electrónico*

#2021i-00153

\*

- Subscribe to the Santa Fe Overlay mailing list | Suscríbese al boletín de noticias de Santa Fe Overlay

5. How do you identify? | *¿Cómo se identifica?*

\*

- White | Blanco
- African American/Black | Afro Americano/Negro
- Hispano/Latino/Chicano
- Asian American Pacific Islander | Asiático Americano/Isleño del Pacífico
- Native | Nativo
- Middle eastern or North African | Oriente Medio o Norte de África
- Multi racial/ethnic | Multiétnica/racial
- Other | Otro

6. What is your interest in the Santa Fe Overlay | *¿Cuál es su interés en la Santa Fe Overlay?*

\*

- I own property on Santa Fe Drive | Soy dueño de una propiedad en Santa Fe Drive
- I'm a Baker resident | Soy un residente de Baker
- I'm a La Alma/Lincoln Park resident | Soy residente de La Alma/Lincoln Park
- Other | Otro

7. Do you support the Santa Fe Overlay? | *¿Apoyas la Superposición de Santa Fe?*

\*

Yes | Sí  No  Undecided, I need more information | Indeciso, necesito más información

8. Please share any comments | *Por favor, comparte cualquier comentario*

9. How did you hear about this survey? | *¿Cómo se enteró de esta encuesta?*

\*

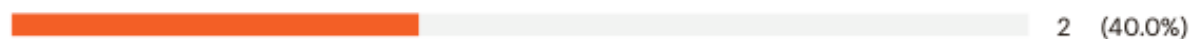
I received a postcard in the mail | Recibí una postal por correo  I saw a flyer | Vi un volante  Social media | Redes sociales  District 3 Newsletter | Boletín del Distrito 3  From a neighbor or friend | De un vecino o amigo  From a community group or organization | De un grupo u organización de la comunidad  Other | Otro

### Survey Results

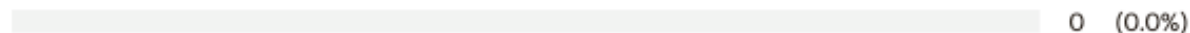
Question 1: Full Name   Nombre entero	Question 2: Address   Dirección	Question 3: What is your age?   ¿Qué edad tiene?	Question 4: Email address   Correo electrónico	Question 5: How do you identify?   ¿Cómo se identifica?
Felix Herzog	1219 Lipan Street	35-44	Herzogf@gmail.com	White   Blanco
Jan Reed and David Needleman	650 Santa Fe c/o 525 Cole Street #5 San Francisco, CA 94117	45-54	jan@interstitial.dev	White   Blanco
Robert Beery	902-904 Inca Street Denver Co 80204	65+	rvbeery@gmail.com	White   Blanco
Andrew Sullivan	1353 Lipan Street	35-44	aasulliv@gmail.com	White   Blanco
Cheryl Spector	910 Santa Fe DR., #12	55-64	spector@910arts.com	White   Blanco

## “What is your interest in the Santa Fe Overlay | ¿Cuál es su interés en la Santa Fe Overlay?”

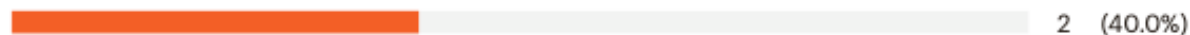
I own property on Santa Fe Drive | Soy dueño de una propiedad en Santa Fe Drive



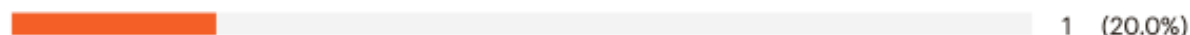
I'm a Baker resident | Soy un residente de Baker



I'm a La Alma/Lincoln Park resident | Soy residente de La Alma/Lincoln Park



Other | Otro



### Open text responses to "other":

[rvbeery@gmail.com](mailto:rvbeery@gmail.com) said:

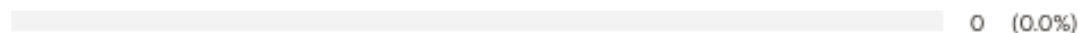
"Own renovated duplex property at NE corner of 9th and Inca St"

## “Do you support the Santa Fe Overlay? | ¿Apoyas la Superposición de Santa Fe?”

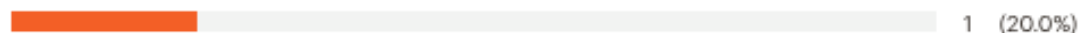
Yes | Sí



No



Undecided, I need more information | Indeciso, necesito más información





## “Please share any comments | Por favor, compartan cualquier comentario”

[spector@910arts.com](mailto:spector@910arts.com) said:

"We need all the help possible to hold on to this critical cultural significant portion (and one of Denver's last remaining true Art Districts). Please issue a moratorium on all development till we can get an overlay in place."

[rvbeery@gmail.com](mailto:rvbeery@gmail.com) said:

"Really concerned about new 5 story tall residential box developments destroying the character of Santa Fe. The Streetscape proposed by the City is great but the new buildings do not promote pedestrian uses or amenities. The new overlay should also provide incentives for restaurants with ample outdoor seating and parking garages."

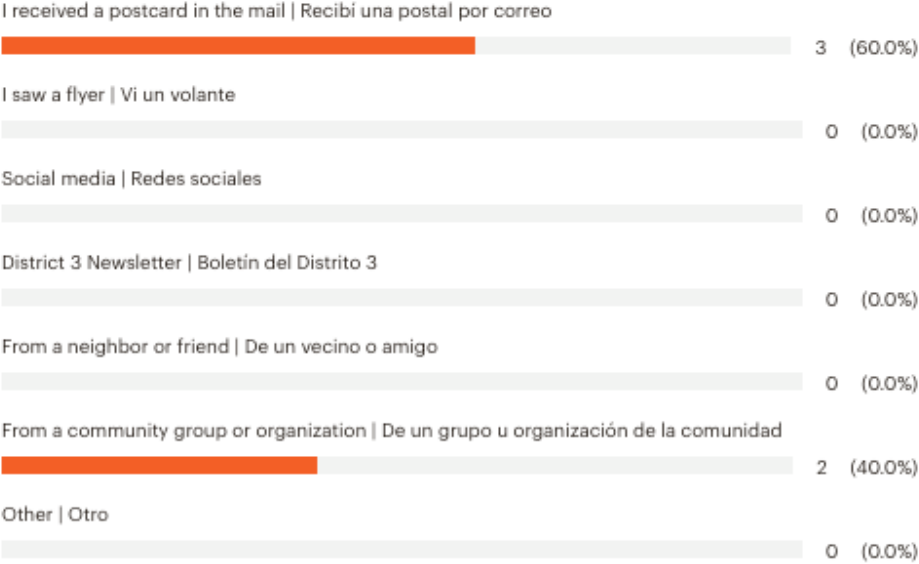
[Herzogf@gmail.com](mailto:Herzogf@gmail.com) said:

"I would love to see the realization of this design overlay; La Alma Lincoln Park and the Santa Fe Art district are integral to character of the Neighborhood. Excessive development to this main public thoroughfare has the potential to price out many of the artists that give this neighborhood its unique character and identity. "

[jan@interstitial.dev](mailto:jan@interstitial.dev) said:

"We have concerns about the floor to floor height requirement; if the goal is to insure there is higher floor to ceiling height, it seems that it would be better to have a floor to ceiling height requirement v. floor to floor. Is there more detail to the overlay to clarify some of these points? (for example: if my property is less than 37.5 feet wide, does #1 not apply? how, specifically, will the "high number of windows" goal be measured and met; how does it differ from existing zoning? etc.) Look forward to seeing more information. Thanks for the public meetings!"

# “How did you hear about this survey? | ¿Cómo se enteró de esta encuesta?”





March 17, 2022

To whom it may concern,

Historically anchored by pioneering spirit, Denver's Art District on Santa Fe has long championed citizen creativity as a cultural highlight of the city. While our name is rooted in the arts, we advocate for our entire community. ADSF is dedicated to promoting public awareness of the north Santa Fe drive area in Denver—including the La Alma-Lincoln Park neighborhood. We seek to further community building, cultural awareness, and creativity in this area.

Over the past several years ADSF has worked to continue to better integrate itself within the surrounding community by supporting local individuals and organizations - and their goals. We have collaborated with the LALP RNO on projects such as the PSYAH Grant, the formation of their cultural district, and several planning projects dealing with our local parks and streets.

Our community is a vibrant place filled with citizens who are eager to work together towards bolstering a creative and economically thriving neighborhood. While our community is experienced in working together toward these shared goals, we are not seeing the same community-minded approach from the new developments rapidly building throughout our district. Often, these developers initiate little to no communication with the Art District or other neighborhood organizations such as the Santa Fe BID. They are not required to assess the needs of our community and therefore there is no incentive for them to connect with the organizations that lead it. As a result, these developments are creating design builds that do not fit with the culture or design standards of our community, unaffordable rent, and little to zero engagement with the small businesses and artists surrounding them.

In an effort to tackle these issues and preserve the character of our community, we are proud to support the LALP RNO's work on the design overlay along Santa Fe Drive. In doing so, we hope to lay the groundwork for future developments that are better integrated into the existing built environment, complement the neighborhood's beloved character, and continue to foster its unique sense of place.

Please contact me if you have any questions - [hadley@denversartdistrict.org](mailto:hadley@denversartdistrict.org).

Sincerely,

**Hadley Peterson | Urban Planning Board Member**

**Ana Paula Pinto | Art District Coordinator**

**Shaina Belton | Art District President**

**DENVER'S ART DISTRICT ON SANTA FE**

525 Santa Fe Drive | Denver, CO 80204

720.773.ADSF | [denversartdistrict.org](http://denversartdistrict.org)

**From:** [Jackie Bouvier](#)  
**To:** [Torres, Jamie C. - CC XA1405 President Denver City Council](#)  
**Cc:** [Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor; abarela@newsed.org EOC Media Partner COVID19 Response; Tom McLagan; Rusty Brown; David Brehm; George Lim; Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior; Grunditz, Naomi R. - CC YA2246 City Council Aide Senior; Barge, Abe M. - CPD City Planner Principal; Gurule, Angelina - CC YA2245 City Council Aide; Adams, Libbie - CPD Senior City Planner - Community Planning and Development; Ann Nguyen](#)  
**Subject:** [EXTERNAL] Re: Santa Fe BID Overlay Board Letter  
**Date:** Friday, July 22, 2022 4:57:42 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[BID-Convert-PNG.png](#)

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Dear councilwoman Jamie Torres:

At the Sante Fe Business Improvement District (BID) Board meeting on July 19, 2022, the Board voted unanimously to support adopting Design Overlay – 8 (DO-8) for Santa Fe Drive. The vote was based on an understanding the adoption of DO-8 will include a text amendment to allow a 15’ setback above 70’ (five stories). We would like to see the processing and approval of DO-8 move forward with the City of Denver.

We also are requesting the 2-foot setback, as stipulated in the DO-8, be modified to allow a zero-foot setback between the 600 and 900 blocks of Santa Fe as an exemption. We would like to have an opportunity for this modification to be a separate text amendment to be considered after the approval of DO-8. This request does not alter the Boards approval and support of DO-8 as noted above.

Please let us know if you have any questions or need additional information on this matter.

Thank you for your help in making the Sante Fe corridor a premier commercial district in the City of Denver.

Best Regards,

The Business Improvement District on Santa Fe Drive

**Andrea Barela, George Lim, Rusty Brown, David Brehm, Tom McLagan**

**Jackie Bouvier**

**Executive Director**

Santa Fe Business Improvement District  
725 Santa Fe Drive | Denver, CO 80204 | [SantaFeBID.org](http://SantaFeBID.org)



C: (720) 838-8299 | [director@santafebid.org](mailto:director@santafebid.org)



On Sat, Jul 9, 2022 at 12:45 PM Torres, Jamie C. - CC Member District 3 Denver City Council <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)> wrote:

Thanks Liz, I'm adding the Santa Fe BID board here as well.

Board members, the second item is something that would impact the current usage of the overlay for other districts and would significantly delay or halt our effort. Also reflecting back to what some clarification that Libbie provided earlier:

*Libbie Adams: "After hearing the BID's concerns around the 2ft setback, I met with Naomi, Sandoval's aide, to get some background information on the setback requirement. She said the reason for the setback was partially because there are lots of requests for right of way encroachments from businesses, which takes away space from the pedestrian walking along the sidewalk. The 2 feet would give a bit more space for both businesses to have seating and pedestrians to stroll. Below is an email from Olga, the project coordinator for this area, and she says they also receive many requests for right of way encroachments along Santa Fe and that wider sidewalks are needed.*

*Additionally, I took a quick look using our Map It tool to measure the existing setbacks, and they actually range from 1-4 feet from the front property line. So a 2-foot setback would be fairly in line with what exists today. I'm hoping to be able to do a fuller analysis of the existing setbacks here soon."*

At this time, I find it imperative to move this overlay forward with the first text change which can happen concurrently with the overlay process. We currently are planning to have a townhall on Thursday July 28<sup>th</sup> and additional promotion of the survey. If both of those go well we could have an application into CPD in August.

As a BID, are you still comfortable moving forward with just the first recommended text change but not the second?

Councilwoman Jamie Torres

she/her/hers

[Jamie.torres@denvergov.org](mailto:Jamie.torres@denvergov.org)



Correspondence with this office is an open record under the Colorado Open Records Act and must be made available to anyone requesting it unless the correspondence clearly states or implies a request for confidentiality.

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**From:** Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor  
<[Elizabeth.Weigle@denvergov.org](mailto:Elizabeth.Weigle@denvergov.org)>  
**Date:** Thursday, July 7, 2022 at 5:50 PM  
**To:** Ann Nguyen <[Ann.Nguyen@otak.com](mailto:Ann.Nguyen@otak.com)>, Torres, Jamie C. - CC Member District 3 Denver City Council <[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>  
**Cc:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior <[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>, Grunditz, Naomi R. - CC YA2246 City Council Aide Senior <[Naomi.Grunditz@denvergov.org](mailto:Naomi.Grunditz@denvergov.org)>, Barge, Abe M. - CPD City Planner Principal <[Abe.Barge@denvergov.org](mailto:Abe.Barge@denvergov.org)>, Gurule, Angelina - CC YA2245 City Council Aide <[Angelina.Gurule@denvergov.org](mailto:Angelina.Gurule@denvergov.org)>, Adams, Libbie - CPD Senior City Planner - Community Planning and Development <[Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org)>  
**Subject:** RE: Santa Fe BID Overlay Board Letter

Hi Councilwoman Torres and Ann,

Thank you for meeting today to discuss the Santa Fe BID Board letter. Below is some initial CPD feedback that is hopefully helpful for your response to the BID.

CPD is comfortable moving forward with drafting a text amendment to incorporate the upper story setback outlined in the first condition in the Santa Fe BID's letter. To evaluate the second proposed text amendment, we would need additional time. First, it is not clear what regulation is proposed, so we would need to clarify the intent. We would then need to analyze and discuss the impact of the text amendment on properties within the overlay, both proposed along Santa Fe and in other areas of the City that already have DO-8 regulations in place. This would likely add significant time to the process.

As we've discussed previously, CPD has concerns with eliminating the 2-foot setback and we expect you will hear similar concerns from other districts where DO-8 is currently in place. The 2-foot setback is an important element of the DO-8 overlay that is intended to improve the pedestrian environment by allowing space for seating and other encroachments while still providing a comfortable walking space. In addition, upon preliminary review, existing setbacks range from 1-4 feet along Santa Fe Drive today, so a 2-foot setback would generally be consistent with existing buildings. Any existing properties with buildings that currently have less than a 2' setback would be required to meet the overlay setback standard if fully redeveloped in the future.

I'm out of the office tomorrow through Tuesday, so I'm also looping Abe Barge into this email chain in case you have any follow-up questions in the next few days.

Best,

Liz



**DENVER**  
THE MILE HIGH CITY

**Elizabeth Weigle, AICP** | Rezoning Planning  
Supervisor  
Community Planning and Development | City and  
County of Denver

[Pronouns](#) | She/Her/Hers

phone: (720) 865-3073 |

[elizabeth.weigle@denvergov.org](mailto:elizabeth.weigle@denvergov.org)

[311](#) | [pocketgov.com](http://pocketgov.com) | [denvergov.org/CPD](http://denvergov.org/CPD) | [Take Our Survey](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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**From:** Ann Nguyen <[Ann.Nguyen@otak.com](mailto:Ann.Nguyen@otak.com)>

**Sent:** Thursday, July 7, 2022 10:15 AM

**To:** Adams, Libbie - CPD Senior City Planner - Community Planning and Development  
<[Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org)>; Torres, Jamie C. - CC Member District 3 Denver City Council  
<[Jamie.Torres@denvergov.org](mailto:Jamie.Torres@denvergov.org)>; Gurule, Angelina - CC YA2245 City Council Aide  
<[Angelina.Gurule@denvergov.org](mailto:Angelina.Gurule@denvergov.org)>; Weigle, Elizabeth K. - CPD Rezoning Planning Supervisor  
<[Elizabeth.Weigle@denvergov.org](mailto:Elizabeth.Weigle@denvergov.org)>

**Cc:** Rocha Vasquez, Daisy - CC YA2246 City Council Aide Senior  
<[Daisy.RochaVasquez@denvergov.org](mailto:Daisy.RochaVasquez@denvergov.org)>; Grunditz, Naomi R. - CC YA2246 City Council Aide Senior  
<[Naomi.Grunditz@denvergov.org](mailto:Naomi.Grunditz@denvergov.org)>

**Subject:** [EXTERNAL] RE: Santa Fe BID Overlay Board Letter

Looping in Liz – thank you for your help on this! I am available most of this week if you need to coordinate on anything.

Attached is the letter of support where the two text amendments are outlined. I also copied and pasted a helpful email from Libbie below:

Hi all,

*After hearing the BID's concerns around the 2ft setback, I met with Naomi, Sandoval's aide, to get some background information on the setback requirement. She said the reason for the setback was partially because there are lots of requests for right of way encroachments from businesses, which takes away space from the pedestrian walking along the sidewalk. The 2 feet would give a bit more space for both businesses to have seating and pedestrians to stroll. Below is an email from Olga, the project coordinator for this area, and she says they also receive many requests for right of way encroachments along Santa Fe and that wider sidewalks are needed.*

*Additionally, I took a quick look using our Map It tool to measure the existing setbacks, and they actually range from 1-4 feet from the front property line. So a 2-foot setback would be fairly in line with what exists today. I'm hoping to be able to do a fuller analysis of the existing setbacks here soon.*

**Ann Nguyen, PLA** | Landscape Architect | Planner

**Otak, Inc.**

Direct: 303.575.4411 | Cell: 912.695.5737

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**From:** Jackie Bouvier <[director@santafebid.org](mailto:director@santafebid.org)>  
**Sent:** Thursday, June 23, 2022 1:31 PM  
**To:** Adams, Libbie - CPD Senior City Planner - Community Planning and Development <[Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org)>; Ann Nguyen <[Ann.Nguyen@otak.com](mailto:Ann.Nguyen@otak.com)>; Torres, Jamie C. - CC Member District 3 Denver City Council <[jamie.torres@denvergov.org](mailto:jamie.torres@denvergov.org)>  
**Cc:** Andrea Barela <[abarela@newsed.org](mailto:abarela@newsed.org)>; Tom McLagan <[tmclagan@hyderinc.com](mailto:tmclagan@hyderinc.com)>; Rusty Brown <[RBrown@semplebrown.com](mailto:RBrown@semplebrown.com)>; David Brehm <[dbrehm@planwest.com](mailto:dbrehm@planwest.com)>; George Lim <[george@tangramdesignllc.com](mailto:george@tangramdesignllc.com)>  
**Subject:** Santa Fe BID Overlay Board Letter

Hello Libbie,

CC: Councilwoman Jamie Torres and Ann Nguyen

I hope this email finds you enjoying the month of June and all its splendor, now that we are officially in summer.

Please receive the attached formal letter on behalf of the Santa Fe Business Improvement District Board



of Directors. If you have any questions please contact me and cc the board as we want to make sure we are all informed and included in all communication with regard to the overlay on Santa Fe Drive.

Have a great rest of your day!

**Jackie Bouvier**

**Executive Director**

Santa Fe Business Improvement District

725 Santa Fe Drive | Denver, CO 80204 | [SantaFeBID.org](http://SantaFeBID.org)

C: (720) 838-8299 | [director@santafebid.org](mailto:director@santafebid.org)



The La Alma Lincoln Park Neighborhood Association  
A City of Denver RNO (Registered Neighborhood Organization)

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Letter of Support : "Santa Fe Design Overlay"

Nov. 30, 2022

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To: Mayor Michael Hancock, Denver City Council, and Community Planning and Development;

The La Alma Lincoln Park Neighborhood Association (LPNA) is a registered neighborhood organization (RNO) representing the residents of La Alma Lincoln Park. We appreciate the opportunity to offer this Letter of Support for the Design Overlay for Santa Fe Drive.

LPNA is writing this letter in full support of the proposed Design Overlay for the Santa Fe Drive corridor. This Overlay is designed to help protect the character of the built environment along Santa Fe. The corridor is known as the home of Denver's Art District on Santa Fe, and it is populated by unique small businesses, studios and commercial concerns that make it a special place in the City of Denver. Furthermore, the Santa Fe Drive corridor represents much of the cultural history of Denver's influential Hispanic population. With the ever-increasing pressure for development along the corridor, the Design Overlay is positioned to help preserve the important legacy of Santa Fe Drive for Denver's future.

We strongly urge you to support the adoption of the Santa Fe Design Overlay.

Sincerely,

Felix Herzog, President

La Alma/Lincoln Park Neighborhood Association

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

LPNA is a registered neighborhood organization. We strive to represent the interests of and build relationships between our ~7000 residents as well as business owners, students, and community stakeholders, and to share the pride in our sense of place. Our neighborhood extends from Colfax to W 6th Ave and the Platte river (I-25) to Speer Boulevard.



# Denver Zoning Code Text Amendment

## Mobile Homes Unit Replacement and DO-8 Design Overlay

### Update CITY COUNCIL REVIEW DRAFT #1 - 1/19/2023

The Mobile Homes Unit Replacement and DO-8 Design Overlay Update Text Amendment combines two zoning updates. The first would update use limitations applicable to mobile home parks and the second would update the Active Centers and Corridors Design Overlay (DO-8) to allow consistent use of an existing upper-story setback alternative and ensure that street frontages are properly designated to promote street level activity.

#### Mobile Homes Unit Replacement

The Denver Zoning Code currently regulates mobile home parks as a nonconforming use, meaning they should be phased out over time and are not allowed to expand. Specifically, the zoning code prohibits the replacement of mobile home units built before 1976 with newer units certified by the U.S. Department of Housing and Urban Development, since allowing newer units would extend the lifespan of mobile home parks. However, this prohibition on newer units means that several older mobile homes have become unsafe and unlivable, displacing residents. In addition, when a mobile home park is listed for sale, potential buyers interested in continuing to operate the mobile home park have difficulty obtaining financing because of the zoning code's restriction on unit replacement. This is placing pressure on Denver's five existing mobile home parks, which are a source of unsubsidized, naturally occurring affordable housing for many households.

This text amendment proposes to expand the allowance for replacement of units and specifies that replacement units be a maximum of 1 story. This amendment also deletes references to building separation and a permanent foundation as separation will be specified by the current building code and the type of foundation will depend on a soil analysis.

Comments or questions may be submitted to Libby Kaiser, Senior City Planner ([Libby.Kaiser@denvergov.org](mailto:Libby.Kaiser@denvergov.org)).

#### DO-8 Design Overlay Update

Current zoning rules in the Suburban and Urban Center contexts allow buildings that are 5 stories or 70 ft. tall and larger to reduce their upper story setback to 15 ft. when the building is placed right at the front of the lot. The existing DO-8 overlay requires buildings to be placed at a minimum of 2 ft. from the front of the lot. The DO-8 overlay update would allow the 15 ft. upper story setback reduction to apply to these buildings. This amendment to the DO-8 overlay also authorizes the Zoning Administrator, rather than the applicant, to decide which street acts as a main street for a corner lot. This update will allow for building in accordance with adopted plan guidance. Councilmembers Torres and Clark have also requested a rezoning (map amendment) to apply the DO-8 to the Santa Fe Blvd. Corridor between 3rd Ave. and 13th Ave.

Questions may be submitted to Senior City Planner Libbie Adams ([Libbie.Adams@denvergov.org](mailto:Libbie.Adams@denvergov.org))

#### Redline Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is moved from another location while text in ~~blue strikethrough~~ was deleted from its original location.
- Only pages with changes relevant to this text amendment are included in the review file (with the exception of a few pages inserted for context). You may wish to look at other sections for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a draft. These will be corrected in the final, "clean" version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

REQUIRED BUILD-TO ALTERNATIVES							
ZONE DISTRICT	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)
S-MU S-CC S-MS	na	na	25%**	30%**	30%**	100%	na
S-MX	10’*	na	25%**	30%**	30%**	100%	na

\*Permitted increase in the maximum depth of the required build-to range.

\*\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

### 3.3.6.2 Primary Street Upper Story Setback

#### A. Intent

To provide flexibility while maintaining and promoting a pedestrian-scaled primary street.

#### B. Applicability

S-MX-8, S-MX-8A, S-MX-12, S-MX-12A

#### C. Alternative

When the building is placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback. Therefore, any portions of the building placed beyond ~~0 feet~~ the minimum Primary Street setback shall meet the Primary Street Upper Story Setback stated in the building form table.

### 3.3.6.3 Transparency Alternatives

#### A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

#### B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5:

TRANSPARENCY ALTERNATIVES						
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
S-MU	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%

- a. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.
- 6. The portion of the Street Level building frontage that meets the Street Level active use requirement shall contain at least one window or door that meets the minimum transparency requirement standards in Section 13.1.6.3.A.4.

## SECTION 7.3.6 DESIGN STANDARD ALTERNATIVES

### 7.3.6.1 Required Build-To Alternatives

#### A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 7.3.5.7 in the Town House building form.

#### B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
C-RX C-MX C-MS	Town House	na	na	na	na	na	na	30%	12 feet
C-RX C-MX	All Others	na	na	25%***	30%***	30%***	100%	100%	na
C-MS	All Others	na	na	25%***	30%***	30%***	100%	na	na
C-CCN	All Others	5'*	100%**	25%***	30%***	30%***	100%	na	

\*Permitted increase in the maximum depth of the required build-to range.

\*\* If used in combination with each other, the permanent outdoor patio seating and private open space alternatives may count toward 100% of required build-to, provided the outdoor patio seating complies with the private open space rule of measurement in Article 13.

\*\*\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

### 7.3.6.2 Primary Street Upper Story Setback

#### A. Intent

To provide flexibility while maintaining and promoting a pedestrian-scaled main street.

#### B. Applicability

C-MS-8, C-MS-12

#### C. Alternative

When the building is placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at ~~0 feet on the Primary Street Zone Lot Line~~ the minimum Primary Street setback. Therefore, any portions of the building



placed beyond ~~0~~ feet the minimum Primary Street setback shall meet the Primary Street Upper Story Setback stated in the building form table.

### 7.3.6.3 Transparency Alternatives

#### A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

#### B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5:

TRANSPARENCY ALTERNATIVES						
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
C-RX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
C-MX	Primary Street	40%	50%	60%	40%	80%
	Primary Street B	40%	100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.	60%	40%	80%*
	Side Street	40%	100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.	80%	40%	80%*
C-MS	Primary Street	40%	50%	60%	40%	50%
	Side Street	40%	50%	80%	40%	50%

\*Wall design elements that are applied to the entire length of the Street Level wall may count toward up to 100% of required side street transparency.

### 7.3.6.4 Pedestrian Access (Entrance) Alternatives

#### A. Intent

To provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building.

#### B. Allowance

In C-MX and C-RX zone districts, for all building forms except the Town House building form, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.3.B.4:

1. Courtyard or Plaza
2. Covered Walkway

**2. Applicability**

This Section 9.4.5.12.E applies to all Primary Structures in zone districts that allow a maximum Building Height of 3 stories or more that are located on a Zone Lot with a Zone Lot Width greater than 37.5 feet.

**3. Allowance**

- a. Street Level nonresidential active uses shall occupy Street Level floor area for a minimum depth of 15 feet except for the depth of recessed Pedestrian Access features required by the applicable building form table.
- b. Street Level nonresidential active uses include all permitted Primary Uses except the following:
  - i. Dwelling, Single Unit;
  - ii. Dwelling, Two Unit
  - iii. Dwelling, Multi-Unit;
  - iv. Dwelling, Live / Work;
  - v. Automobile Services, Light;
  - vi. Mini-storage Facility; or
  - vii. Wholesale Trade or Storage, Light.
- c. Street Level nonresidential active uses include all permitted Accessory Uses except the following:
  - i. Accessory Uses associated with Primary Uses prohibited by Section 9.4.5.12.E.3.b;
  - ii. Outdoor Storage, General;
  - iii. Outdoor Storage, Limited;
  - iv. Car Wash Bay Accessory to Automobile Services or Hotel Uses;
  - v. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses; or
  - vi. Off-Street Parking Areas.
- d. The length of any Build-To alternatives shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level nonresidential active uses.

**F. Street Level Transparency Alternatives and Exceptions for the DO-8 District**

The following design standard alternatives and exceptions for Street Level transparency in the DO-8 Overlay District shall apply:

**1. Intent**

To provide visual interest on building Facades and enhance the visual quality of the built environment along Street Level Facade areas where windows are not feasible.

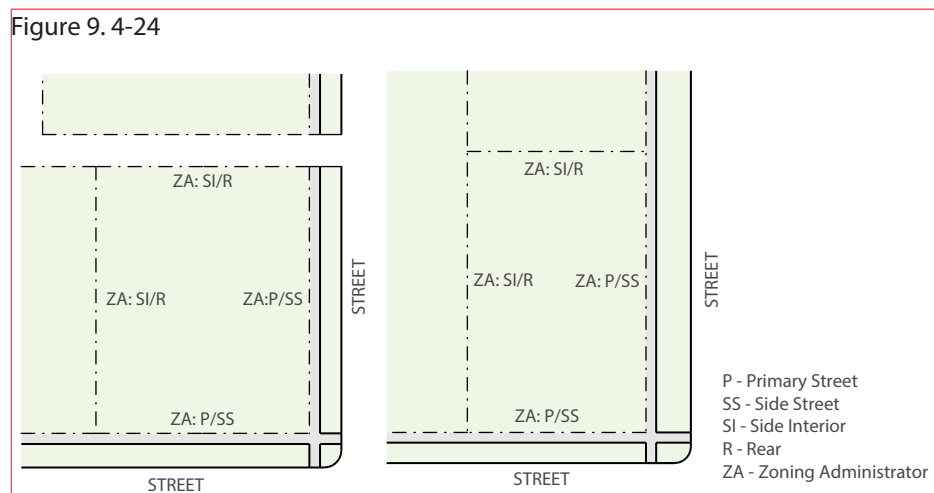
**2. Allowance**

Permanent art shall be the only transparency alternative allowed in the DO-8 Overlay Zone District and may count toward no more than 30% of the required transparency on Primary Streets or Side Streets, provided the permanent art meets the requirements stated in Section 13.1.6.3.A.5, Transparency Alternative Requirements.

**G. Determination of Primary Street and Side Street Lot Lines for Corner Zone Lots in the DO-8 District**

The following rule of measurement for determination of Zone Lot Lines for Corner Zone Lots in the DO-8 Overlay District shall apply:

- 1. Intent**  
To authorize the Zoning Administrator to designate Zone Lot Lines in accordance with plan guidance and existing conditions, if applicable, consistent with the overall intent of the DO-8 Overlay Zone District to promote active pedestrian-oriented building frontages.
- 2. Applicability**  
This Section 9.4.5.12.G applies to all Zone Lots with the DO-8 designation.
- 3. Rule of Measurement**  
For Corner Zone Lots located in all underlying Zone Districts that are designated with the DO-8 Overlay Zone District, the Zoning Administrator shall use the criteria in Section 13.1.5.3.C to designate one or more Primary Street Zone Lot Lines, and shall designate remaining Zone Lot Lines as either Side Street, Side Interior; or Rear Zone Lot Line(s). See Figure 9.4-24.



**E. Concrete, Asphalt, and Rock Crushing Facility**

A facility in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement, or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled, or handled.

**F. Health Care Center**

A facility or institution providing health services.

**G. Noncommercial Concrete Batching Plant**

A facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.

**H. Outdoor Retail Sales**

Retail sale of new or used goods, excluding motor vehicles and firearms, not operated in a Completely Enclosed Structure, and operated as an extension of a primary retail sales use on the same zone lot.

**I. Outdoor Retail Sales - Pedestrian / Transit Mall**

Outdoor retail sales, not operated in a Completely Enclosed Structure, and located within 125 feet of a pedestrian and/or transit mall (e.g. the downtown 16th Street pedestrian mall), including retail sales of articles such as books, artwork, craft work, food, flowers, clothing, newspapers and similar articles. Such retail sales are not required to be operated as an extension of a primary retail sales use on the same or different zone lot.

**J. Outdoor Sales, Seasonal**

The outdoor retail sales of trees, plants, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items, not operated in a Completely Enclosed Structure, and not as an extension of a primary retail sales use on the same zone lot. Seasonal Outdoor Sales may be conducted by a single person or multiple persons on the same Zone Lot.

Seasonal outdoor sales include, but are not limited to, seasonal sales of Christmas trees, seasonal outdoor sales of plants, seasonal outdoor farmers markets, and other seasonal sales of foods, fruits, and vegetables, such as roasted chiles and corn.

**1. Sales of Christmas Trees and Related Holiday Items**

Retail sales of Christmas trees, wreaths, garlands, tree stands, tree care items, and other incidental and customary holiday items.

**2. Sale of Plants or Plant Sales Facilities**

Retail sales of horticultural items including, but not limited to bedding plants, plant containers, seeds, small trees and bushes, and accessories therefor; incidental sales of agricultural chemical and fertilizer products are permitted only if prepackaged.

**3. All Other Types of Temporary Outdoor Sales, Seasonal**

Retail sales of trees, plants, flowers, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items. This use sub-type includes farmers markets, and sales of roasted chiles and corn.

**K. Retail Food Establishment, Mobile**

Readily movable motorized-wheeled vehicle designed and equipped to serve food or towed-wheeled vehicle designed and equipped to serve food. This definition shall not apply to uses which operate for less than 30 consecutive minutes at each separate location.

**L. Temporary Tiny Home Village**

Residential occupancy of multiple relocatable temporary buildings containing only sleeping units, combined with one or more separate buildings containing eating, bathing, toilet and gathering facilities for common use, all located on the same zone lot. Tenancy is typically 30 days or longer. This temporary use does not include ~~Trailer Camp or Court~~ Mobile Home Park as defined in the Zoning Code.

## DIVISION 12.7 NONCONFORMING USES

### SECTION 12.7.1 INTENT

The creation in this Division of the legal status of "nonconforming use" assures that land uses no longer permitted in a zone district are strictly limited in their right to continue, expand, or enlarge. Such nonconforming land uses are presumed to be incompatible with permitted uses in the zone district, typically because the nature or scale of the nonconforming use's operation create adverse impacts on surrounding properties or the character of the surrounding neighborhood context. Accordingly, the provisions in this Division 12.7 encourage nonconforming uses, over time, to terminate or relocate to a zone district where they are permitted.

### SECTION 12.7.2 APPLICABILITY

- 12.7.2.1 Division 12.7 applies to all nonconforming uses. For purposes of this Code, "nonconforming use" means any use which, at the time the use was first permitted or initiated, was lawfully operated, and has since that time been continuously lawfully operated, but which use is not a "conforming use" as defined in this Code and is not a "compliant use" as defined in this Code.
- 12.7.2.2 Nonconforming outdoor general advertising devices (billboards) and other nonconforming signs shall be subject to the nonconforming sign provisions in Division 12.9 of this Article instead of the nonconforming use standards stated in this Division 12.7.

### SECTION 12.7.3 LIMITED CONTINUANCE OF NONCONFORMING USES ALLOWED

#### 12.7.3.1 General Allowance and Limitation on Expansion

- A. ~~This Section 12.7.3.1 shall not apply to a Nonconforming Mobile Home Park. See Section 12.7.3.2.~~
- B. Provided it continues to comply with all provisions of this Section, any ~~nonconforming use-Nonconforming Use~~ may be continued in operation on the same ~~zone lot-Zone Lot~~ and on the same floor area in a ~~structure-Structure~~ that was occupied by the ~~nonconforming use-Nonconforming Use~~ on the date the use first became a ~~nonconforming use-Nonconforming Use~~.
- C. Except as authorized in Section 12.7.3.23 below, the ~~zone lot-Zone Lot~~ or the floor area in a ~~structure-Structure~~ devoted to the operation and maintenance of a ~~nonconforming use-Nonconforming Use~~ shall not be increased.
- D. The continuance authorized hereunder shall not be construed to permit an increase in the number of dwelling units, a reduction of the ratio of ~~zone lot-Zone Lot~~ area to the number of ~~dwelling units-Dwelling Units~~, or a change in any aspect or the character of the ~~nonconforming use-Nonconforming Use~~ that increases the amount, extent, or degree of nonconformity. This subsection shall not be construed to prohibit changes in the ~~nonconforming use-Nonconforming Use~~ that result in a decrease in the amount, extent or degree of nonconformity (e.g., a reduction in the floor area of the ~~nonconforming use-Nonconforming Use~~ that results in a decrease in the amount of parking required).
- E. ~~Limitations on Continuance of a Nonconforming Trailer Camp or Court (Mobile Home Park) Uses~~

#### 12.7.3.2 Continuance of a Nonconforming Mobile Home Park Use

- A. **Intent**  
The intent of Section 12.7.3.2 is to allow for limited replacement of an individual Mobile Home located in a nonconforming Mobile Home Park.



**B. Applicability**

Section 12.7.3.2 applies to nonconforming Mobile Home Parks.

**C. General Allowance and Limitation on Expansion**

Provided it continues to comply with all provisions of this Section 12.7.3.2, any nonconforming use Mobile Home Park may be continued in operation continue to operate on the same zone lot and on the same floor area in a structure that was occupied by the nonconforming use Nonconforming Use on the date the use first became a nonconforming use Nonconforming Use. Except as authorized in Section 12.7.3.2 below, the zone lot or the floor area in a structure devoted to the operation and maintenance of a nonconforming use shall not be increased.

**D. Prohibited Expansion**

A nonconforming ~~mobile home park~~ Mobile Home Park may continue subject to the provisions of this Section 12.7.3.2, except that any one of the following actions shall be considered a prohibited expansion of the ~~nonconforming use~~ Nonconforming Use and shall subject the use to the termination provisions in Section 12.7.7 below:

1. ~~An increase in the Area of the Zone Lot zone lot or the floor area in a structure devoted to the operation and maintenance of a nonconforming use~~ Mobile Home Park. ~~shall not be increased.~~
2. An increase in the total number of individual ~~Trailers or mobile homes~~ Mobile Homes sited within the nonconforming ~~camp, court or park~~ Mobile Home Park.

**E. Zoning Permit Required for Mobile Home Replacement**

Replacement of an individual ~~Trailer or mobile home~~ Mobile Home may be allowed only if the Zoning Administrator first approves a zoning permit for the replacement structure subject to the following standards:

1. ~~The replacement structure may be a Mobile Home constructed prior to the creation of the Manufactured Home Construction and Safety Standards or a manufactured home constructed under the Manufactured Home Construction and Safety Standards.~~
2. ~~The replacement structure shall not exceed 1 story in height.~~
3. ~~An increase in the total number of individual trailers or mobile homes sited within the nonconforming camp, court or park.~~
4. ~~A reduction in an existing separation of less than 10 feet between individual trailers, mobile homes, or manufactured homes~~
5. ~~Replacement of an individual trailer or mobile home with a manufactured home, regardless of size, if the manufactured home is constructed in compliance with U.S. Housing and Urban Development (HUD) standards and is labeled as HUD compliant. Replacement of an individual trailer or mobile home with a trailer or mobile home of substantially similar construction and size (not including HUD-labeled and HUD-compliant manufactured homes) may be permitted only if the Zoning Administrator first approves a zoning permit for the replacement trailer or mobile home;~~
6. ~~Replacement of an individual trailer or mobile home with a trailer, mobile home, or other manufactured or modular home that is placed on a permanent foundation (the use of tie-downs or ground anchors only is not considered a "permanent foundation").~~

**Mixed Use Commercial Zone District:** All of the following zone districts:

1. All CC Zone Districts
2. All MX Zone Districts
3. All MS Zone Districts
4. All C-CCN Zone Districts
5. All Downtown Neighborhood Context Zone Districts
6. I-MX
7. All Campus Context Zone Districts
8. DIA
9. M-CC
10. M-MX
11. M-IMX
12. M-GMX

**Mobile Home:**

- a. A single-family dwelling that is built on a permanent chassis; is designed for long-term residential occupancy; contains complete electrical, plumbing, and sanitary facilities; is designed to be installed in a permanent or semipermanent manner with or without a permanent foundation; and is capable of being drawn over public highways as a unit or in sections by special permit.
- b. A manufactured home, as defined in C.R.S. Sec. 38-29-102(6), if the manufactured home is situated in a mobile home park.

**Mobile Home Park:** A parcel of land used for the continuous accommodation of five or more occupied mobile homes and operated for the pecuniary benefit of the owner of the parcel of land or the owner's agents, lessees, or assignees. "Mobile home park" does not include mobile home subdivisions or property zoned for manufactured home subdivisions. For purposes of this definition, the parcel of land comprising the mobile home park does not need to be contiguous, but must be in the same neighborhood as determined by the Division of Housing in the Colorado Department of Local Affairs. Formerly referred to as a Trailer Camp or Court in the Zoning Code.

**Mode (Of Transportation):** A particular form or method of travel, for example, walking, automobile, bicycling, public transit, bus or train.

**Motor Vehicle:** Any vehicle that is self-propelled and can be legally operated upon streets and highways. For purposes of this definition, the term motor vehicle shall also include vehicles or implements used in farming or construction.

**Motor Vehicle, Inoperable:** Any motor vehicle that meets at least one of the following criteria:

1. Vehicle is partially dismantled or wrecked; or
2. Vehicle cannot be self-propelled or move in the manner in which it originally was intended to move.

~~**Trailer Camp or Court:** Any premises where one (1) or more trailer coaches are parked for living and sleeping purposes, or any premises used or set apart for the purpose of supplying to the public parking space for one (1) or more trailer coaches for living and sleeping purposes, and which include any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer camp or court. Also commonly known as a mobile home park.~~

**Travel Demand Management (TDM):** A broad range of strategies intended to reduce peak period vehicle trips.

**Truck Tractor:** A vehicle equipped with a chassis or flat-bed mounted ball or fifth wheel for attaching a trailer, designed to be used for the highway towing trailers and not designed primarily for hauling cargo.