

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:		<input type="checkbox"/> Yes	<input type="checkbox"/> No

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan</p> <p>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.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	



REZONING GUIDE

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Denver Housing Authority C/O Ismael Guerrero	777 Grant Street Denver, CO 80203 720 932 3000 iwolfe@denverhousing.org	100%	<i>Ismael Guerrero</i>	02/20/15	(A)	Yes

Last updated: June 20, 2014

Return completed form to rezoning@denvergov.org

311 FOR INFORMATION & CITY SERVICES

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Denver Property Assessment and Taxation System (3.2.3)

2600 LAWRENCE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE CITY 777 GRANT ST DENVER , CO 80203	0227634023000 PIN 160835480	L 1 TO 6 INC BLK 47 CASE & EBERTS ADD & L 1 TO 16 INC BLK86 CURTIS & CLARKES ADD	VACANT LAND	DENV

Assessment

Actual Value Year: 2014 Actual Value: \$1,504,500

Property

Year Built: 0 Square Footage: 0

Comparables

Schedule Number / Parcel Id	Address	Sale Month/Year	Sales Price	PIN
-----------------------------	---------	-----------------	-------------	-----

No comparables available for this property.

Denver Property Assessment and Taxation System (3.2.3)

2500 LAWRENCE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204- 0305	0234206001000 PIN 160957232	ALL OF BLK 85 INC VAC ALLEY THEREIN & ADJ NELY 1/2 VAC 25TH ST CURTIS & CLARKES ADD & GEO W BROWNS ADD TO DENVER	VACANT LAND	DENV

Summary

Style:	OTHER	Reception No:	Year Built:	0000	
Recording Date:		Building Sqr. Foot:	0	Document Type:	
Bedrooms:		Sale Price:		Baths Full/Half:	0/0
Mill Levy:	83.054	Basement/Finish:	0/0	Zoning Used for Valuation:	GMU
Lot Size:	117,000				

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

Assessment

	Actual	Assessed	Exempt
Current Year			
Land	\$4,680,000	\$372,530	\$372,530
Improvements	\$0	\$0	
Total	\$4,680,000	\$372,530	
Prior Year			
Land	\$4,680,000	\$372,530	\$372,530
Improvements	\$0	\$0	
Total	\$4,680,000	\$372,530	

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHWESTERLY ONE-HALF OF LOT 12 AND LOTS 13 THROUGH 16, INCLUSIVE, BLOCK 85, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY AND THE NORTHEASTERLY ONE-HALF OF VACATED 25TH STREET, CONTIGUOUS THERETO, ALL AS VACATED BY ORDINANCE NO. 8, SERIES OF 1942, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 0.496 ACRES, (21,599 SQUARE FEET), MORE OR LESS.

PARCEL 2:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 85, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY CONTIGUOUS THERETO, AS VACATED BY ORDINANCE NO. 8, SERIES OF 1942, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 0.407 ACRES, (17,715 SQUARE FEET), MORE OR LESS.

PARCEL 3:

LOTS 12 THROUGH 16, INCLUSIVE, BLOCK 86, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY CONTIGUOUS THERETO, AS VACATED BY ORDINANCE NO. 15-0310, SERIES OF 2015 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING AN AREA OF 0.405 ACRES, (17,662 SQUARE FEET), MORE OR LESS.

PREPARED BY:
JOHN R. WEST, JR.
COLORADO P.L.S. NO. 25645
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, COLORADO 80122
303-713-1898

March 03 2015

Letter of Intent for re-zoning at Sustainability Park, Denver, CO.

To: Community Planning & Development
City and County of Denver

From: Shawn Mather
Tres Birds Workshop
3821 Steele St., Unit B
Denver, CO 80205
720 635 6468
sm@tresbirds.com

on behalf of: TreeHouse Brokerage & Development
3003 East Third Avenue, Suite 201
Denver, CO 80206

To Whom It May Concern:

We are requesting a re-zone of 2 parcels at 2500 Lawrence and one parcel at 2600 Lawrence St. as described in the attached legal description. We are proposing a re-zone for these parcels from G-MU-3 to G-RX-5 (with a height limitation of 3 stories and 45') as part of a larger strategy for the redevelopment of the 2 block site between Lawrence and Arapahoe and 25th and 27th.

As part of the effort to make a sustainable and net zero neighborhood, we imagine a community that has 190+ residences over the extent of the 2 blocks. In order to further activate the property, we propose a re-zone activating 3 distinct portions of the site allowing for a 1st floor commercial storefront component at these parcels that would mesh well with the multi-family residential build. This "layering" of uses creates a vibrancy for the site and the neighborhood beyond. Please refer to the following attachment as to how this zone map amendment is justified.

We request this on behalf of Treehouse Brokerage and Development. They are purchasing the property from the current owner, Denver Housing Authority. The purchasing party is requesting the re-zone, but DHA supports this approach. A letter of support from the neighborhood group has been provided under separate cover to the Planning Department.

Please feel free to contact me with any questions. Thank you for your time.

Respectfully Submitted,



Shawn Mather
sm@tresbirds.com

May 19, 2015

Zone map amendment at Sustainability Park, Denver, CO.

General Review Criteria:

The proposed map amendment complies with both Blueprint Denver and recommendations for Curtis Park found within Northeast Downtown Neighborhood Plan.

Per the NE Downtown Neighborhood Plan, the property in question sits within the urban residential zone which serves as a 1 ½ block buffer between the primarily commercial areas along Larimer and the single family/row house zone between Arapahoe and California.

Blueprint Denver defines urban residential neighborhoods as “higher density and primarily residential but may include a noteworthy number of complementary commercial uses”

The proposed map amendment complies with these guidelines for the following reasons.

- The G-RX-5 (with a 3 story height restriction) is consistent with the overall height of the current zoning and the neighboring structures.
- The G-RX-5 designation will be primarily residential but will have a single story of commercial storefront. This aligns well with the definition of urban residential as noted above.
- This designation creates a primarily residential zone with a commercial component that meshes well with the urban residential buffer existing between Larimer and the larger Curtis Park area.

For these reasons we feel that the proposed map amendment is consistent with the approach as set forth in Blueprint Denver and the Northeast Downtown Neighborhood Plan.

Justifying Circumstances:

We feel that there are three justifying circumstances for the proposed map amendment that will update the site to reflect the current conditions of the neighborhood. These are as follows:

1. The character of the neighborhood is evolving. Over the past several years development within the Curtis Park Neighborhood and RINO has seen a large number of “urban residential” projects. Many of these developments reflect higher density housing but do not reflect a “complementary commercial use” as noted in the “Northeast Downtown Neighborhoods Plan” (page 16). The proposed map amendment aims to provide discrete areas of commercial storefront that will complement the neighborhood with a proposed commercial presence at street level.

2. Per Blueprint Denver, this site is located in an “area of change” and “a major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.” (Blueprint Denver, page 127). While stimulus to redevelop is not necessary for this neighborhood, the discrete areas of re-zone we are proposing reflect will increase the opportunity for small business development that will benefit the new development as well as the surrounding neighborhood.
- 3 With the creation of a dense neighborhood of 190+ units, we are well on our way to meeting the goal of creating a sustainable neighborhood. However, we feel strongly that the inclusion of discrete pockets of 1 story storefront will help infuse the site with activity adding to the vibrancy of the primarily residential site. Further, these pockets of commercial in a higher density residential zone represent a transitional buffer between the commercial development of Larimer Street to the west and the primarily residential and stable zone of the Curtis Park neighborhood to the east.

Consistent with neighborhood context and zone district.

Per the Denver zoning code, the G-MU-3 allows for multi-unit residential in a variety of building forms and is restricted to 3 stories. G-RX-5 is a “residentially dominated district” which allows for secondary commercial components to activate the larger residential zones.

The proposed re-zone complies with these zone districts as follows:

- With the 3 story limit to the G-RX-5 re-zone, the entire 2 block property will consist of multi-unit residential structures with 3 story height limit as called for in the G-MU-3 designation.
- The proposed rezone to G-RX-5 is limited to 3 distinct areas of the overall site. The portion proposed for rezone is roughly 20-25% of the overall site and commercial will be limited to the ground floor of these areas. This designates a commercial storefront that is secondary to the primary residential zone.

The goal of this development is to provide a higher density residential neighborhood with small components of commercial that will serve the overall neighborhood. This is consistent with sections 6.2.2 and 6.2.4 of the Denver Zoning Code.



January 16, 2015
City and County of Denver
Community Planning and Development

To whom it may concern,

The Housing Authority of the City and County of Denver (DHA) authorizes Shawn Mather (tres birds workshop) to represent DHA as it pertains to the Zone Map Amendment (Rezoning) Application. The rezoning application refers to the three parcels contained within 2600 Lawrence Street and 2500 Lawrence Street (legal description attached with application).

A handwritten signature in blue ink, appearing to read 'Chris Parr', is written over a horizontal line that spans the width of the page.

Chris Parr
Director of Development

WAIVER AND CONDITION REQUEST FORM

Rezoning Case Application No.: 20014I-00020 2500/2600 Lawrence

Applicant Name: Denver Housing Authority c/o Ismael Guerrero

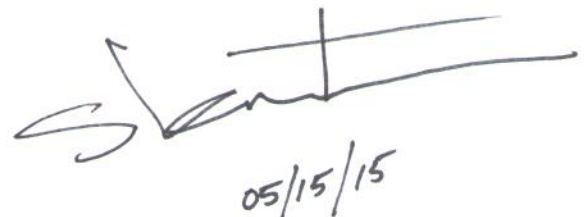
Section 12.4.10.12, Denver Zoning Code, authorizes the City Council to adopt waivers or reasonable conditions to an Official Map Amendment at the request of the applicant, provided the applicant approves such waivers or conditions in writing.

List each requested waiver and/or condition in the following tables. Include a justification for each waiver or condition.

Waivers

Code Reference	Code Provision	Proposed Alternative	Justification
6.3.3.4	Heights of all building forms	No structure erected on the subject property shall exceed Three (3) stories up to Forty Five (45) feet in height	Reduced height aligns with plan objectives and is consistent with potential future development of a G-RX-3 zone district

Once adopted, the waivers and/or conditions cited above shall apply to all successors and assigns, who along with the present owner(s), shall be deemed to have waived all objections as to the constitutionality of these provisions.



A handwritten signature in black ink, followed by the date "05/15/15" written below it.



February 20, 2015

Community Planning and Development
201 W. Colfax, Suite 205
Denver, CO 80202

To whom it may concern,

The Housing Authority of the City and County of Denver (DHA) would like to express its' strong support for the re-zoning request submitted by TreeHouse Development in regards to their Sustainability Park development. We are very proud to partner with TreeHouse and be a part of their work in the Curtis Park Neighborhood. DHA considers this project a final phase of our Curtis Park HOPE VI redevelopment effort, and we support TreeHouse in their design to continue and add to this neighborhood revitalization.

TreeHouse has a profound understanding of the Curtis Park neighborhood and is committed to maintaining the well-being of the community and residents. The proposed project will strive to be a net-zero, carbon neutral community that will become a legacy project and example for future developments. The project plans for 160 for-sale units with designated affordable and price point layering. By applying for a re-zone, TreeHouse will be able to build a "mixed-use" development that will include varied experience programming and layered cultural, social, and community uses. This will include local food growing and produce sales, open space and events all in compliance with the recommended site plan for urban residential.

As a partner to TreeHouse, DHA believes in the project and subsequently the need to rezone pieces of the property to support commercial uses. In addition, we have gained the support of the Curtis Park Community Advisory Committee on the proposal for re-zoning. We hope this conveys the sound support of TreeHouse's proposal and thank you for your time. We are happy to answer any further questions as to our support and partnership with TreeHouse.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ismael Guerrero', with a long horizontal flourish extending to the right.

Ismael Guerrero
Executive Director