



TO: Denver City Council
FROM: Jason Morrison, Senior City Planner
DATE: August 26th, 2021
RE: Official Zoning Map Amendment Application #2021I-00023

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval of Application #2021I-00023 by Denver City Council.

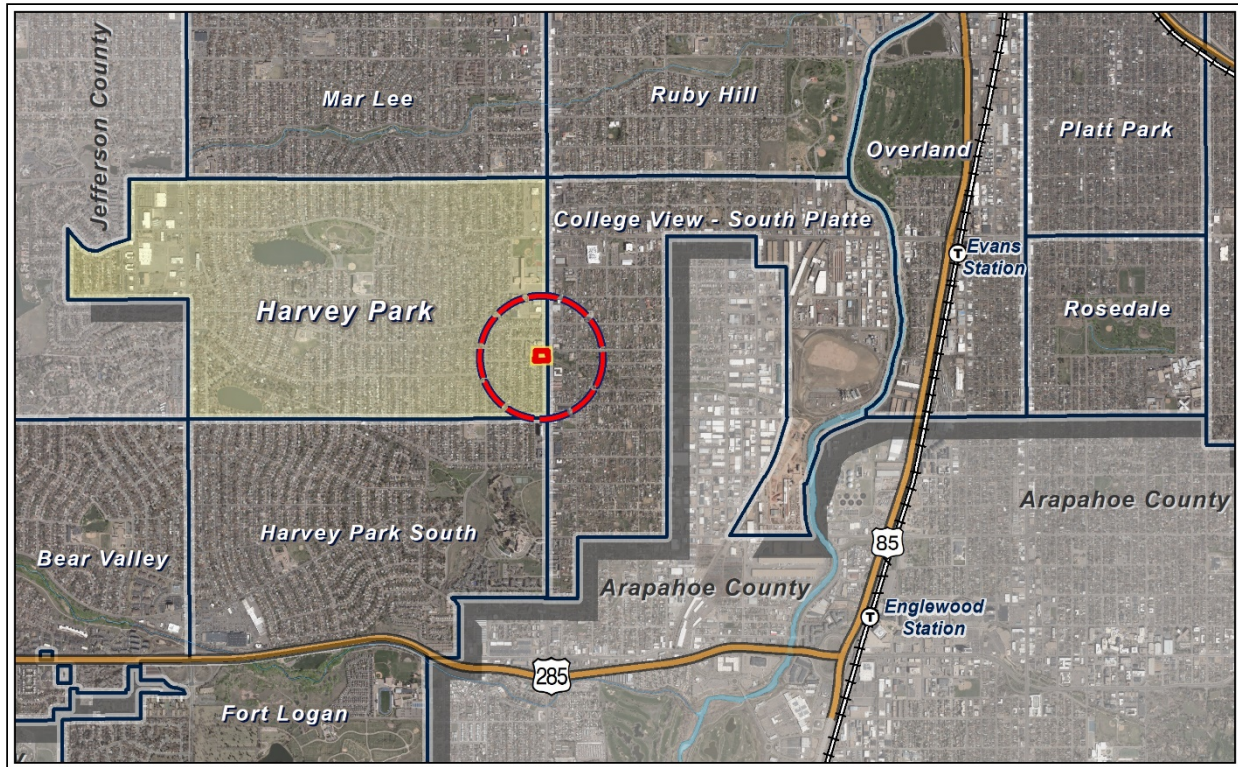
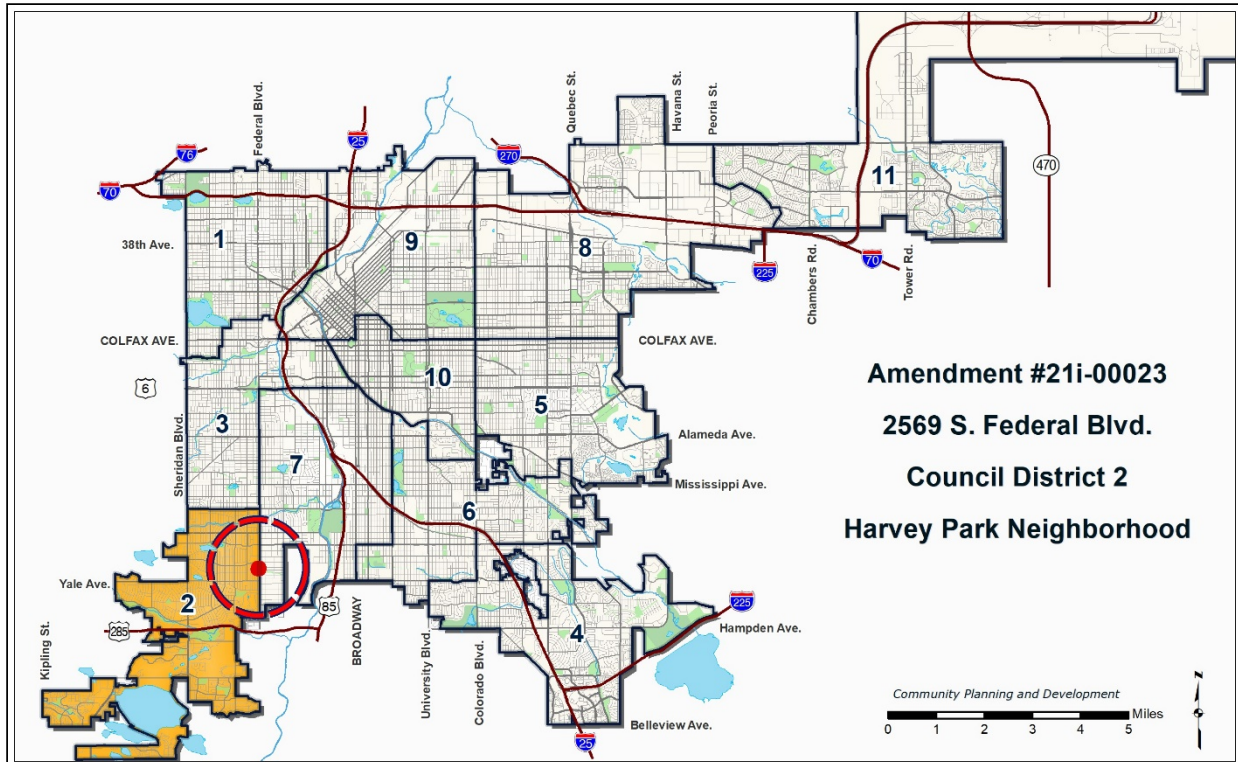
Request for Rezoning

Address: 2569 S. Federal Boulevard
Neighborhood/Council District: Harvey Park Neighborhood / Council District 2
RNOs: College View Neighborhood Association; South Mar Lee/Brentwood/Sharon Park Neighbors; Southwest Denver Unidos; Inter-Neighborhood Cooperation (INC)
Area of Property: 40,393 square feet or .95 acres
Current Zoning: S-SU-D
Proposed Zoning: S-MU-5
Property Owner(s): Archdiocese of Denver
Owner Representative: Nora Bland – Cushing Terrell

Summary of Rezoning Request

- The subject site is in the Harvey Park neighborhood on the southwest corner of S. Federal Boulevard and W. Vassar Avenue.
- In 2021, the existing church property went through a zone lot amendment and a parcel reconfiguration to create a new, vacant parcel.
- The Church of All Saints remains and is directly adjacent to the vacant parcel.
- The applicant is requesting this rezoning to have flexibility to construct 100% deed-restricted low-income senior housing financed with Low-Income Housing Tax Credits (LIHTC). Archdiocesan Housing will serve as developer as well as the owner/operator.
- The proposed zone district, S-MU-5 (Suburban Multi-Unit – 5 stories), allows for residential uses in the suburban house, duplex, row house, and apartment building forms up to a maximum height of five stories. Further details of the proposed zone district can be found in Article 3 of the Denver Zoning Code (DZC).
- The site is currently zoned S-SU-D (suburban context, single unit) which is a single-unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet. Further details of the existing zone district can be found in Article 3 of the Denver Zoning Code (DZC).

Existing Context





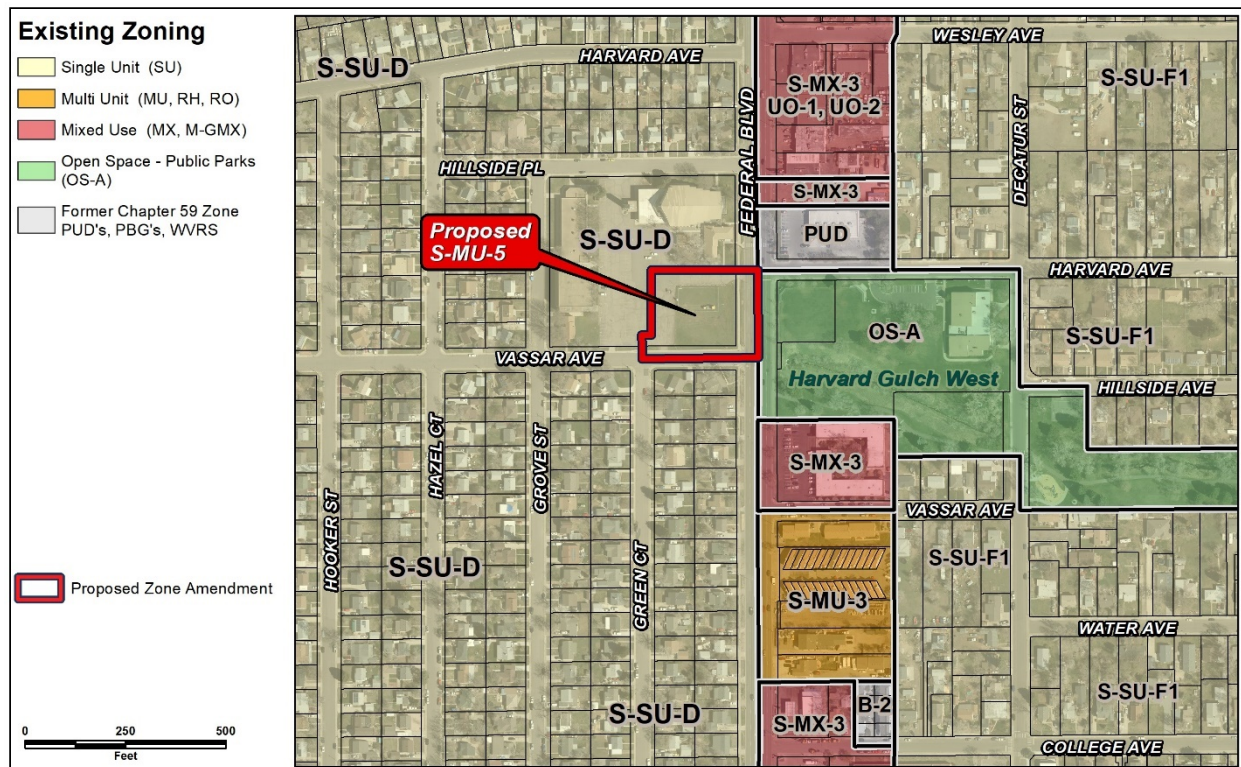
The subject site is located in the Harvey Park neighborhood at the southwest corner of W. Vassar Avenue and S. Federal Boulevard. The area is predominately composed of single-unit residential buildings; however, the site sits immediately adjacent to S. Federal Boulevard which contains several commercial and multi-unit uses. The College View Community Center and College View Park are located across S. Federal Boulevard to the east. Gust Elementary School and College View Elementary School are located less than ¼ mile from the subject site to the southwest and southeast, respectively. The RTD 30 and 36 bus lines provide frequent transit along Federal Boulevard, with a bus stop located on the subject site.

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	S-SU-D	Public/Quasi-public	Vacant	Generally regular grid of streets interrupted by the Church of All Saints
North	S-SU-D	Public/Quasi-public	2-story church	
South	S-SU-D	Single-unit residential	Single-unit residential building, 1-2 stories with moderate setback with curb cuts and vehicle access from the front	Block sizes and shapes are consistent and rectangular to the north, west, and south becoming irregular to the east

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
East	OS-A	Park/Open Space	N/A	Vehicle parking generally to the side or front of buildings (no alley access).
West	S-SU-D	Public/Quasi-public	2-story church structure	

1. Existing Zoning



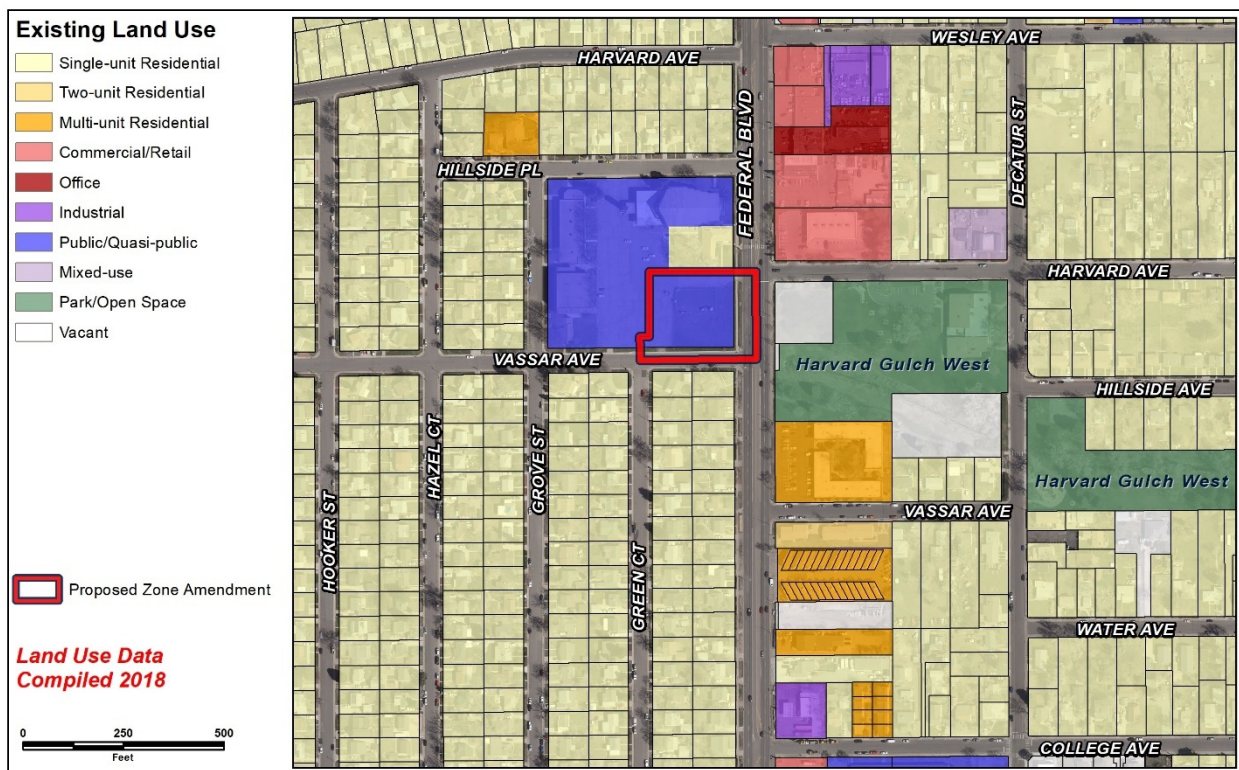
The existing zoning on the subject site is S-SU-D, which is a single-unit district in the Suburban Neighborhood context. It allows only the Suburban House building form with a minimum zone lot area of 6,000 square feet. Lots are typically 50 feet wide. Allowed accessory building forms are the detached garage and other detached accessory structures. The maximum allowed building height for primary structures is 30 to 35 feet (depending on lot width), and setback requirements are 5 feet for the sides and 12 to 20 feet for the rear. Primary street setbacks are block sensitive, depending on the setbacks of nearby structures. There is no minimum parking requirement for single-unit residential uses. For additional details of the zone district, see DZC Article 3.

2. View Plane

The *Ruby Hill Park View Plane* is applicable to the subject site and the intent of this view plane is to preserve the view of the Rocky Mountains (west of the subject site) from Ruby Hill Park (northeast of the site) and “no part of any structure within the view plane may exceed an elevation of 5,354 feet above mean sea level plus on and seven-tenths feet for each 100 feet that said part of structure is horizontally distant from the reference point” (DRMC Sec. 10-60.b). As a result, the site is subject to maximum height restriction of approximately 100 feet.

The proposed S-MU-5 zone district has a maximum allowable building height of 65 feet (depending on building form) and, therefore, the site is not impacted by the *Ruby Hill Park View Plane*.

3. Existing Land Use Map



4. Existing Building Form and Scale

All images are from Google Street View.



Subject site facing west from S. Federal Boulevard



College View Community Center east of the subject site, facing east from S. Federal Boulevard



Single-unit residential south of the subject site, facing west from S. Federal Boulevard



Two-story church use west of the subject site, facing east from S. Grove Street



All Saints Church north of the subject site, facing west from S. Federal Boulevard.

Proposed Zoning

The requested zoning on the subject site is S-MU-5 (Suburban, Multi-unit, 5-story), which is a multi-unit zone district in the suburban neighborhood context. In the S-MU-5 zone district the Suburban House, Duplex, Row House, and Apartment building forms are allowed primary building forms. Maximum building height allowed is five stories or 65 feet depending on building form. For additional details of the requested zone district, see Article 3 of the DZC.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	Existing S-SU-D	Proposed S-MU-5
Primary Building Forms Allowed	Suburban House	Suburban House, Duplex, Row House, and Apartment
Height in Stories / Feet (max)	2.5 stories / 30'-35'*	5/65'
Primary Street Build-To Percentages (min)	N/A	Row House, Apartment: 50% Other forms: no build-to
Primary Street Build-To Ranges	N/A	Row House, Apartment: 0' to 80' Other forms: no build-to
Minimum Zone Lot Size/Width	6,000sf / 50'	Suburban house: 6,000sf/50' Duplex: 4,500sf/37.5' Row House, Apartment: 6,000sf/50'
Primary Street Setbacks (min)	15'-20'*	Suburban House, Duplex: Block sensitive or 15'-20'*** Row House, Apartment: Block sensitive or 10'
Building Coverages (max)	50%	Suburban House, Duplex: 50% Other forms: no max building coverage

*Standards varies between building forms

**Standards vary based on building form and zone lot width

Summary of City Agency Referral Comments

As part of the Denver Zoning Code review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Comments

Denver Parks and Recreation: Approved – No Comments

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

Development Services – Project Coordination: Approved – See Comments Below

1. Approve Rezoning Only - Will require additional information at Site Plan Review
2. 2021PM0000069 Concept Plan previously reviewed which will require plan re-submittal.
3. After this Concept Plan was reviewed, the City passed the Group Living Ordinance which re-defined Residential Care and Use Classifications. Depending on type of Residential Care Facility (if not Multi-Family) - not all Res Care are permitted in S-MU-5 Zone Districts. With Development Services current re-mapping of review areas, it is likely that, once formally submitted, this Concept Plan will be assigned to Tanner Axt to lead the coordination and review.

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	5/26/2021
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:	7/6/2021
Unanimous recommendation of approval by Planning Board:	7/21/2021
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:	7/12/2021
Land Use, Transportation, and Infrastructure Committee of the Denver City Council moved the bill forward:	7/27/2021
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:	8/9/2021
City Council Public Hearing:	8/30/2021

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received two comment letters in support from the College View Neighborhood Association and the South Mar Lee/Brentwood/Sharon Park Neighborhood Association.
- **Other Public Comment:** To date, staff has received one comment letter in support from the Church of All Saints Council and one individual letter of opposition.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

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

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning will allow for improved access to amenities within an established neighborhood by allowing a broader range of residential uses, while also enabling affordable housing units close to transit, services and other amenities. In addition, the application notes that the design standards in the proposed district will promote greater walkability and accessibility along Federal Boulevard. The rezoning is, therefore, consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- 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).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

- Equitable, Affordable and Inclusive Goal 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 29).*

The proposed S-MU-5 zone district would allow for development that would increase the diversity and supply of housing in the area and increase the development of housing units close to existing high-capacity transit lines along S. Federal Boulevard served by the Regional Transportation District. In addition to adding to the diversity of housing types, the proposed map amendment would allow additional building forms compatible with the existing neighborhood, specifically the multi-unit uses along S. Federal Boulevard to the north and the south. The request is therefore consistent with the following strategies from the Strong and Authentic Neighborhoods vision element:

- 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 B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population (p. 34).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*

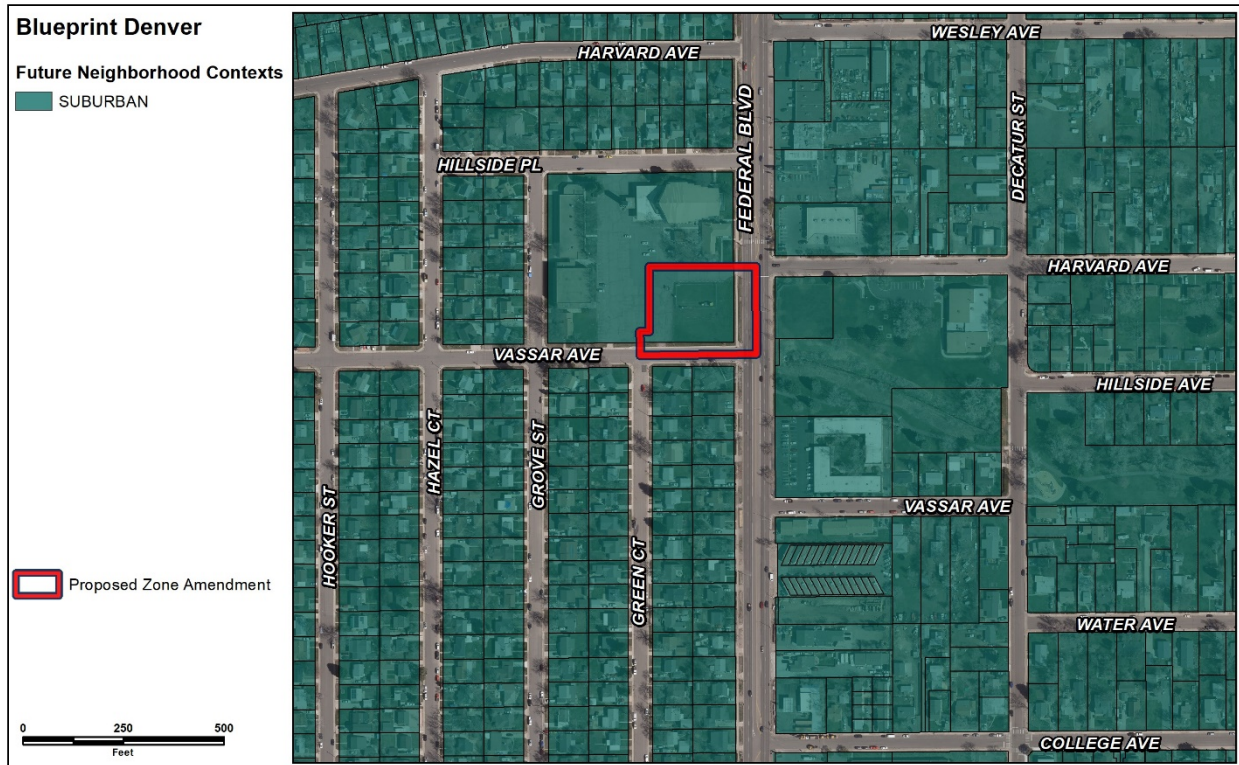
Finally, the proposed zone district will apply current zoning code standards, ensuring quality development that is appropriate for the neighborhood and adjacent to transit services. The proposed map amendment is in an area where services and infrastructure are already in place. The request is therefore consistent with the following strategies from the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high- and medium-capacity transit corridors (p. 54).*

The proposed S-MU-5 zone district allows for a variety of residential building forms and includes form standards that ensure development is consistent with the surrounding neighborhood. The rezoning is consistent with *Denver Comprehensive Plan 2040*.

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. *Blueprint Denver* identifies the subject site as part of a "Community Corridor" area within the Suburban Neighborhood Context and provides guidance from the future growth strategy for the city.

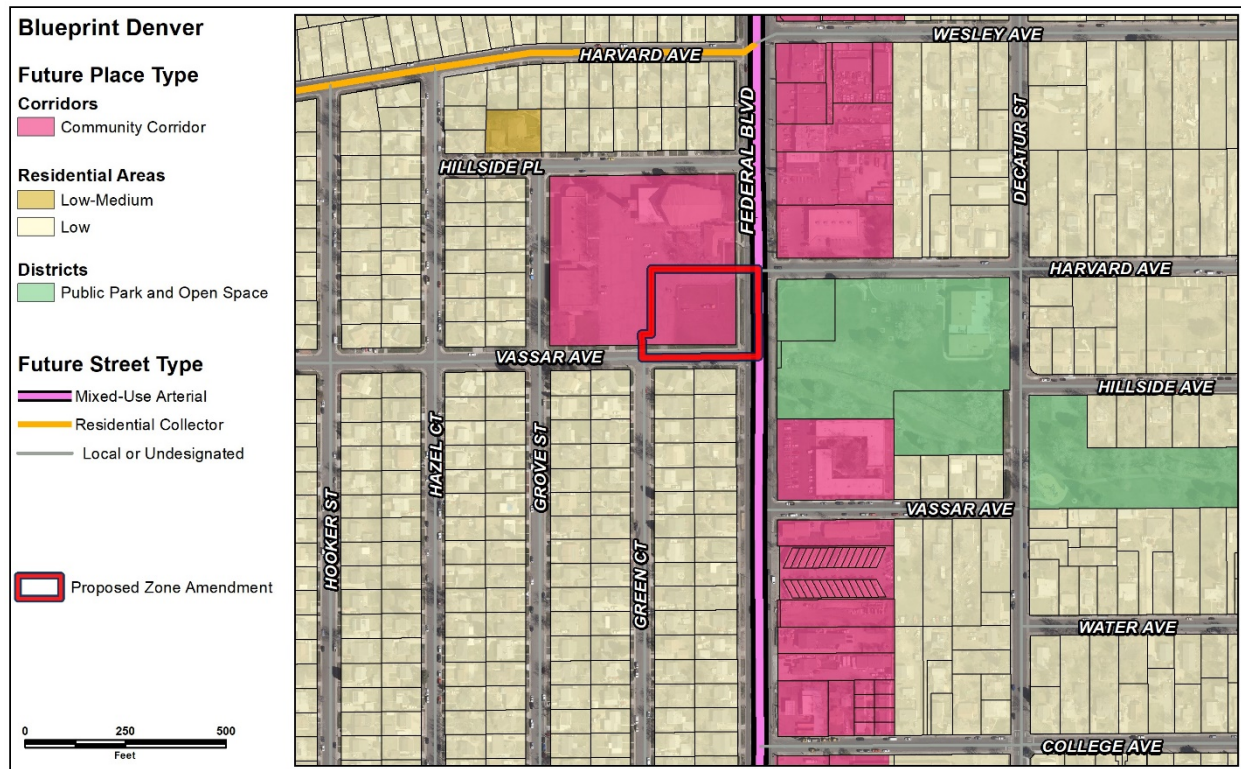


Blueprint Denver Future Neighborhood Context

In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in things like land use and built form and mobility options at a higher scale and between neighborhoods. The requested rezoning is shown on the context map above as Suburban neighborhood context. “The suburban context represents the most varied development in Denver’s neighborhoods. Homes in this context are largely single-unit but can also include higher intensity residential. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity” (p. 185).

The proposed S-MU-5 zone district is part of the Suburban context in the DZC. These residential zone districts are intended to “promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context” and “regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood” (DZC 3.2.2.1). Further, “standards of the row house and multi-unit districts promote existing and future patterns of multiple buildings on a single zone lot” (DZC 3.2.2.1). The proposed S-MU-5 district is a multi-unit district that allows a mix of residential building forms, consistent with the surrounding Suburban character. The proposed rezoning is consistent with Blueprint Denver’s context guidance.

Blueprint Denver Future Places



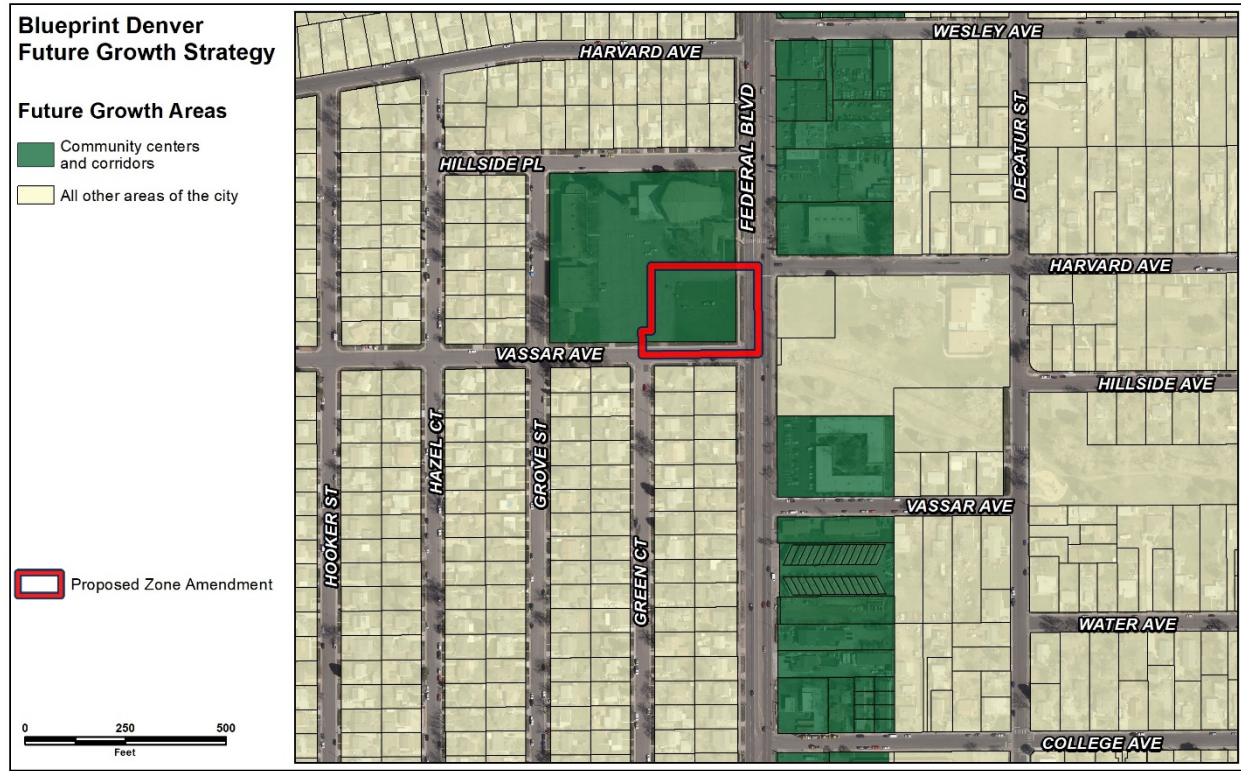
The Future Places map designates the subject property as a Community Corridor future place type. *Blueprint Denver* describes the aspirational characteristics of Community Corridor in the Suburban context as “typically provid[ing] some mix of office, commercial and residential uses” (p. 228). These areas often have a linear orientation along the street and height are typically up to 5 stories. Consistent with this guidance, the proposed S-MU-5 zone district allows a mix of building forms, including suburban house, duplex, row house, and apartment. The 5-story district height is consistent with the existing and surrounding context and appropriate for the Community Corridor designation in this location.

Street Types

The subject property is located between at the southwest corner of W. Vassar Avenue and S. Federal Boulevard. *Blueprint Denver* classifies W. Vassar Avenue as a Local Street. These streets are designed for the highest degree of property access and the lowest amount of through movement” (p. 154). Land uses along local streets vary, but they are most often characterized by residential uses (p. 161). S. Federal Boulevard is classified as a Mixed-Use Arterial, which “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). These streets include retail, office, residential, and restaurants with buildings that are pedestrian-oriented with shallow setbacks and high building coverage.

The proposed S-MU-5 zone district allows for a variety of residential building forms and is consistent with this plan direction for this location and is appropriate along the existing Local and Mixed-use Arterial streets that serve the property.

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 subject property is located within the Community Centers and Corridors growth area. These areas are expected to see 20% of new employment growth and 25% of new housing growth by 2040 (p. 51). The proposed map amendment to S-MU-5 will allow for multi-unit housing consistent with the existing context of the site and neighborhood. Therefore, the proposed rezoning is consistent with the *Blueprint Denver* growth strategy.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to S-MU-5 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, primarily through implementation of the city's adopted land use plans as detailed above. The proposal will maintain compatible scale and intensity in terms of the allowed mix of residential uses and allowed building scale. Additionally, the application notes that the proposed zone district contains design standards that reinforce the desired character of the area and encourage better built form outcomes fostering a more pedestrian-oriented environment. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances. Finally, as previously mentioned the applicant is requesting this rezoning to have flexibility to construct 100% deed-restricted low-income senior housing which will provide greatly needed affordable housing options to this at-risk population.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include changes or changing conditions in a particular area, or in the city generally." Specifically, the steady population growth in the City has created a need "in the city generally" for additional density and a variety of housing types. The application notes that in addition to the recently adopted guidance for this area in *Blueprint Denver*, the increase in housing prices and aging population have created an unprecedented demand for affordable senior housing.

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

The requested S-MU-5 zone district is within the Suburban Neighborhood Context. This district is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Multi-unit building forms are typically separated from single-unit residential and consist of Row House and occasional mid- and high-rise Apartment building forms. The proposed rezoning of this property to S-MU-5 is consistent with the neighborhood context description, and the existing improvements to the property generally conform to the expectation of mid-rise apartment forms.

The requested rezoning is consistent with the General Purpose of Residential Districts because the zone district will promote and protect residential neighborhoods within the Suburban Neighborhood Context. The zone district will provide predictable building forms, allow for reinvestment in this existing

development, and accommodate possible future redevelopment that furthers the district's goals (DZC 3.2.2.1). The Specific Intent of the S-MU-5 is defined by DZC Section 3.2.2.2.1 as follows: "S-MU- is a multi-unit district and allows suburban house, duplex, town house, garden court and apartment building forms up to 3, 5, 8, 12, 20 stories in height." The requested rezoning is consistent with the Specific Intent of the S-MU-5 zone district because much of the immediate context along S. Federal Boulevard are characterized by multi-unit uses.

Attachments

1. Application
2. Comment Letters



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	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____	<input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____	<input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input 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>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- Other Attachments.** Please describe below.

REZONING GUIDE

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PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Keith Parsons, COO of the Archdiocese of Denver	2569 S. Federal Blvd Denver, CO 80219 303 715 3254 Jarrett.Laraway@archden.org	100%	<i>Keith Parsons</i>	1-26-2021	(A)	YES
						YES
						YES
						YES

2569 S. Federal Blvd Rezoning Application Attachments

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Letter of Support from Parishoners.....p. 18
Proof of Zone Lot Amendment Approval-----p. 31
Proof of Lot Reconfiguration.....p. 32

Date: May 10, 2021

Community Planning & Development
City and County of Denver

Attn: Attn: Jason Morrison, AICP, Senior City Planner
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

From: Nora Bland
303 E 17th Avenue, #105
Denver, CO 80203

RE: Zone Map Amendment (Rezoning) Application
2569 S. Federal Boulevard

Dear Mr. Morrison,

This project narrative is provided to serve as supporting documentation for the attached Zone Map Amendment (Rezoning) Application filed by Cushing Terrell as an authorized representative of the Archdiocese of Denver, for property located at 2569 S. Federal Boulevard (the "Property"). Cushing Terrell intends to seek approval of a rezone from the current Suburban Single Unit D (S-SU-D) to Suburban Multi Unit, 5 stories (S-MU-5) and concurrent Site Development Plan approval to construct 75 units of multifamily affordable housing for seniors.

Request for Rezoning Summary

Address: 2569 S Federal Boulevard

RNOs: College View Neighborhood Association, South Mar Lee/Brentwood/Sharon Park Neighbors, Inter-Neighborhood Cooperation

Site Area: 0.927 acres

Current Zoning: S-SU-D

Proposed Zoning: S-MU-5

Property Owner: Archdiocese of Denver

Owner Representative/Applicant: Cushing Terrell

Council District: No. 2 (Kevin Flynn)

Neighborhood: College View, Harvey Park

Site Description

The Church of All Saints parish has had a presence at the site, bordered by South Federal Blvd to the east, S. Grove Street to the west, W Hillside Place and W Vassar Ave to the north and south, since 1951. The site was once part of a larger parcel that consists of the church sanctuary, rectory, two classroom/community room buildings, a barn, a prayer garden, a garage and parking lot. After the Zone Lot Amendment, the block is now made up of three parcels, one at 3.538 acres containing the school buildings, storage barn, the Church of All Saints Sanctuary, and on-site parking. The second parcel at 0.397 acres contains the rectory, a garage and the prayer garden. The third parcel, in application for rezoning, is 0.927 acres, currently vacant.

Consistency with Adopted Plans

Comprehensive Plan 2040

- Supporting the Equitable, Affordable and Inclusive Goal 1, Strategy A of increasing development of housing units close to transit and mixed-use developments.
 - The proposed rezone would allow for the development of new housing units on a transit corridor near mixed-use developments.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy A of creating a greater mix of housing options in the neighborhood for all individuals and families.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy C of fostering communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
- Supporting the Equitable, Affordable and Inclusive Goal 2, Strategy D of increasing the development of senior-friendly and family-friendly housing.
 - The proposed rezone would allow for the increase of senior housing units, which do not currently exist in the area.
- Supporting the Equitable, Affordable and Inclusive Goal 3, Strategy B of using land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.
 - The proposed rezone would enable the private development of affordable housing for seniors on a transit corridor.
- Supporting Connected, Safe and Accessible Places Goal 8, Strategy B of promoting transit-oriented development, including affordable housing, near transit to support ridership.

- The proposed rezone would provide affordable housing on a transit corridor.
- Supporting Environmentally Resilient Goal 9, Strategy B of improving Denver’s air by reducing the use of single-occupancy vehicles...supporting mixed-use, walkable neighborhoods.
 - The proposed rezoning would contribute to the mixed-use development of Federal Boulevard and provide residents with amenities within walking distance.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy B of ensuring neighborhoods offer a mix of housing types and services for a diverse population
 - The proposed rezoning would provide housing for low-income seniors, which is currently not supplied in the neighborhood.
- Supporting Strong and Authentic Neighborhoods, Goal 1, Strategy D of encouraging quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.
 - The proposed rezoning offers quality infill development that will give residents opportunities for increased amenities.

Blueprint Denver 2019

- Future Neighborhood Context: Suburban (5.1.1)
 - “Homes in this context are largely single-unit, but can also include higher intensity residential...residents of this context should be able to walk and bike to neighborhood destinations safely”
 - The proposed zone district is consistent with the suburban context because the surrounding area is primarily single-unit with commercial uses and higher intensity residential along the main corridor (Federal Boulevard).
 - “Many suburban context areas are single-unit residential, but multi-unit also occurs. Commercial development is focused along main corridors and centers bordering residential areas. Although this context is more auto-oriented than others, there should still be quality multimodal connectivity.”
 - In this case, the parcel in question is located on a corridor, where higher densities already exist.
- Future Places Concept – Community Corridor (5.1.4)
 - The parcel in question is labeled as “Community Corridor” in the Future Places section of the plan which describes the various scales and type of development envisioned for the future. According to the Plan, Community Corridors “typically provide some mix of office, commercial and residential....buildings have a distinctly linear orientation...heights are generally up to 5 stories.”
 - The proposed rezoning would aid in providing the residential part of the “mix” described. If not rezoned, the property would only be able to contribute one housing unit under its current zoning. The rezoning would allow a higher intensity use to help satisfy this vision and enable the development to contribute to the desired built form.
 - Community Corridors are “accessible to a larger area of surrounding neighborhood users by a variety of transportation options. The corridor is part of the transit priority street network.”

- The proposed rezoning would allow for housing to be located near high-capacity transit along Federal Boulevard.
- Growth Areas Strategy – Community Corridor
 - The parcel in question is labeled as “Community Corridor” in the Growth Areas section of the Plan which describes where new growth should be focused. According to the Plan, “most growth is guided to regional centers, community centers and corridors, select districts and higher intensity residential areas.”
 - The proposed rezoning would allow for growth in an area where growth is envisioned, along a high-capacity transit corridor (Federal Boulevard) that already has a mix of uses. Multiple mobility options will serve the increased intensity that will result from the proposed use.
- Street Types – Mixed Use Arterial
 - The parcel in question sits on Federal Boulevard, which is labeled as a mixed-use arterial street in the Plan. According to the Plan, arterial streets are envisioned to have “a varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow setback.”
 - The proposed rezoning would provide housing units on a high capacity transit street, and a building that is pedestrian-oriented.
 - W Vassar Avenue and S Grove Street to the south and west respectively are designated in the Plan as local streets which, “can vary in their land uses, however most are often characterized by residential uses.”
 - The proposed rezoning satisfies this criteria as the south side of W Vassar is residential in use while the remainder of the Church of All Saints parcel is used for the church and community buildings. Grove avenue is residential in use on the west, with the school buildings used for church functions and community meetings on the east.
- Recommendations
 - Land Use & Build Form: Housing
 - Policy 6, strategy A, “Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.”
 - The proposed rezoning would incentivize the development of affordable housing on a community corridor.

Public Safety, Health and Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the city.

In line with Denver’s Comprehensive Plan 2040 and Blueprint Denver, this rezone would provide much-needed affordable housing for Denver’s growing senior population. It would provide seniors with not only affordable homes, but also easy access to public transportation as well as services on-campus that the Church of All Saints intends to provide. This rezoning will also help implement many of the recommendations and vision outlined in Denver’s adopted plans (Comp Plan and Blueprint Denver). This application may additionally meet adopted plans by providing housing along a corridor where people can

walk to a variety of goods and services which in turn increases overall health and reduces reliance on single-occupant vehicles.

Justifying Circumstances

1. Changed or changing conditions in a particular area, or in the city generally:
 - a. Since the approval of the existing S-SU-D Zone District, Denver has seen an influx of new residents from in and out of state. While the pace of new construction has been staggering, it has not kept pace with the number of new residents. Housing prices have continually risen in Denver in the past 10 years, to the point where we are in a unique housing crisis. Meanwhile, our population is aging, and the demand for senior housing is particularly high. Multifamily housing with easy access to public transportation options provides density to existing transit corridors without significantly changing the character.
 - b. Federal Boulevard has experienced growth in higher density development in the past several years. A notable effort recently approved, Loretto Heights, will bring high density apartments to Federal just 0.5 miles south of the parcel in question. Many other multifamily developments exist within a half-mile radius of the site, so the proposed rezoning would be in character.
2. A City adopted plan
 - a. See above discussion "Consistency with Adopted Plans."

Consistency with Neighborhood Context, Zone District Purpose and Intent

The property meets the required criteria and is consistent with the neighborhood context and zone district purpose and intent as outlined below.

3.3.1 – Suburban Neighborhood Context General Character

- "The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the suburban house building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of row house and occasional mid—and high-rise apartment building forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets."
 - The proposed rezoning from a single-unit use to a multi-unit use is an example of what might generally be found in this context and along a mixed-use arterial corridor.

3.2.2.1 – Residential Districts (S-SU-D, S-MU-5) General Purpose

- "The intent of the residential districts is to promote and protect residential neighborhoods within the character of the suburban neighborhood context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood."

- The proposed rezoning would provide multi-unit diversity to the mostly single-unit neighborhood, while not detracting from the overall image and character by focusing density towards Federal Boulevard (transit corridor) and providing parking between the building and adjacent residential area.

3.2.2.2 – Specific Intent

- Multi Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20)
 - “S-MU is a multi unit district and allows suburban house, duplex, row house, and apartment building forms of up to 3, 5, 8, 12, 20 stories in height.”
 - The proposed rezoning would meet this criteria as the development is intended to be a 4-story apartment building.

Narrative Describing Outreach

Outreach was conducted with the following parties, notating the dates and method of communication.

Group	Contact	Date of Outreach	Method of Communication
District 2 Councilmember Kevin Flynn	Dana Montano (City Council Aide) & Kevin Flynn	January 11, 2021	Virtual meeting
South Mar Lee/Brentwood/Sharon Park RNO	Tara Durham (President)	January 14, 2021 January 21, 2021	Virtual meeting RNO Monthly Meeting
College View RNO	Elin Franzen (President)	January 12, 2021	RNO Monthly Meeting
Neighboring property owners (last name + address)	Gao (3000 W Vassar Ave); Trujillo (2600 S Green Ct); Mcneely (2601 S Green Ct); Espita (2600 Grove St); Cruz (2601 S Grove St); Rael (2595 S Grove St); Van Huynh (2591 S Grove St); Goodspeed (2585 S Grove St); Crespin (2581 S Grove St)	January 13, 2020	Flyer posted on doors (see letter attached)

Narrative summarizing meetings

College View RNO Meeting, January 12, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were only a few comments, and most were positive and in support of the project.

Comments included:

- This parcel is ripe for development, as it is currently vacant and unkempt (an eyesore).
- This seems like a really good fit for senior housing (being on Federal Blvd, next to the Church)
- Interested in potentially seeing greater setbacks, but otherwise like the design

Questions included:

- Q: What is the unit mix? Will all units be handicap accessible?
 - A: At this time, we have not worked out the unit mix and what individual units will look like – those details will be worked out later in the process (probably closer to April or May)
- Q: Who will manage the property?
 - A: AD Housing will manage it and has a great track record with managing properties so you can be assured it will be managed well.
- Q: Will the units be restricted to seniors only?
 - A: Yes, it will be deed-restricted for seniors 62 and over that are low-income (below 80% AMI)

One resident in particular who has been involved in the Loretto Heights project was interested in staying involved and giving input once we begin to determine unit design and mix. We have her email and she is planning to speak with the Neighborhood Association's Board to write a letter of support for the project.

South Mar Lee/Brentwood/Sharon Park RNO Meeting, January 21, 2021

The project team presented the proposal showing a site plan and building elevations and explaining the purpose of the rezone. There were a few questions, but mostly the attendees stated their support for the project.

Questions included:

- Q: Will this open a can of worms and apartment buildings will start eating up all the single family units on Federal?
 - A: Single family zoning is in place to prevent that from happening. This building will not be removing an existing home as it will be built on vacant land. Growth is likely to continue on Federal Blvd but we can protect the single family homes off of Federal Blvd with the existing single family zoning.
- Q: How will the residents be chosen to live in the apartments?
 - A: It will be on a first come, first serve basis for when applications are received per Fair Housing legislation. We can, however, promote the apartments with the RNO so that residents in the neighborhood know about it and can apply for units.

2569 S FEDERAL BLVD – Assessor’s Record (proof of ownership)

<https://www.denvergov.org/property/realproperty/summary/0529300038000/>

Owner	Schedule Number	Legal Description	Property Type	Tax District
ARCHDIOCESE OF DENVER 1300 S STEELE ST DENVER, CO 80210-2526	05293-00-038-000	PT SW1/4 29 4 68 BEG AT PT OF INT W LN S FEDERAL BLVD & N LN W VASSAR AVE TH W 234. 12FT N 28FT E 23.77FT N 161.92FT E 210.52FT S 187.42FT TPOB	INDUSTRIAL - CHURCH	DENVER

Property Description

Style: Other	Building Sqr. Foot: 0
Bedrooms:	Baths Full/Half: 0/0
Effective Year Built: 0000	Basement/Finish: 0/0
Lot Size: 0	Zoned As: S-SU-D
Mill Levy: 74.195	Document Type: PS

Assessed Values

Current Year			
	Actual	Assessed	Exempt
Land	\$0	\$0	\$0
Improvements	\$0	\$0	
Total	\$0	\$0	
Prior Year			
Land	\$0	\$0	\$0
Improvements	\$0	\$0	
Total	\$0	\$0	

Taxes

Additional Assessment: N	Prior Year Delinquency: N
Additional Owners: N	Scheduled to be Paid by Mortgage Company: N
Adjustments: N	Sewer/Storm Drainage Liens: N
Local Improvement Assessment: N	Tax Lien Sale: N
Maintenance District: N	Treasurer’s Deed: N
Pending Local Improvement: N	



ARCHDIOCESE OF DENVER

MANAGEMENT CORPORATION

To whom it may concern,

I, Keith Parsons, COO of the Archdiocese of Denver, hereby authorize the representative Nora Bland of Cushing Terrell, to act on my behalf regarding the rezoning of parcel number 05293-00-038-000 at 2569 South Federal Boulevard, Denver Colorado 80219.

Thank you,

A handwritten signature in blue ink, appearing to read "Keith A. Parsons".

Keith A. Parsons, COO

May 10, 2021

THIS DEED, Made this Fifth day of December in the year of our Lord

one thousand nine hundred and fifty between FRANKLIN L. BURNS, DANIEL FOSTER BURNS, T. MITCHELL BURNS and JOAN BURNS LE FANT of the City and County of Denver and State of Colorado, of the first part, and URBAN J. VEHR, Archbishop of Denver of the City and County of Denver and State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars & other valuable considerations ----- DOLLARS, to the said parties of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said part y of the second part, his heirs and assigns forever, all the following described lot s or parcel s of land, situate, lying and being in the City and County of Denver and State of Colorado, to-wit:

A parcel of land in the Southwest one-quarter (SW 1/4) of Section 29, T. 4 S., R. 68 W., more particularly described as follows: Beginning at the point of intersection of the West line of South Federal Boulevard and the North line of West Vassar Ave. extended Easterly from Burns Brentwood Subdivision Filing No. 6, which point of intersection is 50' West and 1289.96 feet North of the Southeast corner of the Southwest one-quarter of Section 29, T. 4 S., R. 68 W.; thence West and parallel with the South line of said SW 1/4 a distance of 463.66 feet more or less to a point 260 feet East of the East line of Burns Brentwood Subdivision Filing No. 6; thence North and parallel with the East line of Burns Brentwood Subdivision Filing No. 6, a distance of 420 feet; thence East and parallel with the South line of said SW 1/4, a distance of 462.71 feet more or less to the West line of South Federal Boulevard; thence South along the West line of S. Federal Blvd. a distance of 419.99 feet more or less to the point of beginning.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part ies of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said part y of the second part, his heirs and assigns forever. And the said parties of the first part, for them selves their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said part y of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents, are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except lien created by reason of construction of the Moffat Tunnel, the 1950 General and Moffat Tunnel taxes and future instalments of the Moffat Tunnel tax,

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said part ies of the first part have hereunto set their hands and seal the day and year first above written.

Franklin L. Burns
Daniel Foster Burns (SEAL)
T. Mitchell Burns (SEAL)
Joan Burns Le Fant (SEAL)
By *Franklin L. Burns*
Her attorney in fact

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

The foregoing instrument was acknowledged before me this Fifth day of December A. D. 1950, by Franklin L. Burns, Daniel Foster Burns, T. Mitchell Burns and Franklin L. Burns as attorney in fact for Joan Burns Le Fant. My commission expires November 19, 1951.

Betty M. Ely
Notary Public.



09/10/2019 04:15 PM
City & County of Denver
Electronically Recorded

R \$23.00

POA

D \$0.00

Recording Data:

POWER OF ATTORNEY

THE ARCHDIOCESE OF DENVER, a Corporation Sole, organized and existing under the laws of the State of Colorado, and having its principal office at 1300 South Steele Street, in the City and County of Denver and the State of Colorado, hereinafter referred to as the "Corporation":

DOES HEREBY CONSTITUTE AND APPOINT KEITH A. PARSONS, individually, of the City and County of Denver and State of Colorado, its true and lawful Attorney-In-Fact with the power and authority to act for it, in its name, and as its act, to execute and deliver any and all contracts and execute and guarantee bonds and undertakings required or permitted in all actions or proceedings.

It further authorizes such person as its Attorney-In-Fact, to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interest, dividends, annuities, and demands whatsoever, as are now or shall hereafter become due, owing, payable or belonging to the Corporation; and have, use and take all lawful ways or means in the Corporate name, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittance or other sufficient discharges for the same for the Corporation and in the Corporate name, to make, seal, deliver, to bargain contract, agree for, purchase, receive and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deed and other assurances in the law thereof; and to lease, let, demise, bargain, sell, remise, release, convey, mortgage and hypothecate lands, tenements, hereditaments, upon such terms and conditions and under such covenants as he shall think fit. Also, to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares and merchandise, chose in action and other property in possession or in action; and to make, do and transactions all and every kind of business of what nature and kind whatsoever; and also, for the Corporation and in the corporate name, and as the Corporate name, and as the Corporate act and deed, to sign, seal, execute, deliver and acknowledge such deeds, covenants, indentures, agreements, securities, mortgages, hypothecations, bills of lading, bill, bonds, notes, receipts, evidence of debt, releases and satisfactions of mortgages, judgments and other debts, and such other instruments in writing or whatever kind and nature, as may be necessary and proper in the premises.

GIVING AND GRANTING unto said Attorney-In-Fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as full to all intents and purposes as I might or could do, hereby ratifying and confirming all that said Attorney, **Keith A. Parsons**, individually, of the City and County of Denver, shall lawfully do and cause to be done by virtue of these presents.

IN WITNESS WHEREOF, THE ARCHDIOCESE OF DENVER, a Colorado corporation sole, has caused this Power of Attorney to be executed this 29th day of August, 2019, to become **effective as of the 30th day of August, A.D., 2019.**

**The Archdiocese of Denver,
a Colorado corporation sole**

By: + Samuel J. Aquila
Most Rev. Samuel J. Aquila, S.T.L.,
Archbishop of Denver

STATE OF COLORADO }
 } *SS.*
CITY & COUNTY OF DENVER }

The foregoing Power of Attorney was acknowledged before me, a Notary Public, this 29th day of August, 2019, by Most Reverend Samuel J. Aquila, S.T.L., Archbishop of Denver.

Witness my hand and official seal.

NICKI A. SCHEURWATER
Notary Public
State of Colorado
Notary ID # 19874179043
My Commission Expires 06-14-2021

Nicki A. Scheurwater
Notary Public

From: [Hertzberg, Meira N. - CPD City Planner Associate](#)
To: [Nora Bland](#)
Subject: you are approved!
Date: Tuesday, April 13, 2021 10:44:02 AM
Attachments: [image001.png](#)

this email is from an external source

- CushingTerrell Helpdesk

Nora,

I will get the ZLAM recorded tomorrow and finalize the permit on our end.

Let me know if you have any questions.

Best,



DENVER
THE MILE HIGH CITY

Meira N Hertzberg | Associate City Planner
Department or Agency | City and County of Denver
[Pronouns](#) | She/Her/Hers
phone: (720) 865-2647

[311](#) | [pocketgov.com](#) | [denvergov.org](#) | [Denver 8 TV](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

PARID: 0529300038000

NBHD: 0540

ARCHDIOCESE OF DENVER

JUR: 016

ROLL:

2569 S FEDERAL BLVD

Parcel

STATUS	ACTIVE
Alt ID	4378982
TCA Agent Code	
Total Millage	74.195
Address	2569 S FEDERAL BLVD
Unit	
Neighborhood	0540
Class	C - COMMERCIAL
Land Use Code	333 - INDUSTRIAL-CHURCH
Living Units	
SQFT	194,300
Zoning	SSU
Zone 10	S-SU-D
Location	7
Tax District	DENV - DENV
Section	-
Model #	

Legal

Legal Description	PT SW1/4 29 4 68 DAF BEG AT PT OF INT W LN S FEDERAL BLVD & N LN W VASSAR AVE TH W 234.12FT N 28FT E 23.77FT N 161.92FT E 210.52FT S 187.42FT TPOB
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Owners

Tax Year	Pct Own	Owner
2021	100	ARCHDIOCESE OF DENVER

Owner Details

DBA	
Care Of	
Mailing Address	1300 S STEELE ST
Address	
Address	
Cityname	DENVER
State	CO
Zip	80210-2526

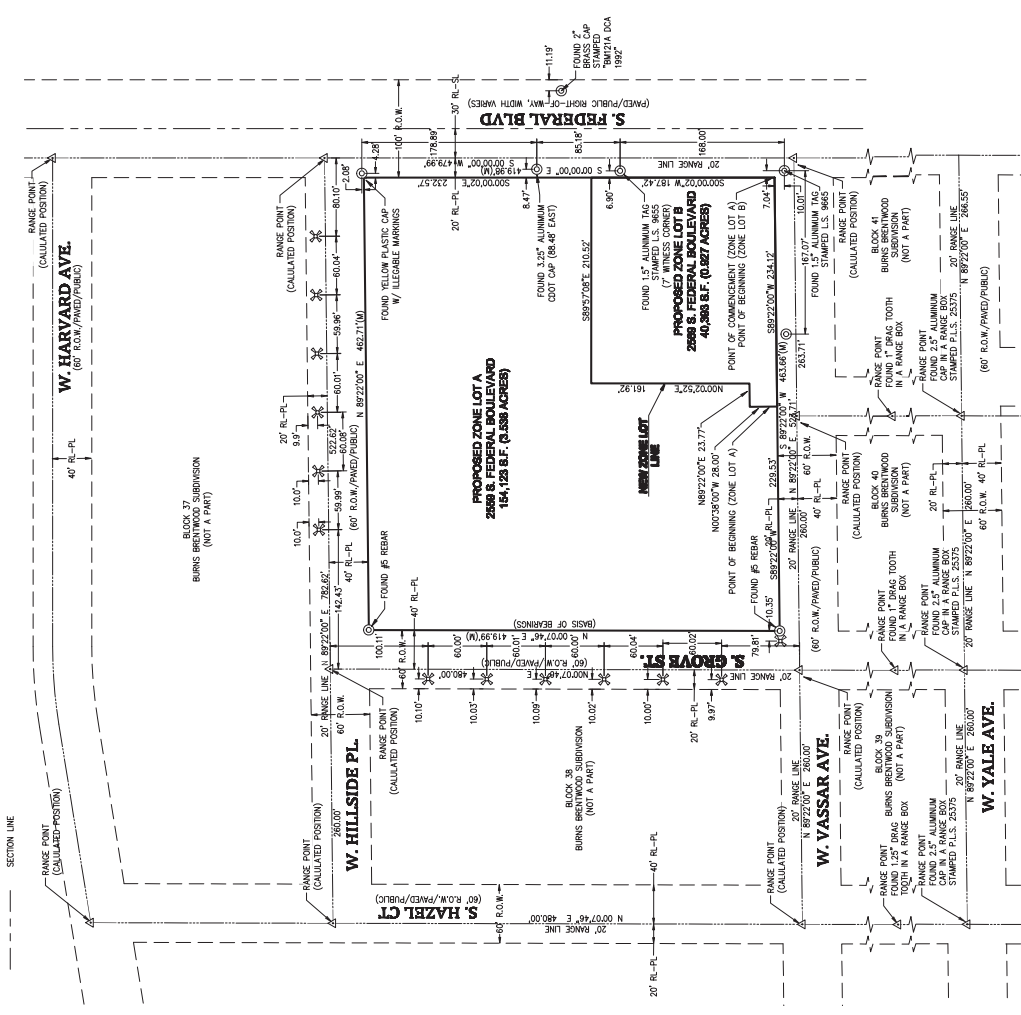
Senior / Vet Exemption	-
Reason	-
SR/VET Amount	

EXEMPT VALCLASS - LAND	-
EXEMPT VALCLASS - IMPR	-
EXEMPT TOTAL	

ZONE LOT AMENDMENT

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

- LEGEND**
- SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS
 - FOUND MONUMENT AS NOTED
 - ⊗ CHISEL "X" IN CONCRETE
 - △ RANGE POINT AS NOTED
 - RL-PL RANGE LINE TO PROPERTY LINE
 - FL-PL FLOWLINE TO FLOWLINE
 - PL-BOW PROPERTY LINE TO BACK-OF-WALK
 - FL-FL FLOWLINE TO FLOWLINE
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION
 - (C) CALCULATED DIMENSION
 - PROPERTY BOUNDARY
 - - - ADJACENT PROPERTY LINES
 - RANGE LINE



PROPOSED CONDITIONS

PROPOSED ZONE LOT A DESCRIPTION (2569 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND COVERED IN THAT CERTAIN SURVEY AND PLAT OF RECORD, TO-WIT: THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH FEDERAL BLVD. AND THE NORTH LINE OF WEST VASSAR AVE., WHICH POINT OF INTERSECTION IS 50' WEST AND 1289.96 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;
2. THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE WEST LINE OF SAID PARCEL, SOUTH 89°22'00" WEST, 204.12 FEET TO THE POINT OF BEGINNING;
3. THENCE ALONG SAID EXTERIOR BOUNDARY THE FOLLOWING FOUR (4) COURSES:
 - a. SOUTH 89°22'00" WEST, 229.53 FEET TO THE EAST LINE OF SOUTH GROVE STREET;
 - b. ALONG SAID EAST LINE, NORTH 00°07'46" EAST, 419.89 FEET TO THE SOUTH LINE OF SAID FEDERAL BLVD.;
 - c. ALONG SAID SOUTH LINE, NORTH 89°22'00" EAST, 462.71 FEET TO THE WEST LINE OF SOUTH FEDERAL BLVD.;
 - d. ALONG SAID WEST LINE, SOUTH 00°00'00" EAST, 232.57 FEET TO A POINT;
4. THENCE LEAVING SAID WEST LINE AND SAID EXTERIOR BOUNDARY, NORTH 89°27'08" WEST, 26.00 FEET TO A POINT;
5. THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
6. THENCE SOUTH 00°00'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4154.123 SQ. FT. OR 0.3338 ACRES OF LAND.

PROPOSED ZONE LOT B DESCRIPTION (2569 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND COVERED IN THAT CERTAIN SURVEY AND PLAT OF RECORD, TO-WIT: THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH FEDERAL BLVD. AND THE NORTH LINE OF WEST VASSAR AVE., WHICH POINT OF INTERSECTION IS 50' WEST AND 1289.96 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;
2. THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE WEST LINE OF SAID PARCEL, SOUTH 89°22'00" WEST, 204.12 FEET TO THE POINT OF BEGINNING;
3. THENCE ALONG SAID EXTERIOR BOUNDARY, NORTH 00°00'00" EAST, 232.57 FEET TO A POINT;
4. THENCE SOUTH 89°27'08" WEST, 26.00 FEET TO A POINT;
5. THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
6. THENCE SOUTH 00°00'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4154.123 SQ. FT. OR 0.3338 ACRES OF LAND.

PROPOSED ZONE LOT C DESCRIPTION (2569 S. FEDERAL BLVD.)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND COVERED IN THAT CERTAIN SURVEY AND PLAT OF RECORD, TO-WIT: THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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1. COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH FEDERAL BLVD. AND THE NORTH LINE OF WEST VASSAR AVE., WHICH POINT OF INTERSECTION IS 50' WEST AND 1289.96 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;
2. THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE WEST LINE OF SAID PARCEL, SOUTH 89°22'00" WEST, 204.12 FEET TO THE POINT OF BEGINNING;
3. THENCE ALONG SAID EXTERIOR BOUNDARY, NORTH 00°00'00" EAST, 232.57 FEET TO A POINT;
4. THENCE SOUTH 89°27'08" WEST, 26.00 FEET TO A POINT;
5. THENCE SOUTH 89°22'00" WEST, 23.77 FEET TO A POINT;
6. THENCE SOUTH 00°00'00" EAST, 28.00 FEET TO THE POINT OF BEGINNING.

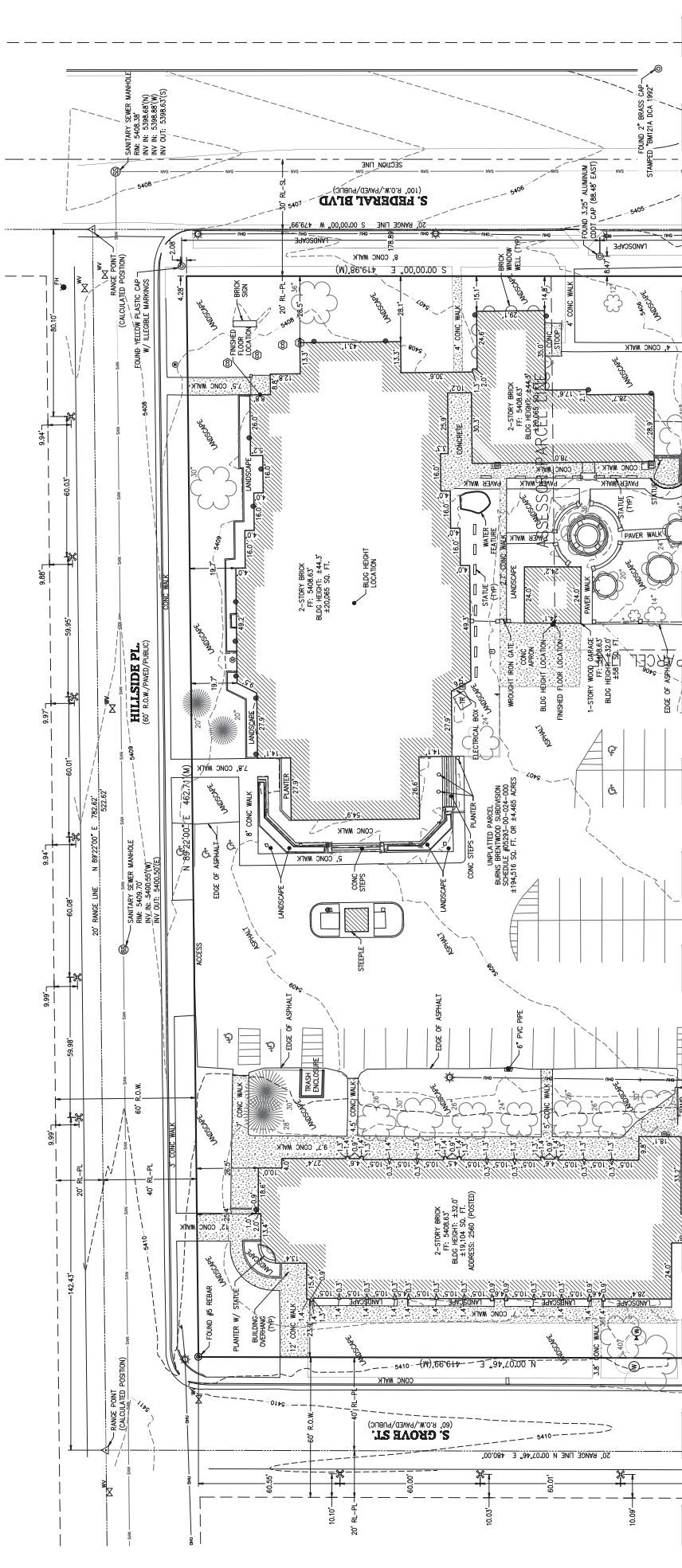
CONTAINING: 4154.123 SQ. FT. OR 0.3338 ACRES OF LAND.

TYPE OF SURVEY: IMPROVEMENT SURVEY PLAT
 PREPARATION DATE: MARCH 5, 2021
 REVISION DATE:
 REVISION DATE:
 REVISION DATE:
 JOB NO.: 20-21-030
 501-21-030.mwg
 SHEET 2(A) OF 5

POWER
 Surveying Company, Inc.
 Accredited 1999
 ASCE

ZONE LOT AMENDMENT

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO



SEE SHEET 3 FOR CONTINUATION

- LEGEND**
- SET 1.25" YELLOW PLASTIC CAP OR 1" BRASS TAG STAMPED "P.L.S. 37929"
 - ⊗ FOUND MONUMENT AS NOTED
 - ⊗ CHISELED "X" IN CONCRETE
 - △ RANGE POINT AS NOTED
 - RANGE LINE TO PROPERTY LINE
 - FLOWLINE TO FLOWLINE
 - PROPERTY LINE TO BACK-OF-WALK
 - CONDUIT TO FLOORLINE
 - MEASURED DIMENSION
 - (N) RECORD DIMENSION
 - (C) CLAY PIPE
 - VCP VITRIFIED CLAY PIPE
 - HANDICAPPED PARKING SPACE
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - WATER METER OR MANHOLE
 - STORM SEWER MANHOLE
 - STORM SEWER MANHOLE
 - ROOF DRAIN
 - UTILITY POLE
 - GUY WIRE ANCHOR
 - LIGHT POLE
 - TRAFFIC LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE PEDESTAL
 - FIBER OPTIC BOX
 - GAS METER
 - CLEANDOUT
 - CULVERT
 - SIGN
 - TREE W/ CALIPER SIZE
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINES
 - RANGE LINE
 - SECTION LINE
 - BUILDING OVERHANG
 - OVERHEAD UTILITY LINE
 - STORM SEWER LINE
 - SANITARY SEWER LINE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE
 - MINOR CONTOUR
 - MAJOR CONTOUR
 - CONCRETE

EXISTING CONDITIONS (NORTH PORTION)

POWER
Surveying Company, Inc.
Established 1989
AS A PROFESSIONAL CORPORATION

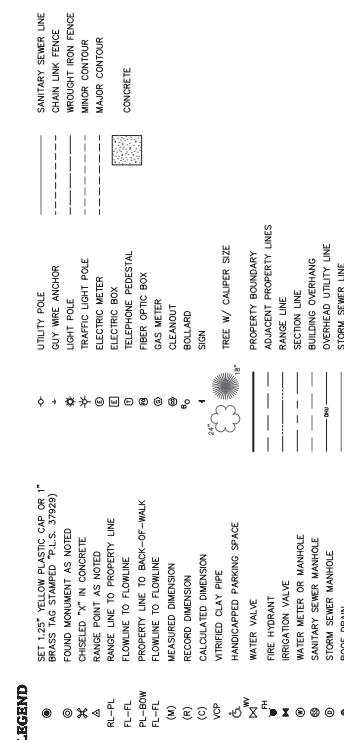
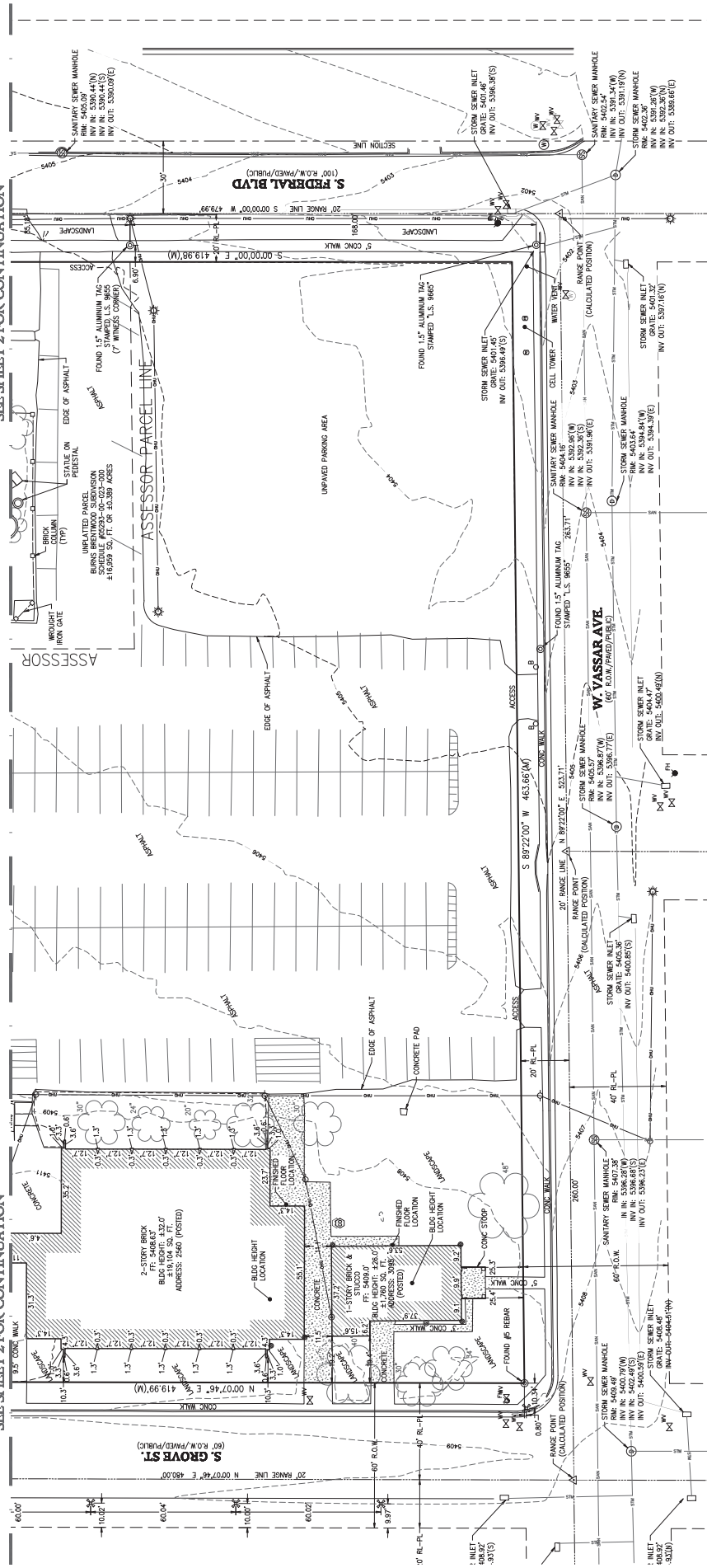
TYPE OF SURVEY: IMPROVEMENT SURVEY PLAT
PREPARATION DATE: MARCH 5, 2021
REVISION DATE:
REVISION DATE:
JOB NO.: 20-21-030
SHEET 2 OF 5

ZONE LOT AMENDMENT

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



EXISTING CONDITIONS (SOUTH PORTION)

POWER
Surveying Company, Inc.
Established 1989
ASCE #100000000

TYPE OF SURVEY	IMPROVEMENT SURVEY PLAT
PREPARATION DATE	MARCH 5, 2021
REVISION DATE	
REVISION NO.	
REVISION DATE	
REVISION NO.	
JOB NO.	501-21-030
DATE	501-21-030.dwg

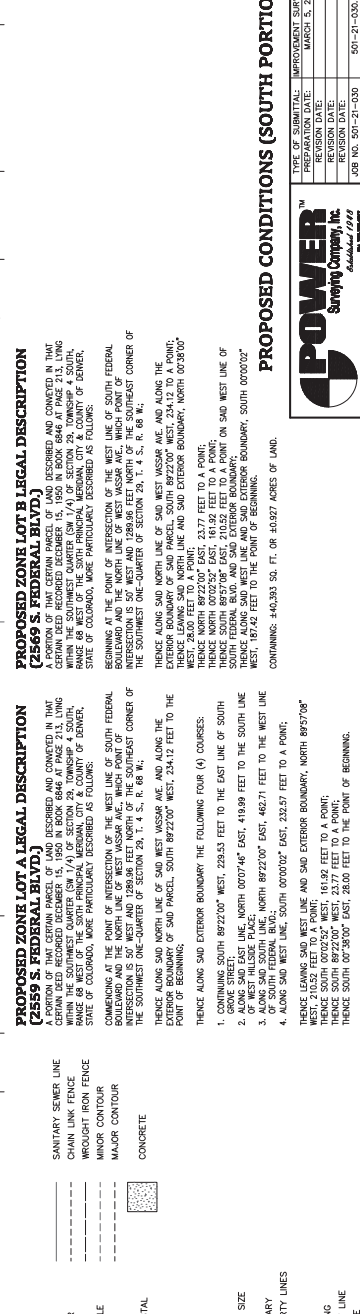
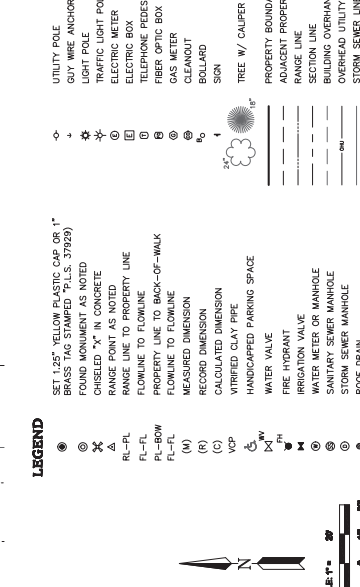
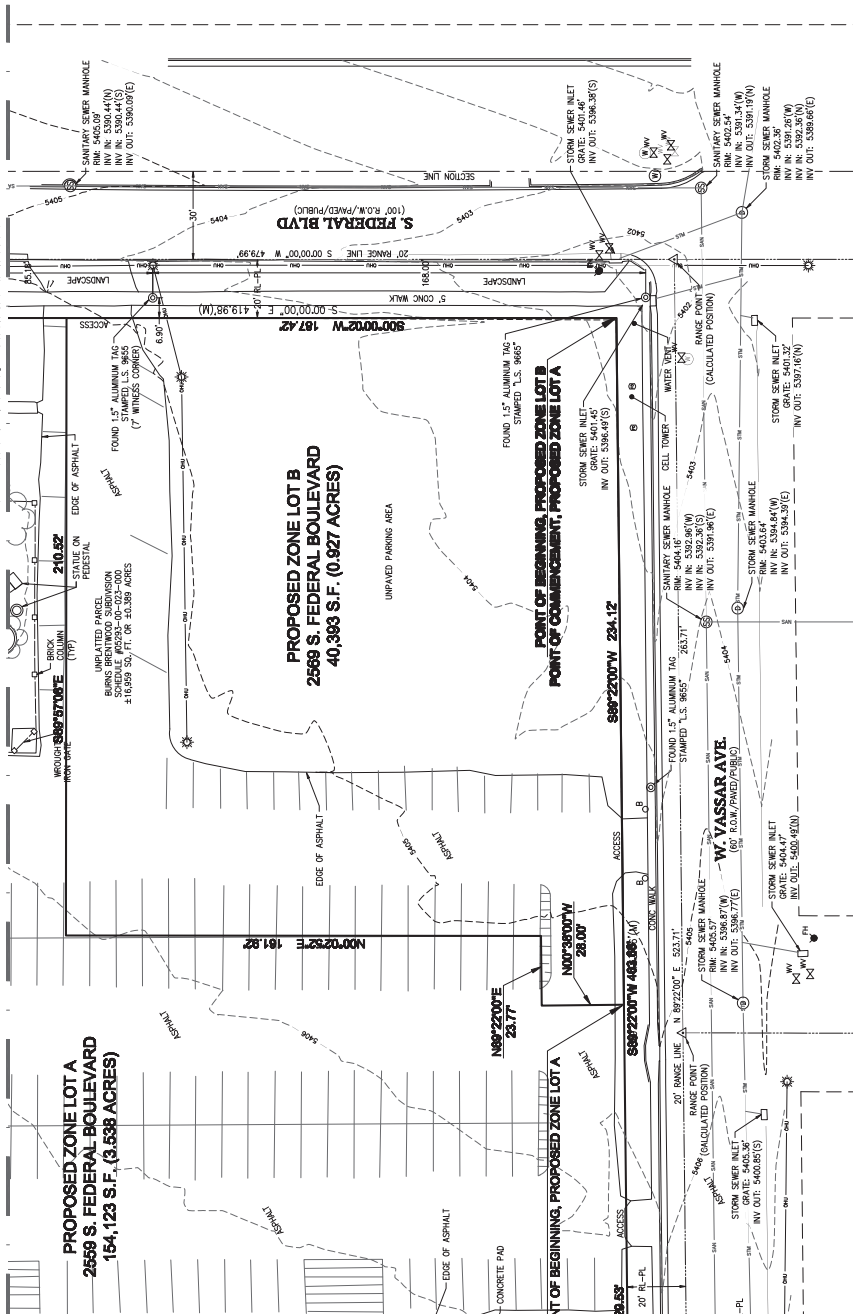
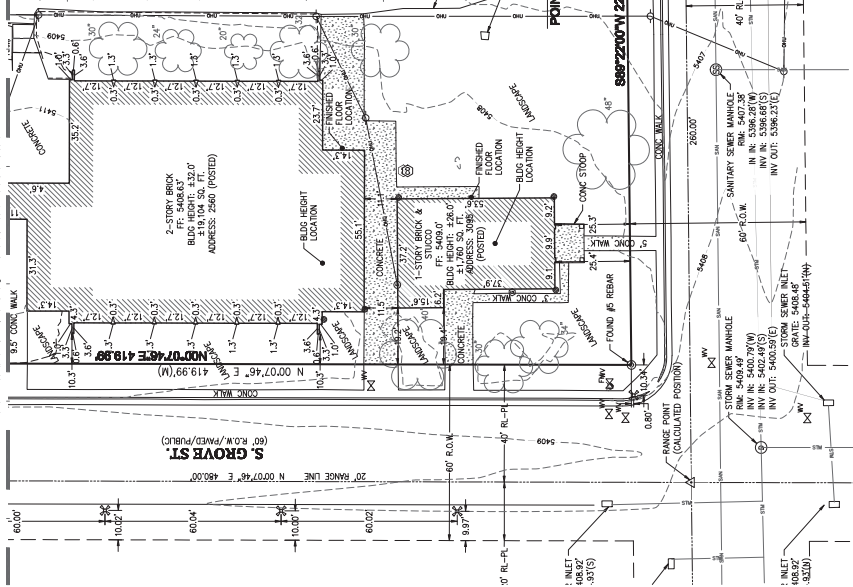
SHEET 3 OF 5

ZONE LOT AMENDMENT

BEING A PORTION OF THE NORTHWEST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

SEE SHEET 2 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION



PROPOSED ZONE LOT A LEGAL DESCRIPTION (2559 S. FEDERAL BLVD.)
 A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN THAT CERTAIN INSTRUMENT OF RECORD, TO-WIT: PLAT 114 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, BEING THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, AND BEING THE WEST LINE OF INTERSECTION OF THE WEST LINE OF SAID BOULEVARD AND THE NORTH LINE OF WEST VASSAR AVE, WHICH POINT OF BEGINNING IS 50' WEST AND 1289.96 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S., R. 68 W.;

PROPOSED ZONE LOT B LEGAL DESCRIPTION (2569 S. FEDERAL BLVD.)
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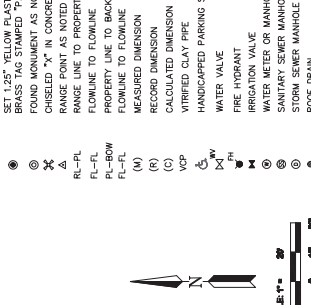
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 - FOUND MONUMENT AS NOTED
 - ✱ CHISELED "X" IN CONCRETE
 - RANGE POINT AS NOTED
 - RL-PL RANGE LINE TO PROPERTY LINE
 - FL-BOW PROPERTY LINE TO BUCK-UP-WALK
 - FL-PL PROPERTY LINE TO PROPERTY LINE
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION
 - VOP VITRIFIED CLAY PIPE
 - HANDICAPPED PARKING SPACE
 - WATER VALVE
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - SANITARY SEWER MANHOLE
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 - UTILITY POLE
 - GUY WIRE ANCHOR
 - LIGHT POLE
 - TRAFFIC LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC BOX
 - TELEPHONE PEDESTAL
 - GAS METER
 - GAS METER
 - BOLLARD
 - SON
 - TREE W/ CHAUPER SIZE
 - PROPERTY BOUNDARY
 - PROPERTY LINES
 - RANGE LINE
 - BUILDING OVERHANG
 - OVERHEAD UTILITY LINE
 - STORM SEWER LINE

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PROPOSED CONDITIONS (SOUTH PORTION)

CONTAINING: 40,393 SQ. FT. OR 0.927 ACRES OF LAND.

TYPE OF SUBMITTAL	IMPROVEMENT SURVEY PLAT
PREPARATION DATE:	MARCH 5, 2021
REVISION DATE:	
REVISION DATE:	
JOB NO.	SD-21-030
DATE	01-21-2021
JOB NO.	SD-21-030
DATE	01-21-2021



Date: January 21, 2021

Attn: Denver Planning Department

South Mar Lee/Brentwood/Sharon Park Neighborhood Association

Letter of Support for Rezoning (a portion of) 2559 S Federal Blvd

To whom it may concern,

The Registered Neighborhood Organization of South Mar Lee/Brentwood/Sharon Park is in support of rezoning the southeast corner of the parcel at 2559 South Federal Boulevard to S-MU-5. The project team presented their plans to build up to 75 units of affordable housing on the vacant parcel at our monthly neighborhood meeting on January 21, 2021. We believe that this vacant parcel is ripe for development and a great location for housing for seniors. We hope you will consider approving this rezoning.

Thank you,

Tara Durham President of South Mar Lee, Brentwood and Sharon Park Registered Organization

Glenn Durham

Pat Conroy

Sister Mary Nele Gage

Debbie Neyes

Jaince Jensen

Debroah Burgess

Chris Brother

Kathryn Gray

Jim & Ginger Schlote

Charles & Guadalupe Loyd

COLLEGE
VIEW
NEIGHBORHOOD
ASSOCIATION



January 21, 2021

College View Neighborhood Association supports the idea of creating more affordable housing for seniors. We support with reservation, the corner property located at 2559 S Federal Blvd provides a likely location for such a development.

Applicable to all new construction on Federal in College View, our reservation with the design is the building sitting directly on Federal. We would prefer if it sat back off of the Boulevard.

If changes can not be made, we are willing to forego our reservation on this particular project to support senior affordable housing.

Thank you for your consideration.

Sincerely,

David E Paillet
CVNA President

cvnadenver@gmail.com
davidpcvn@gmail.com

Dear City of Denver Planning Department,

We, the members of the Church of All Saints Parish Council, would like to state our support for the rezoning of a portion of 2559 S. Federal Boulevard to Suburban Multi-Unit, 5 stories (S-MU-5). We are aware of the rising housing costs in Denver and in our neighborhood, and have seen how increasingly difficult it is for our neighbors and community members to afford to live here. The senior population is especially burdened with fixed incomes and transportation/mobility concerns. We are excited to partner with Archdiocesan Housing to provide 75 affordable homes for Denver's growing senior population, as well as the opportunity to provide programming and services for future residents on our campus.

Thank you for your consideration.

Sincerely,

The Church of All Saints Parish Council

Name	Signature	Date
Diandra A. Venzonis	Diandra A. Venzonis	1/20/2021
Betsy Schultz	Betsy Schultz	1/21/2021
Nancy Ristuccia	Nancy Ristuccia	1/21/2021
Denise Salazar	Denise Salazar	1/22/2021
Laura Salazar	Laura Salazar	1/22/2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Thuy Vu	2690 W Bates Ave	[Signature]	Jan-10-21
Barbara Nejo	430 So Sheridan	[Signature]	1-10-21
Julie Bateman	2288 S. Laredo St	Julie Bateman	1-10-2021
PETE WALSH	345 W. MISSISSIPPI ^{AVE}	[Signature]	1/10/2021
DAVID CASSIDY	2907 S. QUAY WY.	[Signature]	1/10/21
Jim ESPINOSA	4550 W. ILLIFF AVE	[Signature]	1-10-21
Joseph Stano	9431 W. Mexico Ave	[Signature]	1-10-21
Chris Cherkov	5243 W. ILLIFF	[Signature]	1-11-21
Muri Nguyen	4777 S. Webster	Littleton	1-13-21
Vince Hoang	4757 S. Webster	Littleton	1-13-21
Jacoby Portant	901 Englewood Pkwy	Englewood	1-16-21
JESS JUDY	1398 W. 4045 PL	DENVER, CO	1-16-21
NANCY WALSH	8941 W. LAYTON AVE	[Signature]	1-16-21
[Name]	2306 S. BRANDET	LAKEWOOD	1-15/2021
Peter Stalitz	2980 W. HAMPTON	[Signature]	1/16/21
Jacob Nobels	9808 W. Vanderbilt	[Signature]	1/16/21
GERRI LOPEZ	6155 W. 68th AVE WESTMINSTER	[Signature]	1-16-21
Dang Doan	8483 W. Sowell Ave	[Signature]	1-17-21
Nancy Teuring	3504 W. HAMILTON PL	[Signature]	1-16-21
ANDY TRAN	3665 W. Hamilton Ave	[Signature]	01-16-21
NGA VO	3665 W. Hamilton Ave	[Signature]	01-16/21
CHUC NGUYEN	2755 S. Pierce St	[Signature]	01/16/21
Kim Pham NGUYEN	5913 BLUE JAY DR	[Signature]	01/16/21
Phuong Nguyen	9417 W. IOWA AVE	[Signature]	1/16/21
Quynh Pham	3844 W. Hamilton Ave	[Signature]	1/16/21
KIM PHAM	6574 W. IOWA	[Signature]	1/16/21
TRANG TRAN	7094 S. Garrison St.	[Signature]	1/16/21
Diedre Versluis	11145 E Alameda Ln #1009	[Signature]	1/17/21
NGHIA D. PHAM	1188 S. DECATUR ST. DENVER, CO 80219	[Signature]	1/17/21
TRAP BUI	2396 W. BYERS DR PC 11676 CO 80203	[Signature]	01/17/21

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.


Name	Address	Signature	Date
Mariela Carrillo	1111 S. Knox Ct Denver CO		1-10-2021
Kathy Clark	5058 S. Nelson Ct		1-10-2021
Dale Clark	" " " " Htn		1-10-2021
Susie Backer	1220 Shaw's St Littleton		1/10/21
Phung Phung	2759 S. Quetton		1/10/21
LAM NGUYEN	" " "		1/16/21
Cuc Pham	2125 S. Newton St		1/14/21
Tim Cao	1212 S Federal		1/14/21
Nguyen Thi Vinh	6680 S Newland		1/14/21
Nguyen T M Vuu	441 Leeton CO 80123		1/14/21
Nguyen Thy Vien	1660 S Allison St 8032		1/14/21
Chai Gai	1212 S Federal 80219		1/15/21
Raghu Padilla	3071 S. Yates 80236		1-16-21
THUAN DAM	7064 S. GARRISON ST. 80128		1-16-21
Manuel Sais	3193 S. Kay Way		1-16-21
Charles Parker	7792 W Florida Dr		1-17-21
Loan Nguyen	1037 S. Lowell Blvd		1/17/21
Deke	2536 Jay St		1/17/21
Vanessa Green	1212 S Federal		1-16-20
Diem Thuan	2778 S Meade St		1/16/20
Khiem Tran	" "		1/14/20
Quynh Duan	2300 S. Steele, Denver		1/16/20
Can Nguyen	9744 Denver Ct		1/18/20
An Thanh	Denver		1/18/2021
Tam Nguyen	598 Blue Jay Dr Golden CO 80401		1/18/2021
NGOC NGUYEN	1840 S Dale Ct		1/16/2021
TIEN PHONG	1840 S Dale Ct		1/16/2021
Nam Tran	3844 W. Hamilton Ave		1/16/2021
Nhu Nguyen	735 S Eliot St / 80219		1/16/2021
Louis Tran	7094 S. Garrison St. Littleton		1/16/2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Eduard E. Romero	8949 W. Temple Pl	[Signature]	1/11/21
Ester Romero	4385 S. Belmont St	[Signature]	1-11-21
Adrianne Melin	3660 E. Lincoln Pl	[Signature]	1/11/21
Dele Saiz	2779 W. 14th St	[Signature]	1-11-21
Frank Rocher	1122 S. Julia St	[Signature]	1-11-21
BENNY CHAZUO	1611 SOUTH KNOX CURT	[Signature]	1-11-21
Bertrand Alcorn	10467 W. Hampden #101 Lakewood, CO 80129	[Signature]	1-10-21
Michael Carroll	4071 W. Katon St	[Signature]	1-10-21
David Miller	6280 W. Kenyon Ave	[Signature]	1-10-21
Steve Huber	6280 W. Kenyon Ave #8128 Littleton	[Signature]	1-10-21
Nancy Staro	9430 W. 11th St	[Signature]	1-10-21
Mark Thuy Hoa	2759 S. Quinman St	[Signature]	1-10-21
Thao Nguyen	2759 S. Quinman St	[Signature]	1-10-21
Luz Montenegro	2949 S. Potters Ct	[Signature]	1-11-21
PHILIP ADARGO Philip Adargo	2850 S. Yates St.	[Signature]	1-12-21
LUCY TAPUYA	2525 W. WATER AVE	[Signature]	1/12/21
Thao N. Vu	1595 S. Harlan St	[Signature]	1/14/21
Van Vu	1595 S. Harlan St	[Signature]	1/14/21
Jo Ann Moody	235 S. Quinman St	[Signature]	1-16-21
JEANNETTE ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Dan ARBUCKLE	8961 W. Layton Ave	[Signature]	1-16-21
Robert Nieto	2336 W. Byers Dr	[Signature]	1-16-21
Regina Carrington	424 W. Eldorado Pl	[Signature]	1-16-21
Vicky Nguyen	9808 W. Vandeventer Dr. Littleton	[Signature]	1/16/21
TIEN NGUYEN	7545 Colorado	[Signature]	1-16-21
GAAN NGUYEN	7483 W. Layton Ave	[Signature]	1/16/2021
Aih Phan	7482 W. Layton Ave	[Signature]	1/16/2021
Triem Vu	464 N. Irvington St	[Signature]	1/16/2021
Joseph Tran	3901 W. Kenyon Ave Denver	[Signature]	1/16/2021
Jane Tran	3901 W. KENYON AVE DENVER CO	[Signature]	1/16/2021
Melissa (my)	3101 S. Federal Blvd	[Signature]	1/17/2021

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
Trang Khong	2940 S Federal Blvd	[Signature]	1/18/2021
Dee Allen	2333306 apt 206	[Signature]	1-17-2021
Lan	5901 W. Lehigh Ave	[Signature]	1/16/2021
Michelle Han	2155 S. Patton Ct	[Signature]	1/14/2021
Jan Marie Belle	3073 S. Vrain St	[Signature]	1-14-2021
Robt Archibald	15 Kelcey Way	[Signature]	1/17/2021
Eddie Mende	1714 S. Bryant St	[Signature]	1/17/2021
Scott Popper	125 So. Hoyt St	[Signature]	1/17/2021
James P. Bice	3295 W. Alameda	[Signature]	1-17-21
Michelle Land	2911 S Reed St	[Signature]	1-17-21
Carlos Gonzalez	2330 W. Arapahoe	[Signature]	1-17-21
Paul Chavez	3161 S. Arapahoe	[Signature]	1-17-21
Barbara DeHaven	1665 S. Lowell	[Signature]	1-17-21
Juanita	1665 S. Lowell	[Signature]	1-17-21
Mike Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Tiffany Montoya	759 S. Reed Ct. Apt B37	[Signature]	1-17-21
Christopher Montoya	3952 W. Greenwood Pl	[Signature]	1-17-21
Judith Dyer	2370 S. Downing St	[Signature]	1-19-21
Sharon Spackman	1590 S. Pierce St	[Signature]	1-19-21
Keith Spackman	1590 S. Pierce St	[Signature]	19 Jan 2021
John	3504 W. Hamilton Pl	[Signature]	1-19-2021
DAN & HOANG	1070 W. 95th Av	[Signature]	1-19-2021
Quyen Nguyen	2048 W. Wesley	[Signature]	1-19-2021
Mary Truong	6104 S. Kalipell St	[Signature]	1-19-2021
Anh-Hong		[Signature]	1-19-2021
Lien Do	2121 S. Gray	[Signature]	1/19/21
Thu Tran	15501 E. Dickerson	[Signature]	1/19/21
NTUNG NGUYEN	1681 W. DUNCAN	[Signature]	1-19-20
Hien Nguyen	2048 W. Wesley	[Signature]	1/19/20
VAN HUU NGUYEN	2048 W. Wesley	[Signature]	1/19/20
Lan Nguyen	2048 W. Wesley Ave	[Signature]	1/19/21


 Kelly Ho Thi Kim 3504 W. Hamilton Pl

I support the rezoning of a portion of the parcel at 2559 S. Federal Blvd from Suburban Single Unit to Suburban Multi-Unit, 5 stories for the development of multi-family affordable housing for seniors.

Name	Address	Signature	Date
PHUC NGUYEN	2944 W CHENHGO AVE		1-17-21
TOMAS NGUYEN	3830 W. Union Ave		1/17/21
Virginia Mejia	2708 W College Ave		1/17/21
Janelle Nya	89035 Juvonway		1/17/21
Thomas L. Sarkis	130 S. Ely		1/17/21
THUNLINH PHAM	6201 W. NEVADA PL. #101		01/17/2021
Frances Gomez	1580 So Tejon		1-17-21
Mike Bui	6574 W. Iowa St		1-17-21
Quang Huy Bui	6574 W. Iowa Pl		1-17-21
Shubell-Sisner	3160 W. Florida Dr		1/17/21
LINH PHAM	11445 W. ATLANTIC		1/17/21
THOA PHAM	11445 W. ATLANTIC		1/17/21
TRI T. Phan	1030 Highland Blvd		1/17/21
Giang Nguyen	4111 W Kenyon Ave		1/17/21
Nguyen Le	6705 S Field St #A&L		1/17/21
Ken MAESTAS	11101 W. 15th Pl #207		1/17/21
Kaitly Tran	6056 S. Biscay St		1/17/21
Nhi Nguyen	8983 W Jewell Ave		1/17/21
Mary Trui	2078 SW. Wesley Ave		1/19/21
Oanh Nguyen	2078 W. Wesley Ave		1/19/21
Nuh Nguyen	9202 W. Dice Ave		1/19/21
Tinh Nguyen	2048 W Wesley Ave		1/19/21
Anh Nguyen	2048 W Wesley Ave		1/19/21
P. S. Gen			
Duong Quoc-Diep	1222 S. Federal Blvd		1/17/21
Nguyen Thi An	1222 S. Federal Blvd		1/17/21
NGHIA AN	5590 W. Princeton		1/17/21
An Nguyen	5590 W. Princeton		1/17/21
Khanh Phan	770 999 7876 W Ma		1/17/21
Huy Nguyen	7876 W Mexico Lakewood		1/17/21
NGUYEN NGUYEN	5380 W Florida		1/17/21
Tota Estate	2752 S. Irving St.		1-18-21

Hoang Hau Nguyen 4785 S. Upham Ct. Littleton
Huy Tran 4785 S. Upham Ct. Littleton CO 80123
Mai Vu 3965 W Dartmouth CO Denver

J. Nguyen 1/17/21
J. Mai 1/17/21
Mai 1/17/21

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Name	Address	Signature	Date
Tuan Lieu	2674 S Raleigh St	Tuan Lieu	1/8/21
Julie Le	14273 W Baltic Ave	Julie Le	1/8/21
Tungyet Lieu	2674 S RALEIGH st	Tungyet Lieu	
Hung Vu	5236 Lilac Ln	Hung Vu	
Nangyet Liding	Denver CO 80221	Nangyet Liding	
Huyth N. LE	2487 W Evans St Den. Co 80219	Huyth N. LE	1/9/21
Reetsy Schulte	2014 S Corona St	Reetsy Schulte	1/9/21
Joseph Nguyen	2306 S Benton Ct Denver 80221	Joseph Nguyen	1/9/21
Alexander Nguyen	10403 Bluffmont Dr	Alexander Nguyen	1/9/21
James C Nguyen		James C Nguyen	1/9/21
Michael Meyer	2949 S. Patton Ct.	Michael Meyer	1-9-21
Anny Lehan	1299 S Brentwood	Anny Lehan	1-9/21
J/NO HAMBRECHT	7009 W Jewell	J/NO HAMBRECHT	1/24/21
Arnold Salazar	3497 S Otis Ct	Arnold Salazar	1/9/21
Manuel Lopez	3200 W Frydholm	Manuel Lopez	1/9/21
Rebecca Hastings	3780 S Champa St	Rebecca Hastings	1/9/2021
Miguel Cruzalwick	1639 S Raleigh St	Miguel Cruzalwick	1/9/2021
Elizabeth Cruzalwick	1639 S Raleigh St	Elizabeth Cruzalwick	1/9/2021
Phil Thorne	8932 W Starford Ave	Phil Thorne	1/9/2021
Oliver Rubenow	8932 W Starford	Oliver Rubenow	1/09/2021
Ronald Cooper	7175 W Arkansas Ave	Ronald Cooper	01/09/2021
John Harrower	1964 S Utica St	John Harrower	01/09/2021
KATHRYN HARROWER	1964 So. UTICA ST	KATHRYN HARROWER	01/09/21
L'Fae Myers	2949 S. Patton Ct	L'Fae Myers	1/9/2021
Denise Salazar	3497 S. Otis Ct	Denise Salazar	1/9/2021
Jana Jutek Salazar	3497 So Otis Ct	Jana Jutek Salazar	1-9-2021
Teresa Hagyi	10629 W Exposition Dr	Teresa Hagyi	1-9-2021
MIKE TURNOCK	1505 E YALE Ave	MIKE TURNOCK	1-10-2021
Elizabeth Verchere	10969 W Yale Ave #47	Elizabeth Verchere	1/10/21
Hurdle	2668 S. Kille Cir	Hurdle	1/10/21

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Name	Address	Signature	Date
Mary Ann Smith	7008 W. Jewell Dr	Mary Ann Smith	1/9/21
Maureen Murphy	2772 Swall Dr	Maureen Murphy	1/9/20
Lilian Cardenas	4740 W Stanford Ave	Lilian Cardenas	1/9/21
Greg Hastings	3780 S Chase St	Greg Hastings	1/9/21
MINH NGUYEN	1550 S FENTON ST LAKEWOOD CO 80232	Minh Nguyen	1/9/21
L. Cardenas	4740 W. Stanford Ave	L. Cardenas	1-9-21
RONALD SARRICCHIO	5775 W. DARTMOUTH, DEN. CO.	Ronald Sarricchio	1-9-21
Phyllis Saunders	5775 W. Dartmouth Ave	Phyllis Saunders	1-9-2021
Fabricia Casper	7175 W Arkansas Ave	Fabricia Casper	1-9-2021
maria jaramilla	2635 W. Ellsworth Ave.	MARIA JARAMILLA	1-9-2021
Muhammad (Phyllis)	3071 S. Yates #80336	Muhammad (Phyllis)	1-9-2021
Lillian Rotello	532 S VANCE CT,	Lillian Rotello	1-9-2021
TED MARTIN	2590 W College Ave	Ted Martin	1-10-21
OSCAR ALVAREZ	1693 S Antwerp St	Oscar Alvarez	1-10-21
KEVIN D'HERBY	6021 W BALTIC	Kevin D'Herby	1-10-21
Amy Trujillo	2625 NEWTON ST DENVER CO	Amy Trujillo	1-10-21
DENNIS JECCHIARELLI	6969 W. YALE #47	Dennis Jecchiarelli	1-10-21
Jon Sanz	1310 S. Clay St.	Jon Sanz	1-10-21
Terry Boyd	2783 S. Vrain St, #226	Terry Boyd	1/10/2021
Ray Mireles	2045 S. Hazel Ct.	Ray Mireles	1-10-21
LOC NGUYEN	1225 S. FENTON CT	Loc Nguyen	1-10-21
Julie Mingo	1471 S. UTICA ST	Julie Mingo	1-10-21
Dou Ronyak	2950 Tennyson St	Dou Ronyak	1-10-21
Adam Vu	303 W. Colfax	Adam Vu	1-10-21
Rebecca Thibault	1905 S Tejon St	Rebecca Thibault	1-10-21
Mathew Gomez	1905 S. Tejon st.	Mathew Gomez	1-10-21
Jade Arellano	3620 W. Lindale Pl	Jade Arellano	1-10-21
Samara Shiz	2777 W. Hillside Ave	Samara Shiz	1-10-21
Kennan Gleason	4525 W Yale Ave	Kennan Gleason	1/10/21
Gene Vreeth	3058 W. Tanfren St	Gene Vreeth	1/10/21
Janet L.	1111 S. Knox Ct	Janet L.	1/10/21

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Name	Address	Signature	Date
THANG NGUYEN	2306 S. BENTON CT LAKEWOOD CO 80227		1-10-21
Patricia D Castro	2772 S. Webster Den		1-10-21
Phyllis Vu	3442 W. Dartmouth		1-10-21
CONG V THIAN	3442 W. Dartmouth		1-10-2021
NGA HUYNH	1550 S FENTON ST		1-10-2021
Brock West	6500 W. Morris. Old Ave Dene CO 8023		1-10-2021
Helen West	" " "		1-10-2021
John Altman	2565 S. Meade St.		1-10-2021
Jesse Calderon	1765 So. Umatic A		1-10-2021
Juliana Calderon	1710 So Umatic West		1-10-2021
Teresa Duncan	2854 S. Zurich Ct.		01-10-2021
Roger Dean	2854 S Zurich Ct		1-10-2021
Felipe Garcia	1814 S Wolff St		1-10-21
Lynn Fresquez	2774 S. Raleigh		1/10/21
Huy Le	4473 S. Dover Ct		1/10/21
Clairo LE	4473 S DORER Ct		1/10/21
Elvira Valenzuela	281 S Emersoh St. Dene CO 80209		1/10/21
Lena Rodriguez	3600 So. Delaware St.		1/10/21
Barbara Thompson	2510 S. Oscoda St		1/10/21
Renata Robinson	2620 S. Glendale		1/10/21
Norman Doyle	2120 S. Sheridan		1/10/21
MICHAEL VITCO	2785 S. RALEIGH ST.		1/10/2021
Esperanza	4556 W. I. FF AVE		1/10/2021
HUNG THAP	6034 W. IDA DR		1/10/21
Kristal Thap	6034 W. Ida Dr		1/10/21
Therese Thap	6034 W. Ida Dr		1/10/21
IRAN GLASER	4525 W. Yale Ave		1/10/21
Colleen Carroll	4071 W. Rutledge Pl 80236		1-10-21
Macachy Nemes	8040 Meade St. 80231		1-10-21
Crystal Macrae	2309 S. Zurich Ct. 80219		1-10-21

Planning Board Comments



Submission date: 21 July 2021, 12:53PM
Receipt number: 33
Related form version: 2

Your information

Name	John Smolski
Address or neighborhood	2605 S Green Court
ZIP code	80219
Email	coloradogemco@comcast.net

Agenda item you are commenting on

Rezoning

Rezoning

Address of rezoning	2569 S Federal Blvd.
Case number	Case number: 2021I-00023

Draft plan

Plan area or neighborhood

Proposed text amendment

Project name

Historic district application

Name of proposed historic district

Comprehensive Sign Plan

Address of comprehensive sign plan

Case number

DURA Renewal Plan

Address of renewal project

Name of project

Other

Name of project you would like to comment on

Submit your comments

Would you like to express support or opposition to the project?

Strong opposition

Your comment:

My name is John Smolski and I am a 64 year old disabled man living just across from the area of the proposed zoning change. Before COVID changed all of our lives the vacant lot in question was used as overflow parking for when the main parking lot would fill up. This was a very common occurrence especially around holidays. Most holiday church services would fill up both the main parking lot and the overflow causing church attendees to start parking on the streets in the surrounding neighborhood. Our street of 2600 S Green Court was a favorite place for church attendees to park. A very common problem was people parking in front of our driveways causing myself and other neighbors to be blocked from using their driveway. If this proposed change takes away the overflow parking lot by allowing the building of a five story apartment building where are the church attendees going to park??!! I don't think the Archdioceses of Denver is being honest about the parking issue this is going to cause. They based their parking statistics on the past year with COVID was in full swing and few people were coming to Mass. On Sunday July, 11th the number of church attendees almost filled the entire paved parking lot. This

was not a church holiday and I believe represents the true number of church attendees on an average summer mass. I feel that a five story apartment building is way to tall and the residents of this new apartment building, who are to live there and have a car, will have to park in the churches paved parking lot. This will cause major problems on Sunday services and a even bigger problem on Church holidays when attendance is much greater. The impact on the surrounding neighborhood will be unfair to the home owners and a safety risk when church will be forced to park on the entire block of 2600 South Green Court, furthering the likelihood that church attendees will block the driveways of tax paying and Voting residents. I took photos of the filled parking lot on the recent Sunday mass on July 11th. Unfortunately I haven't been able to download them onto this website. I will be happy to send copies of anyone who wishes to see them to prove how full the parking lot is on a more normal (Non-COVID) Sunday. Lastly, since I am disabled from a workman's comp accident I spend most days at home. I am very worried about the noise of building such a large apartment building and how that is going affect my health. Also, the taller the building the longer the building process will be. If there is to be an apartment building on this small lot I suggest a three story building would fit in with neighborhood. I drove up and down Federal starting at Evans Ave. south to the Denver Cities property line and I found there was an approximate average of all the Apartment buildings to be a little over 3 stories high. If a zoning change is given to the Archdiocese of Denver I ask that you only allow a maximum of three stories.

Thank you for your consideration in this issue.

Sincerely,

John Smolski

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB.