



**DENVER**  
THE MILE HIGH CITY

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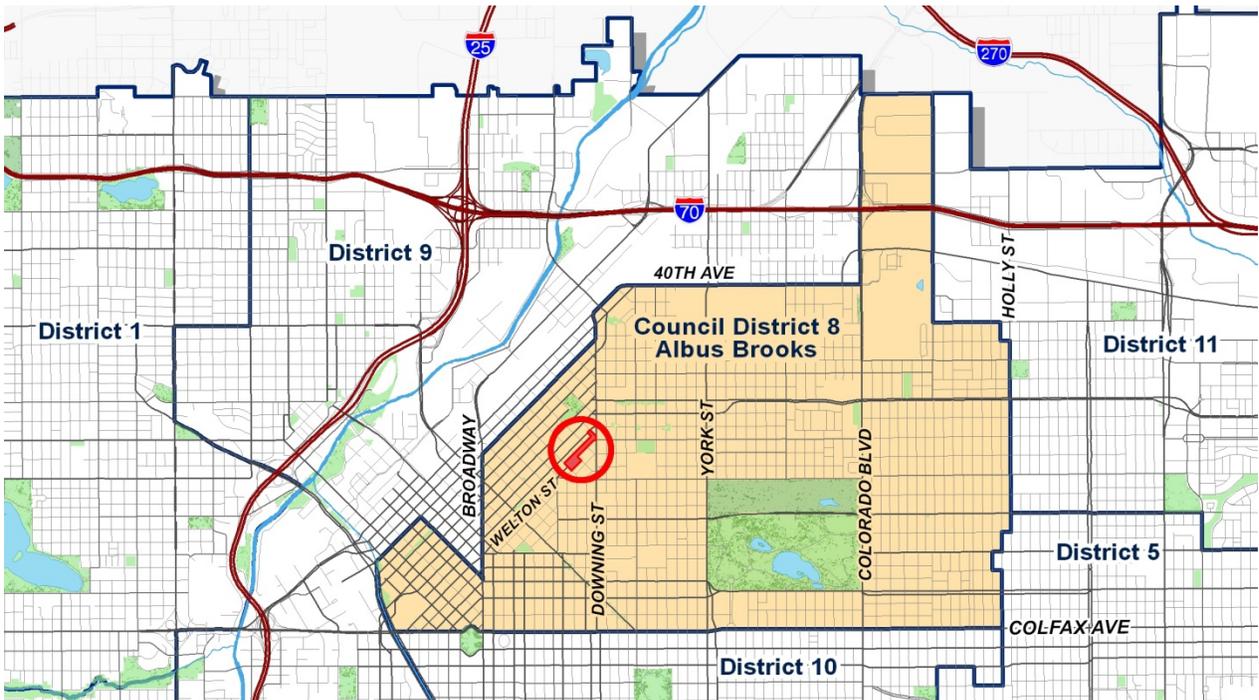
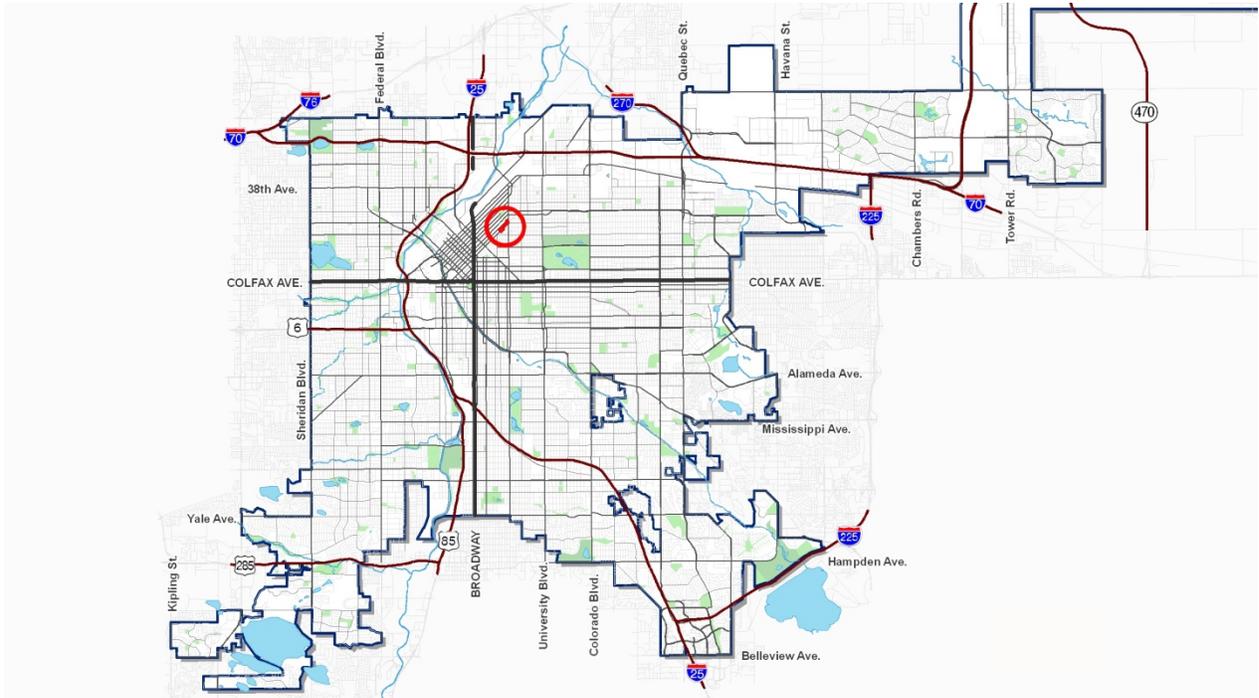
**TO:** Denver City Council; Land Use, Transportation, and Infrastructure Committee  
**FROM:** Courtland Hyser, Senior City Planner  
**DATE:** April 10, 2014  
**RE:** Legislative Sponsored Zoning Map Amendment #2013I-00048  
Portions of 2800-3000 Blocks of Welton Street - **Rezoning from C-MX-3 to C-MX-5**

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, staff recommends approval for proposed map amendment #2013I-00048 for a rezoning from C-MX-3 to C-MX-5.

### Request for Rezoning

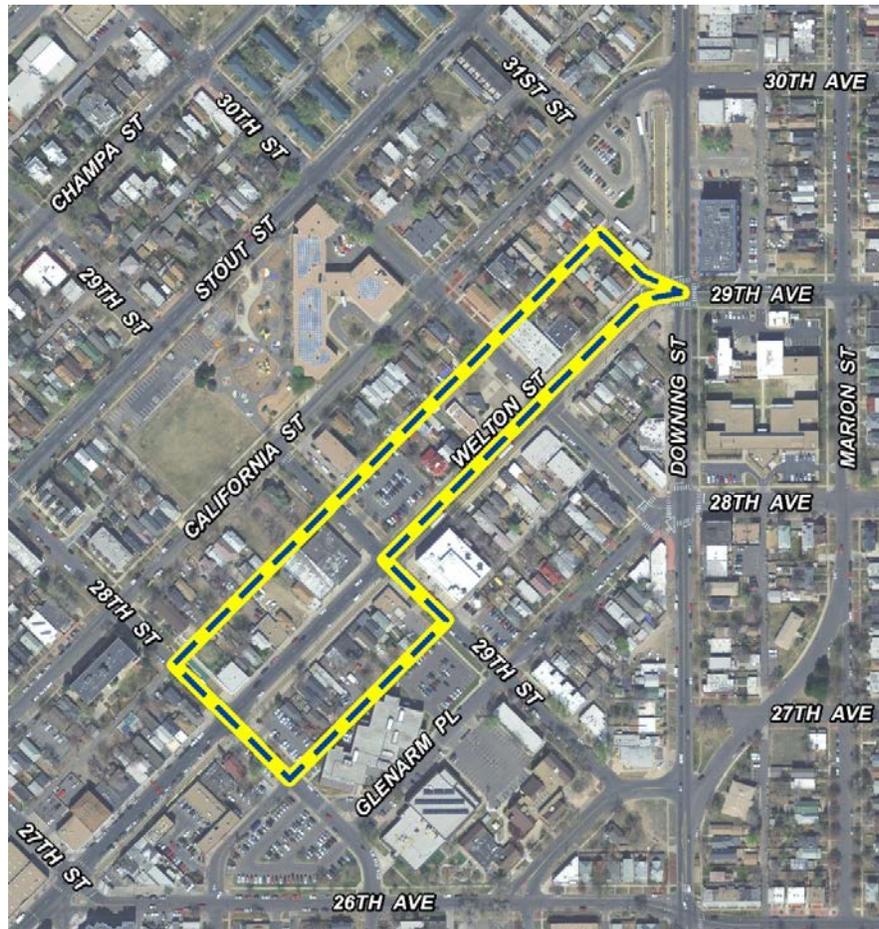
Proposed map amendment:	#2013I-00048
Address:	Portions of 2800-3000 Blocks of Welton Street
Neighborhood/Council District:	Five Points / Council District #8
RNOs:	Curtis Park Neighbors, Five Points Historic Association, Five Points Business District, Denver Neighborhood Association, City Park Friends and Neighbors, Whittier Neighborhood Association, The Points Historical Redevelopment Corp, Welton Corridor Property Owners, Inter-Neighborhood Cooperation
Area of proposed rezoning:	7.01 acres, including right-of-way
Current Zoning:	C-MX-3
Proposed Zoning:	C-MX-5
Resolution from City Council:	CR-13-0642 Directs Community Planning and Development to prepare a zone map amendment to change the zoning classification of portions of the 2800, 2900, and 3000 blocks of Welton Street from C-MX-3 to C-MX-5.
City Council Sponsor:	Albus Brooks, Council District 8





### Summary of Rezoning Request

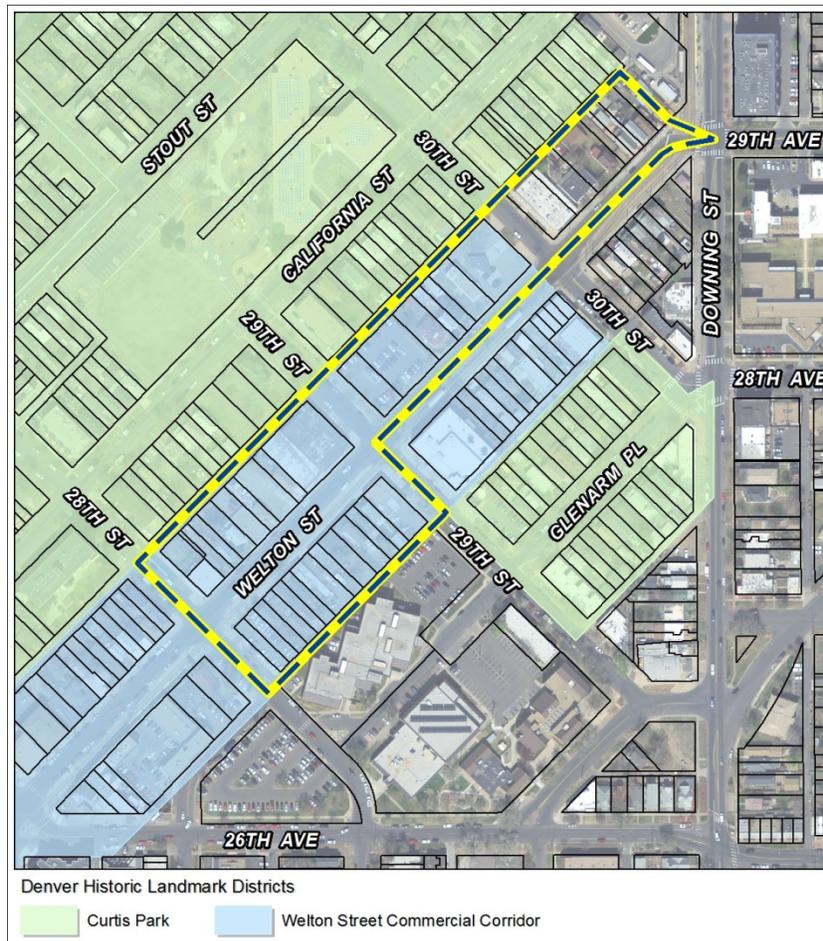
This is a legislatively-sponsored rezoning proposal by Denver City Council, which directed CPD to prepare this zone map amendment via the passage of City Council Resolution CR-13-0642 on September 30, 2013. The area proposed for rezoning is located on the 2800, 2900, and 3000 blocks of Welton Street in the Five Points Neighborhood Statistical Area. Some properties on these blocks are currently zoned C-MX-3, while others are zoned C-MX-5. The proposed action would remap 38 properties on these blocks that are currently zoned C-MX-3 to C-MX-5. Details of the existing and proposed zone districts can be found in Article 7 of the Denver Zoning Code (DZC).



*Map of Proposed Extent of Legislative Rezoning  
2800-3000 Blocks of Welton Street*

## Existing Context

The subject properties are located in the Five Points Neighborhood Statistical Area. Within Five Points, the site of the proposed rezoning is located on the northernmost three blocks of Welton Street, from 28<sup>th</sup> Street to near the intersection of Downing Street and 29<sup>th</sup> Avenue. The properties between 28<sup>th</sup> Street and 30<sup>th</sup> Street are located within the Welton Street Commercial Corridor Cultural District, a locally-designated historic district that was established in 2002. Additionally, the Curtis Park-G Historic Landmark District is located west of and adjacent to the subject area.

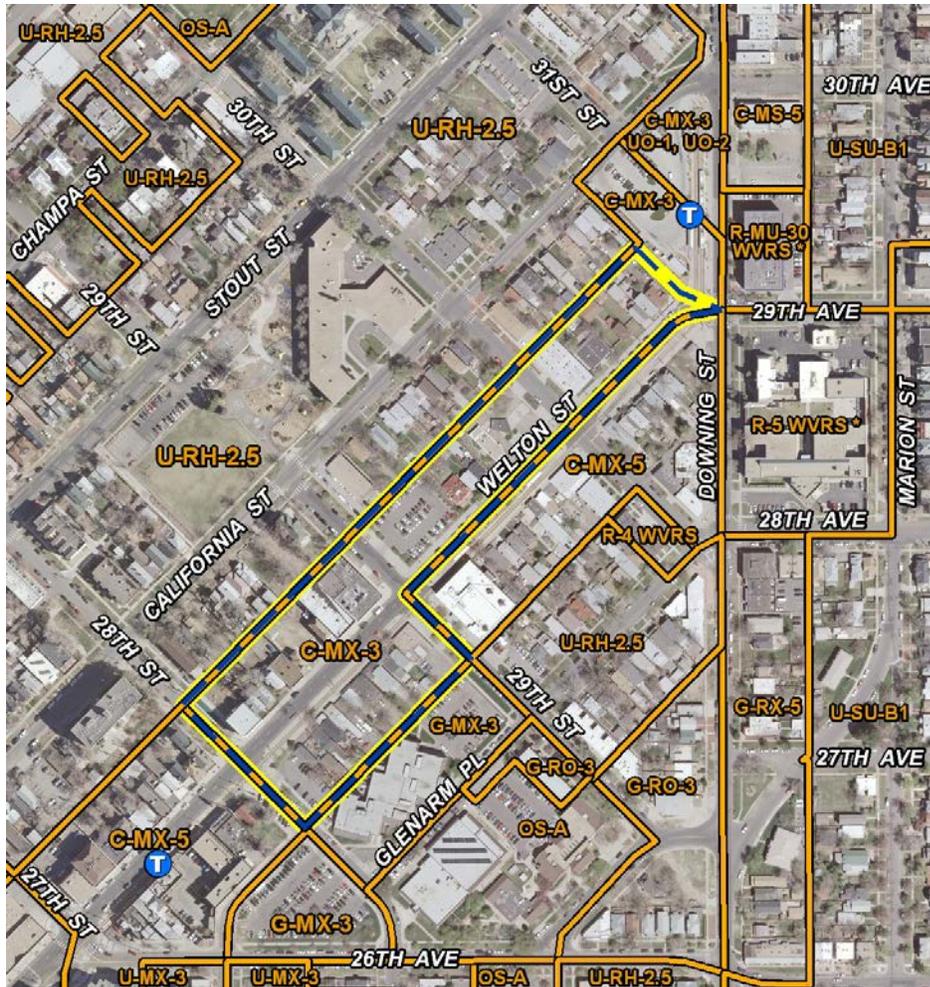


The following table summarizes the existing context proximate to the subject area:

	Existing Zoning	Existing Land Use	Blueprint Denver	Existing Block, Lot, Street Pattern
Subject Sites	C-MX-3	Residential, Commercial, & Mixed Use	Pedestrian Shopping Corridor, TOD – Area of Change	Regular grid of streets; Block sizes and shapes are consistent and rectangular. Vehicle parking to the rear or side of buildings (alley access).
Northwest	U-RH-2.5	Residential	Urban Residential – Area of Change	
Northeast	C-MX-3	Transit Station, Surface Parking	TOD – Area of Change	
Southeast	C-MX-5, G-MX-3	Commercial and Residential	Mixed Use, Pedestrian Shopping Corridor – Area of Change; Single Family Residential – Area of Stability	
Southwest	C-MX-5	Commercial and Residential	Pedestrian Shopping Corridor – Area of Change	

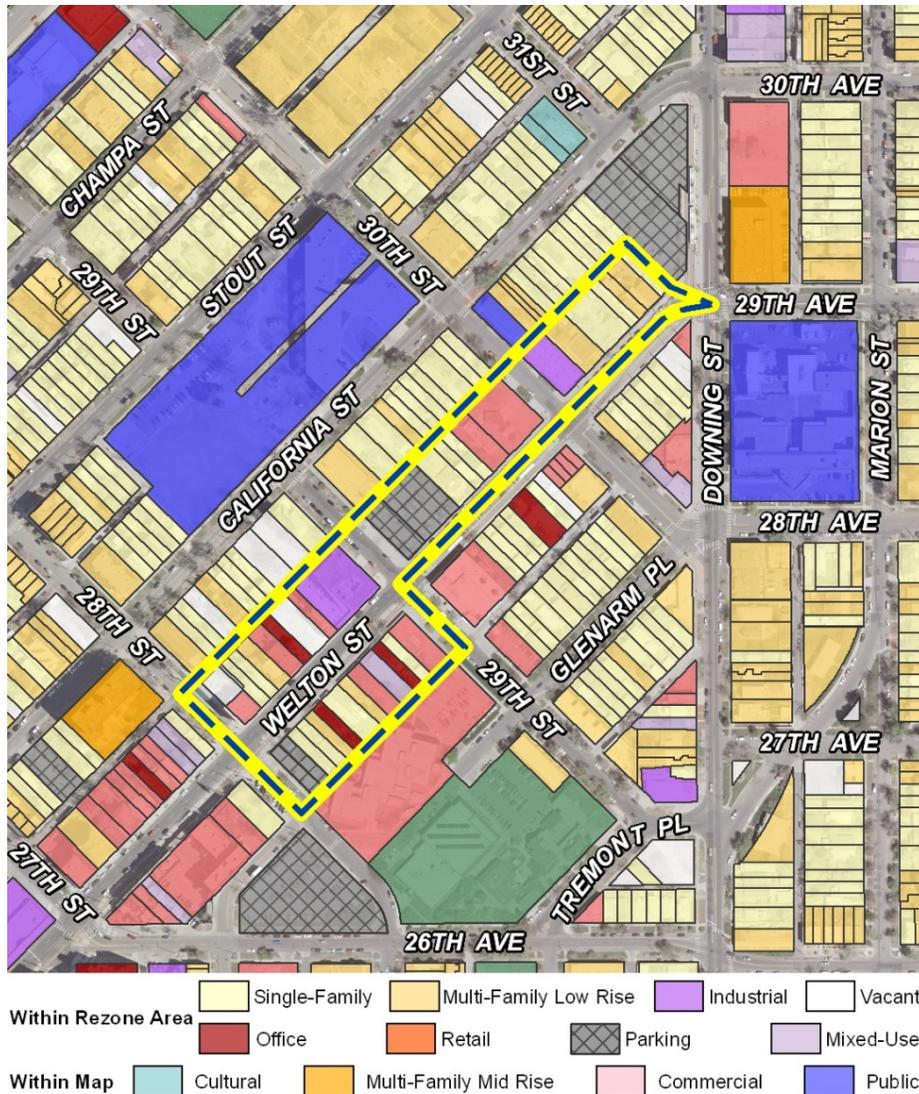
## 1. Existing Zoning

C-MX-3 is a mixed use district that allows a wide variety of uses including commercial, office, retail, residential, service, and many other uses at a maximum building height of 3 stories/45 feet . The proposed C-MX-5 zoning allows all of the same uses, but has a maximum building height of 5 stories/70 feet. For more detailed information see Article 7 of the DZC.



## 2. Existing Land Use

A variety of land uses currently exist within the subject area, including single family and low rise multifamily residences, retail, office, and services, among other uses. The Curtis Park neighborhood lies across the alley to the northwest of the subject area. To the northeast lies the 30<sup>th</sup> & Downing Light Rail Station and the Downing corridor. To the southeast and southwest lies the remainder of the Welton Street/Five Points Business District.



### 3. Existing Building Form and Scale



*30<sup>th</sup> & Welton, looking northeast.*



*30<sup>th</sup> & Welton, southwest corner.*



*29<sup>th</sup> & Welton, looking southwest.*



*The RTD parking lot on the northwest corner of 29<sup>th</sup> & Welton.*



*29<sup>th</sup> & Welton, looking southeast.*



*29<sup>th</sup> & Welton, looking northeast. These properties are already zoned C-MX-5.*

Most of the buildings in the subject area are 1 to 2 stories in height. Building forms are a mix of residential and commercial, with urban house being the predominant residential building form

and commercial buildings being predominantly the shopfront and general commercial forms. Residential structures tend to have a shallow setback from the sidewalk, while commercial structures typically have a zero setback. Welton Street has many examples of residential structures that have been converted to commercial by attaching a shopfront addition to the front of an existing home, eliminating what was formerly a front yard setback. Off-street parking, where present, is typically located in the rear, serviced by alleys.

## Summary of City Agency Referral Comments

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

**Fire Department:** The Denver Fire Department approves re-zoning only. However, all future projects must comply with the current Fire Code prior to completion.

**Parks and Recreation:** No Comment

**Development Services – Transportation:** DS Transportation approves the subject zoning change. The applicant should note that redevelopment of the properties within the boundaries of the zoning change may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once these properties begin the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the projects. Please let me know if you have any questions.

**Development Services- Waste Water:** There is no objection to the rezone, however applicant should be under notice that the Public Works will not approve any development of this property without assurance that there is sufficient sanitary and storm sewer capacity. A sanitary study and drainage study may be necessary. These studies may results in a requirement for the developer to install major infrastructure improvements or a limit to development if current infrastructure is insufficient.

**Public Works – City Surveyor:** The legal description is approved as written. The exhibit includes a little "arrow" shape projecting from the described corner at the north end of Welton St. to the intersection of 29th and Downing, but I don't think this warrants redrawing the exhibit.

## Public Review Process

On February 26<sup>th</sup>, owners of all 38 affected properties within the legislative rezoning area were sent a notification letter explaining the intent of the rezoning and identifying scheduled hearing dates and resources for more information. The letter was sent by the Five Points Business

District Office in coordination with Council District 8 and CPD. A copy of the letter is included as an attachment to this staff report.

CPD staff provided informational notice of receipt of the rezoning application to affected members of City Council and registered neighborhood organizations on March 4, 2014.

CPD posted four signs throughout the affected area for a period of 15 days announcing the Denver Planning Board public hearing date of March 19, 2014. Written notification of the hearing was sent to all affected registered neighborhood organizations and City Council members.

CPD staff provided informational notice of the LUTI agenda item to affected members of City Council and registered neighborhood organizations on April 4th, 2014.

## Criteria for Review / Staff Evaluation

The criteria for review of this legislative rezoning proposal are found in DZC, Sections 12.4.10.13, as follows:

### **DZC Section 12.4.10.13**

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

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

The following adopted plans apply to this property:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)
- Welton-Downing Triangle Neighborhood Plan (1986 – re-adopted in 2000)
- Northeast Downtown Neighborhoods Plan (2011)

### **Denver Comprehensive Plan 2000**

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

- Environmental Sustainability Strategy 2-F – Conserve land by promoting infill development with Denver at sites where services and infrastructure are already in place; designing mixed use communities and reducing sprawl so that residents can live, work and play within their own neighborhoods.
- Mobility Strategy 4-E – Continue to promote mixed-use development, which enables people to live near work, retail and services.

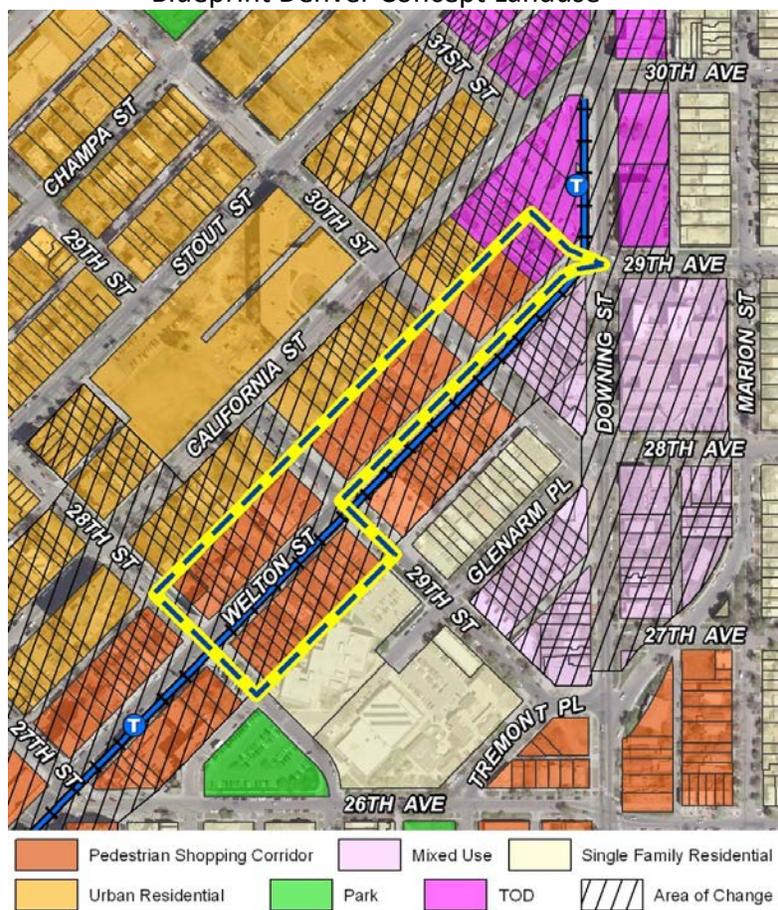
- Land Use Strategy 3-B – Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.
- Legacies Strategy 3-A – Identify areas in which increased density and new uses are desirable and can be accommodated.

The proposed C-MX-5 zone district allows for the option of mixed use development, increases allowed densities within the affected area, and includes development standards to help ensure compatibility with the surrounding neighborhood. The rezoning proposal is consistent with these Comprehensive Plan 2000 recommendations.

### Blueprint Denver

According to the 2002 Plan Map adopted in Blueprint Denver, the subject area has a concept land use of **Pedestrian Shopping Corridor** and **Transit-Oriented Development** and is located in an **Area of Change**.

Blueprint Denver Concept Landuse



### **Future Land Use**

- Pedestrian Shopping Corridor: “A pedestrian shopping corridor exhibits the same land uses as a town center or neighborhood center, but it orients those uses in a linear rather than circular pattern. Many of the existing pedestrian shopping corridors in Denver grew from streetcar business districts. These corridors are scaled to be compatible with surrounding residential neighborhoods. Pedestrian shopping corridors have a continuous street frontage of buildings, wide sidewalks, on-street parking, and shared parking among businesses. These corridors provide pedestrian amenities and good transit service. Examples of this development pattern include East Colfax between Grant and York, Broadway from Ellsworth to Third Avenue, and the Welton Street light-rail corridor through Five Points” (page 45).
- Transit Oriented Development: “Transit-oriented developments...have a direct correlation to the function of a mass transit system. These development sites are located at stations or stops along bus or rail lines within a mass transit network. Transit-oriented developments offer an alternative to traditional development patterns by providing housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access” (page 44).

### **Area of Change / Area of Stability**

Area of Change: “The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, a high priority will be providing housing opportunities for existing residents. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop” (page 127).

### **Street Classifications**

According to Blueprint Denver, Welton Street has a concept street classification of Main Street - Collector.

- “Main streets serve the highest intensity retail and mixed land uses in areas such as downtown and in regional and neighborhood centers. Main streets are designed to promote walking, bicycling, and transit within an attractive landscaped corridor. Generally, main street commercial activities are concentrated along a two- to eight-block area but may extend farther depending on the type of adjacent land uses and the area served” (page 56).
- “Collectors are designed to provide a greater balance between mobility and land access within residential, commercial and industrial areas. The makeup of a collector street largely depends on the density, size and type of nearby buildings” (page 51).

The proposed C-MX-5 zone district provides the option for mixed-use development that relates to Welton as the primary street. The rezoning is consistent with the referenced Blueprint Denver plan recommendations.

#### **Small Area Plan: Welton-Downing Triangle Neighborhood Plan**

The Welton-Downing Triangle Neighborhood Plan (1986) provides guidance for the triangle-shaped area roughly bounded by California St, 20<sup>th</sup> Ave, and Downing St. The plan places the subject area in Subarea 6: Upper Welton. The plan acknowledges the mix of residential and commercial uses that are found on the northern blocks of Welton Street. The plan recommends allowing additional commercial on the 2800 and 2900 blocks in particular, if commercial is found to be compatible with adjacent residential uses (page 91). It should be noted that in the time since this plan was adopted in 1986, the subject properties have received mixed use zoning (C-MX-3) that allows both commercial and residential uses to co-exist adjacent to each other and within individual structures.

The proposed rezoning of this site to C-MX-5 is consistent with the referenced content of the Welton-Downing Triangle Plan.

#### **Small Area Plan: Northeast Downtown Neighborhoods Plan**

The Northeast Downtown Neighborhoods (NEDN) Plan (2011) established specific land use, building form, and density recommendations for this area. The plan emphasizes the importance of effectively transitioning from higher density corridors, such as Welton Street, to lower density areas, such as the residential neighborhood of Curtis Park. Recommendation A.2 (page 18) provides detail on this concept:

##### **“A.2 Moderate Intensity Development Transitioning to Residential Neighborhoods**

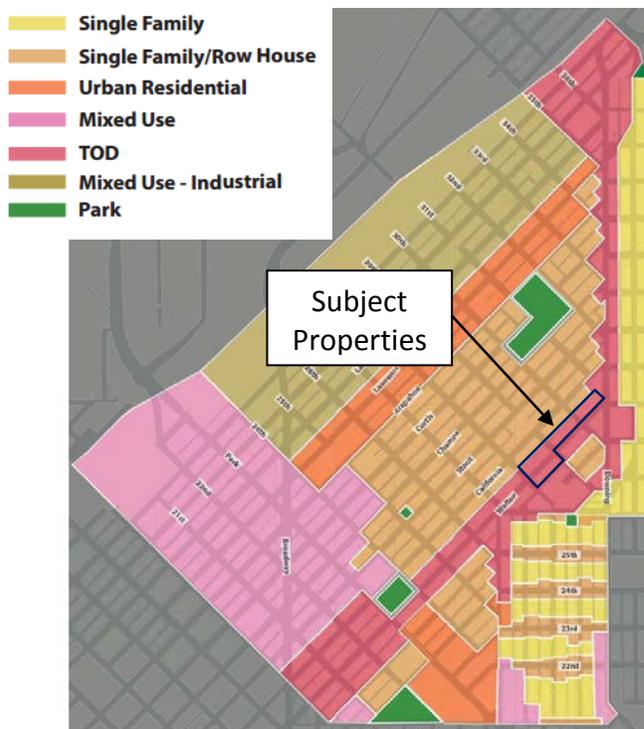
Where higher intensity development transitions to residential neighborhoods, and along main street corridors (Welton, Downing, and Larimer):

- Allow a moderate and mixed scale of general, shopfront, apartment and rowhouse building forms.
- Site building forms in a context sensitive manner with emphasis on orienting to the street with parking and access in the rear/off the alley.
- Promote the use of design elements that link the building directly to the street environment, such as ground story activation, transparent window openings and doorways at the street.
- Make use of design elements, such as upper story setbacks, as necessary, to minimize massing adjacent to residential areas.
- Allow a mix of uses within the area and within buildings.
- Encourage TOD along transit corridors with sensible transitions to adjacent residential neighborhoods.

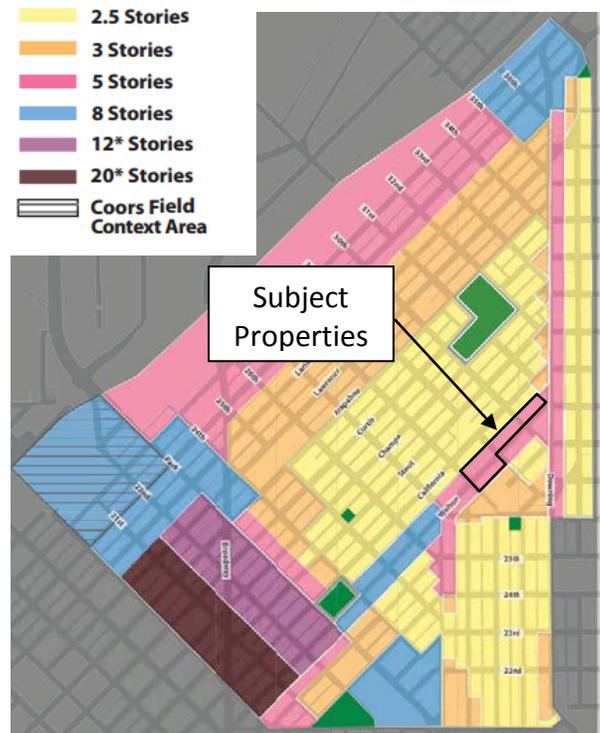
- Make use of streetscape elements that support and promote pedestrian and bicycle use, such as wide sidewalks, bike racks, public trash cans, pedestrian scale lighting, and tree wells or tree lawns.”

The plan’s Future Land Use and Height maps identify the subject area as Transit Oriented Development (TOD) with a maximum building height of 5 stories. The plan defines TOD as a type of mixed use development that is related to the presence of transit: “Transit-oriented developments have land uses with a direct correlation to the function of a mass transit system. These development sites are located at stations or stops along mass transit lines, especially rail lines. Transit-oriented developments provide housing, services, and employment opportunities for a diverse population in a configuration that facilitates pedestrian and transit access. Within Northeast Downtown, TOD occurs at several different scales, reacting to the amount and type of transit service and the context of the existing adjacent neighborhoods” (page 16).

NEDN Concept Land Use



NEDN Concept Building Heights



The proposed C-MX-5 zone district requires land use, height, siting and design elements that are consistent with the referenced NEDN Plan recommendations.

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

The proposed rezoning to C-MX-5 will result in the uniform application of zone district building form, use and design regulations. Currently on the 2800-3000 blocks of Welton Street, some properties are zoned C-MX-3 while others are zoned C-MX-5. Rezoning the C-MX-3 properties to C-MX-5 will encourage uniform application of the new DZC in this area.

## **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.

### **Planning Board Recommendation**

At its meeting held March 19, 2014, the Denver Planning Board recommended **approval** of this map amendment by unanimous vote.

### **Staff Recommendation**

Based on the analysis set forth in this staff report, CPD staff finds that the proposal to rezone the subject properties in the 2800, 2900, and 3000 blocks of Welton Street from C-MX-3 to C-MX-5 meets the requisite review criteria. Accordingly, staff recommends approval.

### **Attachments**

1. City Council Resolution CR-13-0642
2. Legislative Rezoning Proposal
3. Copy of Notification Letter to Property Owners
4. Letter of Support from Curtis Park Neighbors

1 **BY AUTHORITY**

2 RESOLUTION NO. CR13-0642  
3 SERIES OF 2013  
4

COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A RESOLUTION**

6 **Concerning a Zoning Map amendment to change the zoning classification of portions of**  
7 **the 2800, 2900, and 3000 Blocks of Welton Street from C-MX-3 to C-MX-5.**  
8  
9

10 **Whereas**, the Northeast Downtown Neighborhoods Plan, in consideration of multiple light  
11 rail stations located along Welton Street, identifies transit-oriented development at a maximum  
12 height of five stories as appropriate for the entirety of the 2800-3000 blocks of Welton Street; and  
13

14 **Whereas**, the existing Urban Center-Mixed Use-3 (C-MX-3) zoning on portions of these  
15 blocks three allows for a maximum building height of only three stories; and  
16

17 **Whereas**, Urban Center-Mixed Use-5 (C-MX-5) is the zone district that best implements  
18 the Northeast Downtown Neighborhoods Plan's vision for transit-oriented development on these  
19 blocks; and  
20

21 **Whereas**, City Council, in consultation with the Department of Community Planning and  
22 Development, desires to ensure all affected property owners and registered neighborhood  
23 organizations have sufficient notification and time to consider the proposed map amendment; and  
24  
25

26 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
27 **DENVER:**  
28

29 **Section 1.** The Council hereby directs the Department of Community Planning and  
30 Development to complete the efforts set forth herein:  
31

- 32 A. Follow the Public Notice Requirements, applicable to all zone map amendments,  
33 defined in the Denver Zoning Code Section 12.3.4.  
34  
35 B. Create a staff report, establishing a recommendation, including the review applicable  
36 to all zone map amendments as defined in the Denver Zoning Code sections  
37 12.4.10.7 and 12.4.10.13.

38 **Section 2.** The Council hereby expresses its intention that the proposed official map  
39 amendment be considered for formal adoption by the City Council in accordance with the following  
40 procedures:  
41

- 42 A. The Planning Board shall hold a public hearing and forward a recommendation to  
43 City Council as defined in the Denver Zoning Code Section 12.4.10.8.  
44

1 B. The City Council Land Use, Transportation and Infrastructure Committee shall  
2 consider the map amendment as defined in the Denver Zoning Code Section  
3 12.4.10.9.

4  
5 C. City Council shall hold a public hearing and make a final decision as defined in the  
6 Denver Zoning Code Section 12.4.10.10.

7  
8 COMMITTEE APPROVAL DATE: on consent 9/19/2013

9 MAYOR-COUNCIL DATE: on consent 9/24/2013

10 PASSED BY THE COUNCIL: \_\_\_\_\_, 2013  
11 \_\_\_\_\_ - PRESIDENT

12 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
13 EX-OFFICIO CLERK OF THE  
14 CITY AND COUNTY OF DENVER  
15

16 PREPARED BY: Kerry A. Buckey

DATE:09/09/2013

17  
18 Pursuant to section 13-12, D.R.M.C., this proposed resolution has been reviewed by the office of  
19 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
20 resolution. The proposed resolution is not submitted to the City Council for approval pursuant to §  
21 3.2.6 of the Charter.

22  
23 Douglas J. Friednash, Denver City Attorney

24 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2013  
25  
26  
27  
28

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

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	Multiple owners - see location below	Representative Name	Albus Brooks - legislative rezoning
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b> All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Portions of the 2800, 2900 and 3000 blocks of Welton Street currently zoned C-MX-3 - See legal		
Assessor's Parcel Numbers:	Multiple - See legal		
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)	Attached		
Area in Acres or Square Feet:	Approximately 7.01 acres - See legal		
Current Zone District(s):	C-MX-3		
PROPOSAL			
Proposed Zone District:	C-MX-5		

## Legal Description

A parcel of land in the SW  $\frac{1}{4}$  of Section 26, Township 3 South, Range 68 West of the 6<sup>th</sup> P. M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the intersection of the centerline of 28th Street and the southwesterly extension of the centerline of the alley in Block 71 of Case and Ebert's Addition to Denver;

thence northeasterly along said extended centerline of the alley in Block 71, and continuing along said extended centerline along the alley centerlines of Blocks 72 and 73, said Case and Ebert's addition to the point of intersection with the northwesterly extension of the southeasterly 18.75 feet of Lot 29, said Block 73 Case and Ebert's Addition;

thence southeasterly along said line of the southwesterly 18.75 feet of Lot 29, Block 73 Case and Ebert's Addition to the point of intersection with the centerline of Welton Street;

thence southwesterly along said centerline of Welton St. to the centerline of 29<sup>th</sup> St.;

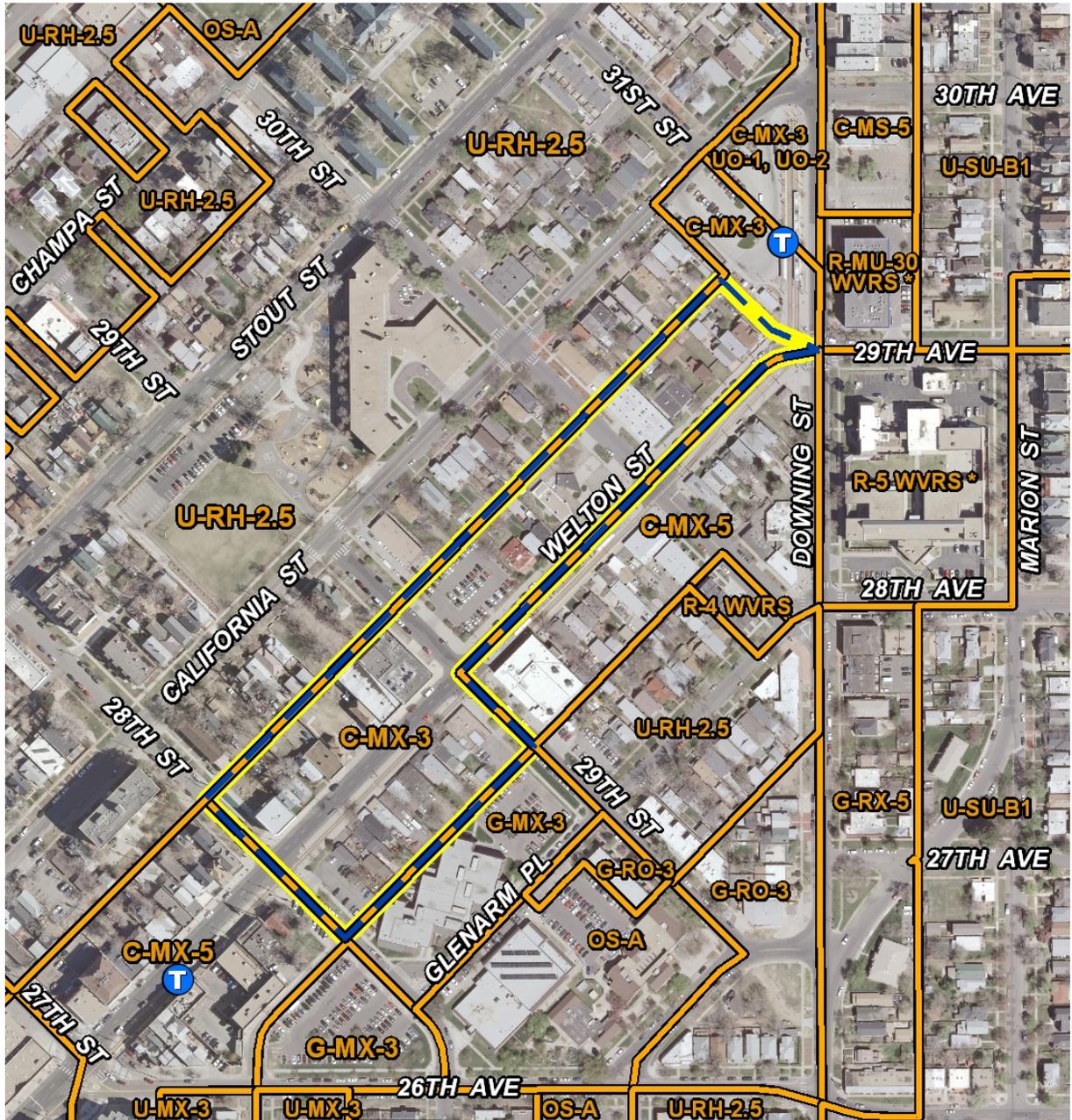
thence southeasterly along said centerline of 29th St. to the intersection of the northeasterly extension of the southwesterly centerline of the alley in block 77 of Case and Ebert's Addition to Denver;

thence southwesterly along said extended centerline of the alley in Block 77 to the centerline of 28<sup>th</sup> St.;

thence northwesterly along said centerline of 28<sup>th</sup> St. to the Point Of Beginning.

Containing 7.01 Acres, more or less.

Map of Proposed Extent of Legislative Rezoning  
2800-3000 Blocks of Welton Street





February 26, 2014

Dear Property Owner,

In the weeks ahead the City of Denver will consider rezoning portions of the 2800-3000 blocks of Welton Street from C-MX-3 to C-MX-5. You are receiving this letter because you own property in the area proposed to be rezoned. For a visual reference, please refer to the back of this letter for a map of the proposed area.

Your property's current zoning, C-MX-3, is a mixed use district that allows a wide variety of uses including commercial, office, retail, residential, service, and many other uses at a maximum building height of 3 stories. The proposed C-MX-5 zoning allows all of the same uses, but has a maximum building height of 5 stories. Increasing the height will align the area with adjacent property sites and provide opportunity for you to increase the level of density for potential redevelopment activity. The impact on neighborhood residents will be minimal because the Curtis Park Neighborhood is a "protected district" which triggers commercial development to be compatible with residential zoning.

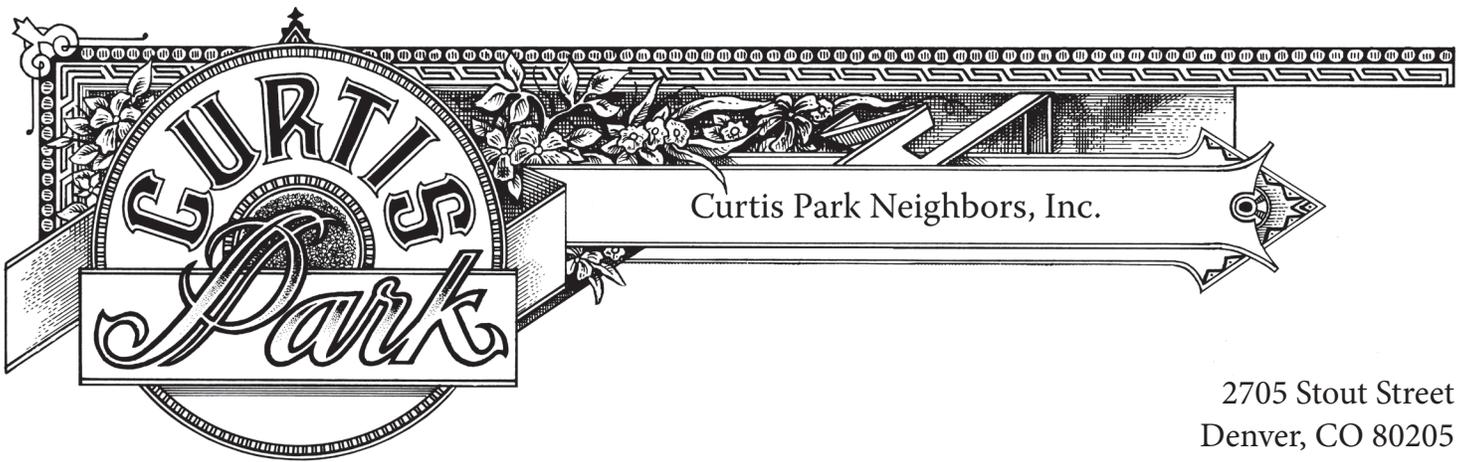
The current zoning, C-MX-3, was put in place in June of 2010 as part of a city-wide zoning code update. At the time, the Five Points area did not have an adopted neighborhood plan to guide the remapping, and so the area received zone districts that were roughly equivalent to the commercial zoning that had previously been in place. This resulted in some blocks in the northern portion of the Five Points commercial district receiving 5 story mixed use zoning, while other blocks received 3 story mixed use zoning. When the Northeast Downtown Neighborhoods Plan was adopted by City Council in 2011, it recommended that all of the properties in this area be treated the same with the maximum building height of 5 stories. The proposed rezoning to C-MX-5 is intended to implement this recommendation.

If you have any questions, please contact me at [tjwinchester@fivepointsbiz.org](mailto:tjwinchester@fivepointsbiz.org) or 303-832-5000. If you have specific questions about the proposed zoning or the rezoning process, please contact Courtland Hyser at the City's Community Planning and Development (CPD) department, who can be reached at [courtland.hyser@denvergov.org](mailto:courtland.hyser@denvergov.org) or 720-865-2924.

There will be a public hearing at the Planning Board on March 19, 2014 at 3 p.m. in the Webb Municipal Office Building, 201 W. Colfax Ave., Room 4.F.6. Following the Planning Board hearing, a presentation and vote at City Council will be scheduled. Additional information such as CPD's staff report and the date of the City Council public hearing will be posted at [www.denvergov.org/rezoning](http://www.denvergov.org/rezoning) under "pending map amendments." The case number for this rezoning is #2013I-00048.

Sincerely,

Tracy Winchester  
Executive Director



2705 Stout Street  
Denver, CO 80205

March 18, 2014

Denver Planning Board  
201 West Colfax  
Denver, CO 80202

### **CPN Supports Rezoning Upper Portion of Welton Street from C-MX-3 to C-MX-5**

Curtis Park Neighbors (CPN) supports the proposed rezoning of portions of the 2800-3000 blocks of Welton Street from C-MX-3 to C-MX-5, as the proposed zone map amendment is entirely consistent with the recommendations in the *Northeast Downtown Neighborhoods Plan*.

Throughout the second half of 2010, CPN held community working group meetings to gather input for the new area plan, which would update and replace the 1987 *Curtis Park Neighborhood Plan*. Aware of the significant influence adopted area plans have in guiding future zoning decisions, prioritizing city projects, and organizing community focus, we invested time at ten working group sessions over and above CPD-sponsored area plan meetings to be sure we understood the community vision and could capture it with as much specificity as possible. Courtland Hyser, project manager for the area plan, graciously took time to join us for these sessions.

During our eighth session, we considered the appropriate heights for Welton Street – a corridor sharing a long edge with the Curtis Park neighborhood, directly across the alley from California Street. It was agreed that in light of the recent successful mapping of “protected district” zoning on the residential portions of California Street and the 2900 block of Glenarm (part of a Curtis Park Landmark district) in the 2010 Zoning Code Update, requiring the allowed building envelope on Welton to “step down” to the historic Curtis Park neighborhood at the alleys, we were comfortable with the vision for Welton Street to be 5-story mixed-use from 27th Street to Downing. This was subsequently reflected on the maps in the adopted *Northeast Downtown Neighborhoods Plan*. Continued vision for the “step down” of heights at the residential alleys was restated in the plan’s recommendation N.21, providing assurance that this important compatibility intention would continue.

Now that a zone map amendment has been brought forward to implement this community-supported and Council-adopted vision, we would like to express our support.

(continued)

We would also like to express our gratitude to Councilman Brooks who, after careful consideration and outreach, found that bringing forward this zone map amendment legislatively would reduce the process burden on future and long-awaited Welton redevelopment projects which would otherwise need to apply for rezoning piecemeal.

This position was adopted by the Curtis Park Neighbors Board of Directors at our regularly scheduled Board meeting on March 17, 2014, advertised throughout the neighborhood in the *Curtis Park Times* newsletter, with a vote of nine in favor, zero in opposition, and with two abstaining.

Respectfully submitted,



Joel Noble  
President, Curtis Park Neighbors

