



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
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. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
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> <hr/>
<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.

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 legibly)	Property Address City, State, Zip	Property Owner Interest % of	Please sign below as an indication of your	Indicate the type of ownership documentation provided: (A) Assessor's (B) Deed (C) Power of Attorney or other as	Has the owner authorized a representative in writing? (YES/NO)
Application initiated by a member of City Council. No owner authorization required per DZC 12.4.10.4.A.1.a					
EXAMPLE John Alan Smith Josie Q. Smith	(555) 555-5555 sample@sample.gov		<i>Josie Q. Smith</i>		YES



Darrell Watson
Council Member, District
9

City and County of Denver
Office of Denver City
Council

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Denver, Colorado 80205

720.337.7709
Darrell.watson@denvergov.org

July 21, 2023

To Community Planning and Development,

I'm writing today to request Community Planning and Development prepare a rezoning of the parcels located at 624 E. 50th Ave. and 4964 Pearl St. in the Globeville neighborhood from I-MX-3 to G-MS-5. The rezone is for the purpose of affordable housing development at a city-owned property at 4995 Washington St. and will create 170 new affordable housing units, with 50 percent of those units being larger three-bedroom and four-bedroom units for the most vulnerable families in our City. This project at 4995 Washington St. will also include a new Denver Public Library Branch, along with community focused commercial space.

This has been a community-led application process initiated by the development team of 4995 Washington St. and this project has had extensive community engagement and has been vetted with neighbors. Globeville remains one of the fastest gentrifying neighborhoods in Denver and is highly vulnerable to displacement. Creating truly affordable housing for this community is vital and this project at 4995 Washington St. is one of importance for the Globeville neighborhood. With support from the community, we are excited to sponsor this rezoning.

Please feel free to reach out to our office with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell Watson", with a long horizontal flourish extending to the right.

Darrell Watson

Denver City Council

District 9



Darrell Watson
Council Member, District
9

City and County of Denver
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CONSISTENCY WITH ADOPTED PLANS

The proposed rezoning expressly meets the vision, goals and policies of applicable adopted plans and documents as described below.

COMPREHENSIVE PLAN 2040

The proposed rezoning supports many of the goals and strategies within Denver's Comprehensive Plan 2040. Rezoning the subject property to G-MS-5 will allow for additional and affordable housing options as part of a mixed-use development, wholly consistent with the *Equitable, Affordable, and Inclusive* vision element:

Goal 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities

- Strategy A – Increase development of housing units close to transit and mixed-use development.
 - The proposed development expands housing options within a mixed-use format that includes non-residential community services.

Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.

- Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families.
 - The proposed community provides affordable rental housing options, thereby expanding housing diversity within the City and County of Denver and increasing the diversity of housing options in an area of the City where housing needs are underserved.

The rezoning request supports goals and strategies of the *Strong and Authentic Neighborhoods* vision element: Goal 1: Create a city of complete neighborhoods.

- Strategy A – Build a network of well-connected, vibrant, mixed-use centers and corridors.
 - The proposed development includes street enhancements, including pedestrian-oriented infrastructure as part of a mixed-use community.
- Strategy B – Ensure neighborhoods offer a mix of housing types and services for a diverse population.
 - The proposed development will provide multi-family and townhome units to Globeville, which are considered to be an important housing type and in high demand in these areas.
- Strategy C – Ensure neighborhoods are safe, accessible, and well-connected for all modes.
 - The proposed community will provide vehicular, pedestrian, and bicycle infrastructure,

thereby promoting and encouraging various modes of transportation.

- Strategy D - Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased development.
 - The rezoning will accommodate redevelopment of an otherwise underutilized property to bring a much-needed mixed-use community to the area inclusive of affordable housing and supporting uses.
 - The proposed rezoning would allow higher-density development in an area served by transit, consistent with the following strategy from the *Connected, Safe, and Accessible* vision element:

Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.

- Strategy B – Promote transit-oriented development and encourage higher-density development, including affordable housing, near transit to support ridership
 - The proposed rezoning will facilitate pedestrian oriented, higher-density development with affordable housing in close proximity to RTD services, thereby supporting ridership and encouraging multi-modal transportation.

The proposed rezoning will allow for redevelopment that is compatible with the surrounding areas and neighborhood context, while being consistent with the *Environmentally Resilient* vision element:

Goal 8: Clean our soils, conserve land and grow responsibly.

- Strategy A – Promote infill development where infrastructure and services are already in place.
 - The subject Property has been platted, and all public right of way and infrastructure is in place or will be constructed to serve the development as proposed.
- Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.
 - The proposed community will contribute to a diverse supply of residential types and expand affordable housing choices, allowing more opportunity for future residents to live near places of employment and recreation facilities. Two courtyards with outdoor amenities are planned for the residents. Additionally, the site will host a new library branch and small market which will serve the residents and the broader community.

BLUEPRINT DENVER

The subject property is within the Community Centers and Corridors future growth area (Blueprint Denver, p. 51). Blueprint Denver also identifies the property as part of a Community Center future place within the General Urban Neighborhood Context and provides guidance from the future growth strategy for the City. The General Urban context is characterized by multi-unit, medium scale structures in a regular block pattern and a high degree of walkability. The proposed G-MS-5 district supports this context and will promote safe, active, and pedestrian-scale streets.

The Community Center future place type envisions a balance of residential and non-residential uses that are oriented towards the street and have a high degree of connectivity. The proposed rezoning supports this vision by facilitating mixed-use development that will enhance the pedestrian realm and improve multi-modal infrastructure.

The rezoning will facilitate development on property that fronts a Main Street Arterial street type classification (Washington St.) which is characterized by a mix of uses with pedestrian oriented buildings, high levels of transparency, wide sidewalks, and consistent tree lawns. The envisioned

community will support this street classification by providing residential and non-residential uses in a format that prioritizes multi-modal transportation and enhances the pedestrian experience with buildings fronting the street, sidewalks, and consistent and attractive streetscapes.

GLOBEVILLE NEIGHBORHOOD PLAN

The 2014 Globeville Neighborhood Plan applies to the subject property and recommends balancing the needs of residents, commerce, and industry to improve access to jobs, housing, neighborhood services, and education. The plan designates the concept land use of the subject property as Mixed Use, which “have both a sizeable employment base as well as a variety of mid to high-density housing options” (p. 30). In addition, “land uses may be, but are not necessarily, mixed in each building, development, or block” and “pedestrian access is important in these areas, with residential and non-residential uses always within short walking distance of one another” (p. 30). Also in Mixed Use areas, the plan calls to “site building forms at the street with parking and access in the rear or off the alley, where possible” and “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” (p. 35). The subject property is also designated an Area of Change with a maximum recommended building height of five stories.

The plan includes additional recommendations, including to “provide a broad range of housing types and price levels,” and specifically “multifamily and attached residential building types in Mixed Use, TOD, and Urban Residential Concept Land Uses” (p. 45). It also recommends to “use redevelopment to attract desired retail and services” in particular along Washington Street (p. 46) and to “create a broad base of new jobs in diverse economic sectors by redeveloping opportunity sites throughout the neighborhood, including the transformation of Washington Street and the South Platte riverfront into a mixed-use area” (p. 44). The plan also includes specific recommendations for the Washington Street corridor, such as assisting the area’s transitions to mixed use by rezoning industrial zoned properties to mixed use zone districts (p. 92).

The proposed rezoning to G-MS-5 would implement the Globeville Neighborhood Plan’s goal of transitioning the subject property from industrial to mixed-use. The proposed five-story zone district is consistent with the plan’s height recommendations, while the Main Street zoning would require pedestrian-oriented development with active ground floors, implementing the plan’s urban design recommendations. The G-MS-5 zone district also allows residential, retail, and office uses, consistent with the plan’s recommendations to integrate these uses into the area. The proposed rezoning is consistent with the recommendations of the Globeville Neighborhood Plan.

UNIFORMITY OF DISTRICT REGULATIONS AND RESTRICTIONS

The proposed rezoning and associated map amendment results in uniform district regulations and restrictions. The G-MS-5 zoning designation is compatible with the zoning of surrounding properties and is well integrated with existing and proposed land uses in the area. Establishing the base zoning under the “General” Neighborhood Context provides flexibility for redevelopment of the property considering the intent is for multi-unit residential uses in a variety of building forms. This zone district is consistent with the adjacent property that was recently rezoned to G-MS-5. Thus, rezoning the subject Property to G-MS-5 contributes to the uniformity of zoning districts in the area.

The G-MS-5 zone district is typically applied to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled streets with the use of building forms that clearly define and activate the public street edge. Furthermore, Main Street standards are intended to

encourage affordable housing. The zoning district design standards encourage high-quality development that aligns with the City’s vision and intent of the Property as well as supporting adopted plans and policies as described above.

PUBLIC HEALTH SAFETY AND GENERAL WELFARE

Rezoning the Property to align with the adjacent property planned for the overall affordable housing community, library and cafe furthers the public health, safety and welfare by facilitating high-quality and responsible growth that conforms to the City’s current zoning regulations and standards. The rezoning also promotes the provision of diverse and inclusive housing options and promotes accessible and equitable neighborhoods. The G-MS-5 zone district achieves a building form, site design, and community character that advances the interests of the public through expanded community amenities, public sidewalks, landscaping, and roadway improvements. Furthermore, the proposed rezoning advances several important public goals and policies contained within adopted plans as described above.

JUSTIFYING CIRCUMSTANCES

The proposed rezoning is justified by several changed or changing conditions as the under DZC Section 12.4.10.8, “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 a change may include: Changed or changing conditions in a particular area, or in the city generally; or, a city adopted plan....” There has been redevelopment in the area, particularly around the nearby National Western Center including a stop on the RTD N Line, that is starting to transform the area into a mixed-use activity center. In addition, the Globeville Neighborhood Plan was adopted in 2014, setting a new vision for this area as a mixed-use community center. These changed and changing conditions justify the proposed rezoning to G-MS-5 as in the public interest. The subject property is planned as a part of the larger proposed Globeville Affordable Housing community whereas the primary parcel for that community is zoned G-MS-5. Rezoning the subject property to G-MS-5 enables more seamless integration of zoning requirements across the entire development site.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT DESCRIPTION, ZONE DISTRICT PURPOSE AND INTENT STATEMENTS

The requested G-MS-5 zone district is within the General Urban Neighborhood Context. The neighborhood context generally consists of multi-unit residential uses in a variety of building forms and commercial uses in a variety of building forms that may contain a mixture of uses within the same structure (DZC, Division 6.1). The proposed rezoning would allow multi-unit residential and commercial uses at an appropriate location consistent with the neighborhood context description.

The General Urban Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets and should be applied where a higher degree of walkability and pedestrian activity is desired (DZC, Section 6.2.5.1). The proposed G-MS-5 would help create an active street edge along Washington Street, consistent with the general purpose of the General Urban Main Street zone districts.

The specific intent of the G-MS-5 zone district is to apply “primarily to collector or arterial street corridors... where a building scale of 2 to 5 stories is desired” (DZC Section 6.2.5.2.B). Washington Street is an arterial corridor where the neighborhood plan calls for up to five stories. The proposed rezoning would facilitate development consistent with the intent of the G-MS-5 zone district.