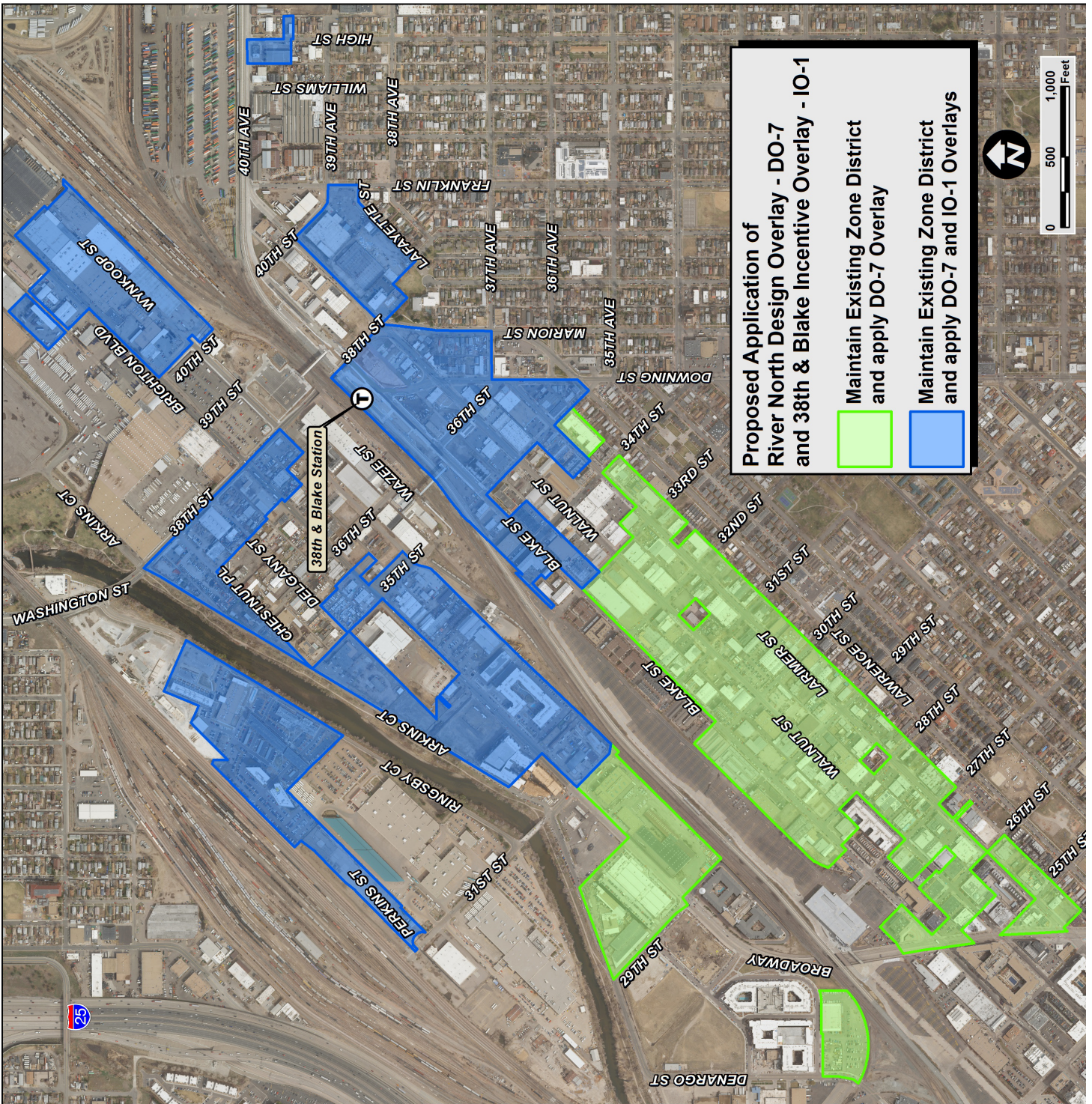


## Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple owners	Representative Name	Councilman Albus Brooks - legislative rezoning
Address		Address	3280 Downing Street
City, State, Zip		City, State, Zip	Denver, CO
Telephone		Telephone	720-337-7709
Email		Email	albus.brooks@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	Multiple properties generally located within the River North Business Improvement District or area covered by the 38th and Blake Station Area Height Amendments. See attached map and legal descriptions. The overlays are proposed only for application to existing C-MX and I-MX districts.		
Assessor's Parcel Numbers:	Multiple		
Area in Acres or Square Feet:	Approx. 250 acres		
Current Zone Districts:	Multiple		
PROPOSAL			
Proposed Zone Districts:	Application of the DO-7 (River North Design Overlay) and IO-1 (38th and Blake Incentive Overlay) to existing underlying C-MX and I-MX zone districts and overlays. Public Review Draft of proposed DO-7 and UO-2 overlay zone districts available at: <a href="http://www.denvergov.org/38blake">www.denvergov.org/38blake</a>		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, 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	Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.	
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.		
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.		





THE HONORABLE  
*Albus Brooks*  
 CITY COUNCIL PRESIDENT  
 COUNCILMAN DISTRICT 9

*City and County of Denver*  
 CITY COUNCIL

Elbra M. Wedgeworth Municipal Building  
 2855 Tremont Place, Suite 201  
 Denver, CO 80205  
 p: 720.337.7709  
 albus.brooks@denvergov.org

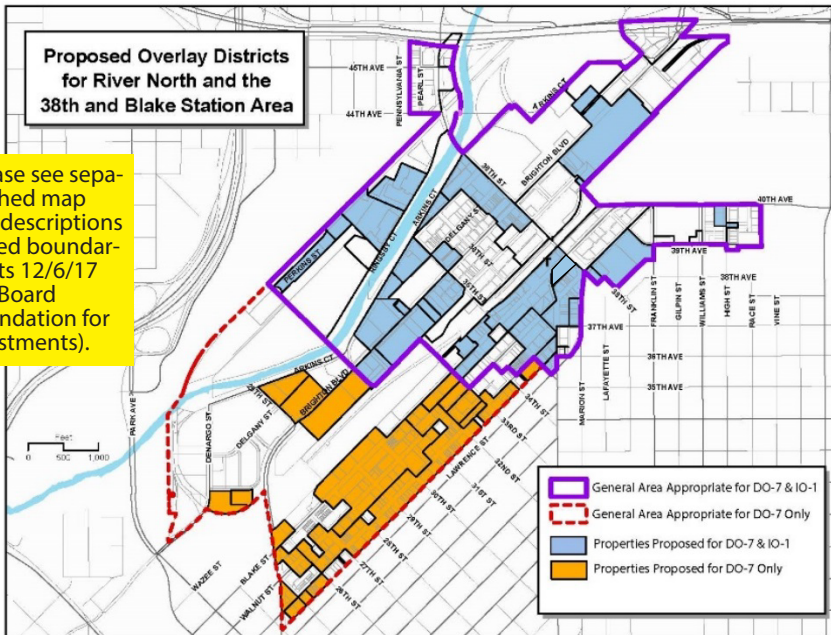
November 15, 2017

Mr. Brad Buchanan  
 Executive Director  
 Community Planning & Development  
 201 W. Colfax Avenue  
 Denver, Colorado 80202

*RE: Request for text amendments to establish the River North Design Overlay and 38<sup>th</sup> and Blake Station Area Incentive Overlays + implement the overlays through map amendments applied to properties with existing mixed-use zone districts.*

As the Councilman for District 9, I am writing to request that Community Planning and Development (CPD) initiate a legislative text amendment that will establish the River North Design Overlay (DO-7) and 38<sup>th</sup> and Blake Incentive Overlay (IO-1). I am also requesting that CPD initiate a legislative map amendment to apply the DO-7 and IO-1 Overlays to the properties shown on the map below with existing mixed-use zoning.

Note: Please see separate attached map and legal descriptions for updated boundaries (reflects 12/6/17 Planning Board recommendation for map adjustments).



The proposed overlays are the result of a robust 12-month process with CPD Staff, property owners and the public. Each component has been thoughtfully considered to reach a consensus on the proposed zoning. I am confident that the result of this work has ensured a zoning proposal that will conform to the recommendations of the 38th and Blake Station Area Height Amendments (2016) and further the vision for the station and wider RiNo area.

As a result, I believe there is substantial community support for this map amendment application for which I will sponsor. Please contact me with any questions at (720) 337-7709.

Sincerely,

Albus Brooks  
 Denver City Council President  
 District 9