

Zone Map Amendment (Rezoning) - Application

1/26/12

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Lowry Economic Redevelopment Authority (LRA)	Representative Name	Robert J. Gollick, Inc.
Address	7290 East 1st Avenue	Address	609 South Gaylord Street
City, State, Zip	Denver, Colorado 80230	City, State, Zip	Denver, Colorado 80209
Telephone	303 343-0276	Telephone	303 722-8771
Email		Email	bgollick@comcast.net
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):		Approximately 6700 – 7398 & 6701 - 7399 Lowry Boulevard & 6701 - 7399 Archer Pl. (Rowhouse Boulevard)	
Assessor's Parcel Numbers:		Portions of: 0608400023000	
Legal Description: (Can be submitted as an attachment. If metes & bounds, a map is required.)		See Exhibit "D": Legal Description	
Area in Acres or Square Feet:		15.577± acres or 678,516± square feet	
Current Zone District(s):		O-1	
PROPOSAL			
Proposed Zone District:		G-RH-3 with Waivers (3.9.14)	

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13</p>	<p><input 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</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input 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.</p> <p><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.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>

ATTACHMENTS

Please check any attachments provided with this application:

- ☒ Authorization for Representative
- ☒ Proof of Ownership Document(s)
- ☒ Legal Description
- ☒ Review Criteria

Please list any additional attachments:

Please Refer to the Addendum Pages for all Exhibits
 Exhibit "A": Proposed Waivers for Parcel "A" (DRMC 12.4.10.12)
 Exhibit "B": Description of Consistency with Adopted City Plans (DRMC 12.4.10.13(A, B & C))
 Exhibit "C": Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14(A & B))
 Exhibit "D": Legal Descriptions and Graphic Exhibits
 Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative
 Exhibit "F": Summary of Neighborhood Outreach Program
 Note: Proof of Ownership (Deed Submitted Separately)



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COMMUNITY PLANNING & DEVELOPMENT

CUSTOMER GUIDE

Appendix Page 3

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	NO
Lowry Economic Redevelopment Authority (LRA)	7290 East 1st Avenue Denver, Colorado 80230 303 343-0276		<i>Montgomery C. Fox</i>	3/28/14	A	Yes
Lowry Economic Redevelopment Authority		100%				

www.denvergov.org/rezoning



June 4, 2014

Addendum Pages to the proposed Official Zone Map Amendment for Boulevard One at Lowry formerly known, and referenced on the adopted GDP, as The Buckley Annex. The Buckley Annex GDP establishes six distinct sub-areas. This proposed map amendment is for the Row House Boulevard sub-area.

Row House Boulevard

Approximately 6700 – 7398 & 6701 - 7399 Lowry Boulevard and 6701 - 7399 Archer Place (Both sides of proposed Lowry Boulevard and both sides of Archer Place in the central portion Boulevard One. See the location graphic below).

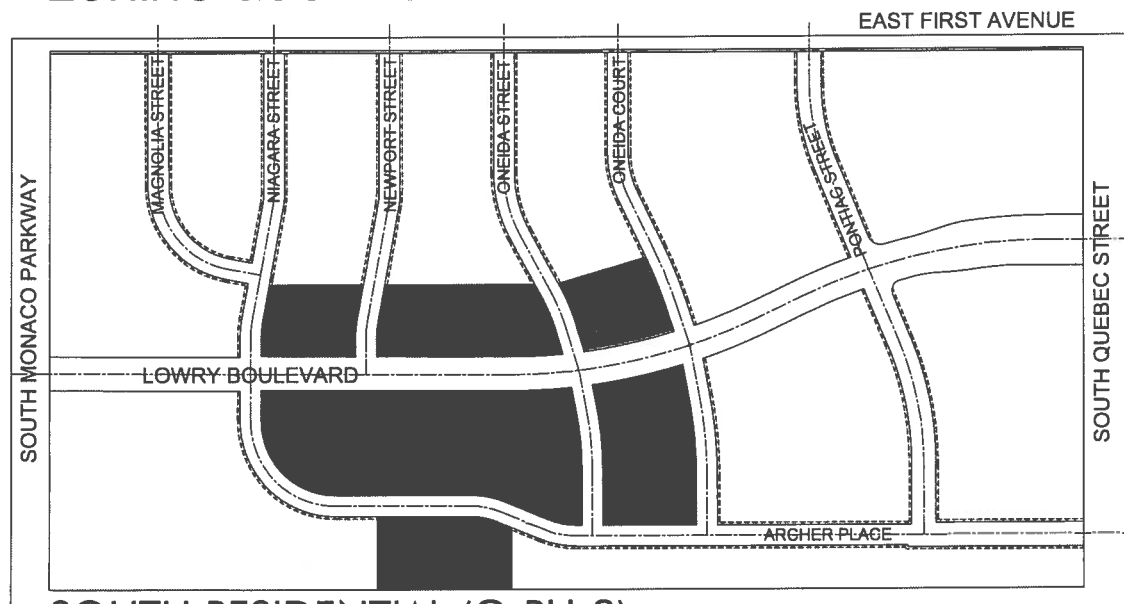
Application No. 2014I-00012

Current Zoning: O-1

Proposed Zoning: G-RH-3 with waivers

Site Size: 15.577± acres or 678,516± square feet

ZONING LOCATION EXHIBIT



**SOUTH RESIDENTIAL (G-RH-3)
ROW HOUSE BOULEVARD (G-RH-3)**

Property Owner

Lowry Economic Redevelopment Authority

7290 East First Avenue

Denver, Colorado 80230

Authorized Representative:

Robert J. Gollick, Inc.

609 South Gaylord Street

Denver, Colorado 80209
303 722-8771
bgollick@comcast.net

Included as part of this addendum are the following documents:

Exhibit "A": Proposed Waivers

Exhibit "B": Description of Consistency with the following adopted City plans

- Comprehensive Plan 2000
- Blueprint Denver
- Approved Buckley Annex General Development Plan (GDP)

Exhibit "C": Description of Justifying Circumstances

- Neighborhood Context and Effect of Rezoning

Exhibit "D": Legal Description and Graphic Exhibit

Exhibit "E": Letter of Authorization

Exhibit "F": Summary of Neighborhood Outreach Program

Note: Proof of Ownership (Deed Submitted Separately)

Exhibit "A": Proposed Waivers

Per Section 12.3.3.3.B (Application Contents, B. Submittal Waivers) and Section 12.4.10.6 (Waivers of Rights and Obligations and Approval of Reasonable Conditions) of the Denver Zoning Code, we, the undersigned owner of the property under application for the rezoning referenced herein, do hereby waive certain rights or obligations of the Denver Zoning Code and instead shall comply with the waivers contained herein, on pages 3 through 7 of this application.

These waivers are submitted at the request of Karen Aviles of the Denver City Attorney's office for ordinance purposes and reflect only format changes from the original application for a Zone Map Amendment submitted by Applicant on March 28, 2014 and are non-substantive changes. These waivers shall apply to all our successors and assigns.

Agreed to by:.....



Montgomery Force, Executive Director
Lowry Economic Redevelopment Authority

G-RH-3 with waivers:

1. Sections 6.3.3.4.A (Urban House), B (Duplex), C (Garden Court), and D (Row House) building forms in the Denver Zoning Code are hereby waived and, instead only the "Urban House" "Duplex" and "Row House" building form tables contained in this rezoning application are applicable.
2. Sections 6.3.4.5.A (Detached Accessory Dwelling Unit), B (Detached Garage), and C (Other Detached Accessory Structures) building forms in the Denver Zoning Code are hereby waived, and instead the single "Detached Accessory Structures" building form table contained in this rezoning application is applicable.

WAIVER 1.**URBAN HOUSE**

HEIGHT		G-RH-3 with waivers
Stories (max)		2.5
Feet (max)		35'
Side Wall Height (max)		na
SITING		G-RH-3 with waivers
ZONE LOT		
Zone Lot Size (min)		3,000 ft ²
Zone Lot Width (min)		25'
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5' / 20'
Building Coverage (max)		na
PARKING BY ZONE LOT WIDTH		All Zone Lot Widths
Parking and Drive Lot Coverage in Primary Street		2 Spaces
Setback (max)		and 320 ft ²
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)	
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
GROUND STORY ACTIVATION		
Pedestrian Access, Primary Street		Entry Feature
USES		G-RH-3 with waivers
All allowable Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking		

See Denver Zoning Code Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

WAIVER 1.**DUPLEX**

HEIGHT		G-RH-3 with waivers
Stories (max)		2.5
Feet (max)		35'
Side Wall Height (max)		na
SITING		G-RH-3 with waivers
ZONE LOT		
Zone Lot Size (min)		3,000 ft ²
Zone Lot Width (min)		25'
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5' / 20'
Building Coverage (max)		na
PARKING BY ZONE LOT WIDTH		All Zone Lot Widths
Parking and Drive Lot Coverage in Primary Street		50%
Setback (max)		
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)	
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door	35% of the entire width of the Primary Street facing facade	
Width in first 50% of lot depth (max)	of the primary structure or 16', whichever is greater	
GROUND STORY ACTIVATION		
Pedestrian Access, Primary Street		Entry Feature
USES		G-RH-3 with waivers
All allowable Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking		

See Denver Zoning Code Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

WAIVER 1.

ROW HOUSE

HEIGHT		G-RH-3 with waivers
Stories (max)		3
Feet (max)		40'
Side Wall Height (max)		na
SITING		G-RH-3 with waivers
ZONE LOT		
Zone Lot Size (min)		6,000 ft ²
Zone Lot Width (min)		50'
SETBACKS		
Primary Street (min)		10'
Side Street (min)		5'
Side Interior (min)		5'
Side Interior, adjacent to Protected District (min)		10'
Rear, alley/no alley (min)		5'/5'
PARKING		
Surface Parking between building and Primary Street/Side Street		Not Allowed/Not Allowed
Vehicle Access		From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Street-facing Garage Door Width per Primary Structure (max)		20'
Attached Garage Allowed		See Waiver 2
GROUND STORY ACTIVATION		
Pedestrian Access		Each unit shall have a street-facing Entrance
USES		G-RH-3 with waivers
Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 6.4 Uses and Parking		

See Denver Zoning Code Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

WAIVER 2.

DETACHED ACCESSORY STRUCTURES

HEIGHT		G-RH-3 with waivers
Stories (max)		2
Feet (max)		35'
Bulk Plane		na
SITING		G-RH-3 with waivers
ZONE LOT		
Exemption from maximum Building Coverage		na
Zone Lot Size (min)		3,000 ft ²
Additional Standards		See Section 6.3.4.3
SETBACKS		
Setback from Primary Street Facing Facade of Primary Structure (min)		10'
Side Street (min)		3'
Side Interior (min)		0'
Rear, no alley (min)		5'
Rear, alley, where garage doors face alley (min)		5'
Rear, alley, where garage doors do not face alley ^a (min)		0'
Vehicle Access	From alley; or Street access allowed when no alley present See Denver Zoning Code Sec. 6.3.7.6 for exceptions	
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Building Footprint (max)		864 ft ² per unit ^{**}
Horizontal Dimension (max)		36' per unit
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		3 per unit
Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)		28' per unit
USES		G-RH-3 with waivers
Accessory Uses Only, including accessory dwelling unit where permitted. See Division 6.4 for permitted Accessory Uses		

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

^aSetbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

^{**}When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

Exhibit "B": Description of Consistency with Adopted City Plans

REVIEW CRITERIA

The proposed map amendment is consistent with the following three adopted plans.

- 1. Denver Comprehensive Plan 2000,**
- 2. Blueprint Denver, and**
- 3. Buckley Annex General Development Plan (GDP).**

Review Criteria 1. Denver Comprehensive Plan 2000

Note: Italicized text following a strategy or objective is used to detail how the proposed map amendment meets that Plan goal.

Land Use Chapter

Objective 1: Citywide Land Use and Transportation Plan

Balance and coordinate Denver's mix of land uses to sustain a healthy economy, support the use of alternative transportation, and enhance the quality of life in the city.

Strategy 1-B: Ensure that the *Citywide Land Use and Transportation Plan* reinforces the city's character by building on a legacy of **high-quality urban design and stable, attractive neighborhoods**; encouraging preservation of historic buildings, districts and landscapes; and maintaining the integrity of the street grid, parks, parkways, and open space system.

Note: Boulevard One connects the proposed streets with the existing local street system preserving the integrity of the grid system. Additionally, Boulevard One has an extensive open space network that will enhance the quality of life for the area residents.

Strategy 1-C: Incorporate relevant recommendations from neighborhood, corridor and area plans that are supplements to Plan 2000. Examples are the plans for Stapleton, **Lowry**, Gateway, Federal Boulevard, Central Platte Valley and the Golden Triangle.

Note: Boulevard One meets the recommendations and guidelines that have been adopted in the Buckley Annex GDP.

Objective 3: Residential Neighborhoods and Business Centers

Preserve and enhance the individuality, diversity and livability of Denver's neighborhoods and expand the vitality of Denver's business centers.

Strategy 3-A Complete neighborhood and **area plans** for parts of Denver where development or redevelopment is likely or desirable.

A GDP was developed by the Lowry Redevelopment Authority and adopted by the City in 2013.

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.

The Boulevard One Design Guidelines assure that future development will be compatible with the quality and character of the surrounding neighborhoods. Bike paths, walking paths and parks are incorporated into Boulevard One to provide the amenities the surrounding neighborhoods already enjoy.

Objective 4: Land Use and Transportation

Ensure that Denver's Citywide Land Use and Transportation Plan and regulatory system support the development of a clean, efficient and innovative transportation system that meets Denver's future economic and mobility needs.

Strategy 4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

The theme of Lowry has always been "Live, Work and Play". This concept is incorporated into the Boulevard One neighborhood by providing a true mixed-use environment where residents will be able to live near work opportunities as well as recreation amenities. This will reduce the need for travel. Boulevard One residents will benefit from the six existing RTD bus stops around the site. The inclusion of additional residential units will support RTD rider patronage.

Strategy 4-B: Ensure that land use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

Bike paths, walking paths along with nearby RTD transit is available through out the Boulevard One area.

Mobility Chapter

Explore and then use a wide variety of mechanisms to reduce the number of vehicle miles traveled, especially at peak times.

Objective 4: Changing Travel Behavior

Strategy 4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services.

Boulevard One will develop into a true mixed-use neighborhood where residents will be able to live near work opportunities as well as recreation amenities. This will reduce the need for travel.

Legacies Chapter

Opportunity: New development: Development plans for **Lowry**, Stapleton, the Central Platte Valley and the DIA/Gateway area can extend the quality and character of Denver's historic urban design features.

Objective 2 New Development, Traditional Character

In new development, adapt Denver's traditional urban design character to new needs expectations and technologies.

Strategy 2-A: Establish development standards to encourage positive change and diversity while protecting Denver's traditional character

Boulevard One has incorporated design guidelines that will assure quality design and planning principles are established.

Strategy 2-E: Ensure that the Zoning Code reinforces quality urban design.

The Lowry Redevelopment Authority has a 15-year history of providing quality urban design. Boulevard One will carry on that legacy. Additionally, the 2010 Denver Zoning Code is a form-based Code with development regulations built-in. This assures quality urban design. Boulevard One is utilizing that Code.

Objective 3 Compact Urban Development

Incorporate visionary urban design principles into new development patterns to achieve a higher concentration and more diverse **mix of housing**, employment and transportation options in identified areas of the city.

Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.

The City's adoption of the Buckley Annex GDP has already identified the areas that are appropriate for increased density and new uses. Boulevard One development will adhere to the land use(s) in the GDP.

Housing Chapter

Incorporate visionary urban design principles into new development patterns to achieve a higher concentration and more diverse **mixture of housing**, employment and transportation options in identified areas of the city.

Strategy 3-A: Identify areas in which increased density and new uses are desirable and can be accommodated.

The City's adoption of the Buckley Annex GDP has already identified the areas that are appropriate for increased density and new uses. Boulevard One development will adhere to the land use(s) in the GDP.

Strategy 3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives.

Boulevard One has incorporated several housing types into the overall plan. The proposed G-RH-3 will permit one of those housing product types, single-unit dwellings.

Environmental Sustainability Chapter

Strategy 2-F Conserve land by:

- Promoting infill development within 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.

Development of Boulevard One will reduce urban sprawl by providing housing, employment and services all in proximity with one another.

Strategy 4-A Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, **providing opportunities for people to live where they work.**

Review Criteria 2. Blueprint Denver: An Integrated Land Use and Transportation Plan

Note: The following portion of this application contains excerpts and paraphrasing from Blueprint Denver.

Blueprint Denver has designated the subject property as an Area of Change with a conceptual land use designation of **Employment Area** and further categorized (page 135) as a **mixed-use district**. Blueprint Denver expects 17,000 additional jobs and 16,000 new housing units at Stapleton, Gateway and **Lowry** by 2020. One of Denver's unique characteristics is the presence of these large vacant development sites. Blueprint Denver addresses how to accommodate this growth through an analysis of Areas of Change.

This site offers the potential to create new neighborhoods that embody the best characteristics of Denver's traditional residential areas. The Blueprint Denver scenario calls for a level of local retail, services and jobs to support the needs of residents who will occupy future housing on these sites. Such a development pattern ensures that residents can find goods, services and employment **close to home and may help reduce the number and length of trips taken.**

The Areas of Change are organized into districts, residential areas, centers and corridors. In most cases, changes in these areas will occur through following adopted plans such as for downtown Denver, Stapleton, and **Lowry**, or through developing new small area plans.

***Note:** The Lowry Redevelopment Authority coordinated an extensive outreach program (See Exhibit "F") that led to the adoption of the Buckley Annex General Development Plan. The proposed map amendment is in complete conformance with that GDP.*

Numerous policies and recommendations contained in Blueprint Denver are in support of the development of the Boulevard One property. A few of these follow:

Blueprint Denver Strategies (for implementation)

- Coordinated master planning
- Urban character
- Pedestrian and transit supportive design and development standards
- Mixed land uses—retail and employment near residential neighborhoods
- Diversity of housing type, size, and cost
- Multi-modal streets
- Street grid/connectivity
- Reduce land used for parking with shared parking and structured parking
- Adequate parks and open space

As stated in Blueprint Denver, much of Denver's growth will be accommodated by infill **development on vacant land** or through redevelopment of existing sites. The proposed map amendment will meet that statement by providing the appropriate entitlement to develop a mixed-use project on a significant vacant parcel.

Review Criteria 3. Adopted Buckley Annex General Development Plan (GDP)

A General Development Plan establishes a framework for future land use and development and resulting public infrastructure. The GDP provides an opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. An **approved GDP** provides a master plan for coordinating development,

infrastructure improvements, and regulatory decisions as development proceeds within the subject area.

This General Development Plan for Boulevard One has been created within the guiding principles and framework of the 2008 Buckley Annex Redevelopment Plan. The GDP establishes 6 sub areas that each have unique development opportunities.

The subject parcel sub area is Row House Boulevard (G-RH-3 with waivers) and is described as follows:

South Residential and Row House Boulevard

Intent: The South Residential and Row House subarea(s) connect the entire neighborhood by defining Lowry Boulevard as a comfortably scaled urban row House/townhouse district. Row Houses/townhouses overlook a tree-lined boulevard where bikers, joggers and walkers pass by using the trail to and from Crestmoor Park, Lowry Parks, neighborhood retail, the community park and the surrounding neighborhood.

Land Use: Single unit attached, single unit detached

Height: Maximum 3 Stories

Urban Design:

- Build-to lines and pedestrian entrances along Lowry Boulevard

Exhibit "C":

Section "A" Description of Justifying Circumstances

The land or its surrounding environs has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area.

The Boulevard One property was the last parcel of land to be transferred by the Department of Defense to the Lowry Redevelopment Authority at the former Lowry Air Force Base. This property contained the Denver Center of the Defense Finance and Accounting Services and the Air Reserve Personnel Center. (DFAS)

The United States Air Force announced closure of the DFAS facility in 2005. The Lowry Redevelopment Authority initiated a collaborative community process to begin planning for the transition of the property from DFAS facility to an integrated neighborhood in Lowry. The LRA conducted a public redevelopment planning process in 2007 and 2008 involving several community task forces and stakeholder groups. The redevelopment plan strives to balance the needs of the community, the LRA and the City and County of Denver. The LRA will be the master

developer of the site, as it has for the rest of Lowry, and will sell land to residential and commercial developers for vertical construction.

Development of the Boulevard One property will encourage the creation of livable, vibrant neighborhoods that are defined by choices, quality amenities and a range of housing types. The Boulevard One neighborhood will provide this for people at many life stages. This sustainable neighborhood will integrate with surrounding neighborhoods, provide opportunities to replace lost jobs, and create new tax revenues for the city.

The closure of the DFAS Center and property transfer to the LRA is one of the changed conditions that justify this map amendment

Additionally, numerous other changes have occurred that justify the proposed map amendment. A few are listed as follows:

1. Of most importance is the City's adoption of the **Buckley Annex GDP** that is supportive of this zoning request and described in the section above,
2. Approval of the site as an **"Area of Change"** with a land use designation of Employment Area within "Blueprint Denver",
3. The numerous coordinated developments that have occurred at the former Air Force Base that makes this one of the most successful base closures in the nation,
4. The adoption of the 2010 Zoning Code, which provides "form-based", zoning tools to address the development goals of the City and the neighbors for infill sites,
5. The desire for individuals to live near where they work and play,
6. The site connects to five RTD urban transit lines, which conveniently connect to downtown.

The area conditions have changed significantly, providing the legal basis for this zone change request and make the proposed amendment reasonable and necessary to the promotion of the public health, safety and general welfare. The public interest for the citizens of Denver is best served by adoption of this map amendment, which will provide support for the services, amenities, employment opportunities and provide residential development necessary for positive planned growth to occur.

Section "B" Neighborhood Context and Effect of Rezoning

The proposed amendment is to provide a framework for the development of a property located

at one of the City's most important sites that reflects the goals and expectations of the approved Buckley Annex GDP (approved May of 2013) The G-RH zone district is intended for single-unit and multi-unit residential development. The G-RH-3 zone districts was adopted by City Council to respond to development parcels such as this and categorized as General Urban Neighborhood Context. The Zoning Code describes the neighborhood context of the G-RH-3 district as consisting of multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Residential uses are primarily located along local and residential arterial streets and buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation.

The effect of the proposed amendment will be immediate and positive. Zoning proposals such as this one can be the catalyst for smart growth with density where it should be and people living and shopping where they work. Development of the subject property under the guidelines of the Urban Neighborhood Context zoning will meet the expectations of the approved GDP. The addition of residential units will bring shoppers and diners to the area who for the most part will walk to their destinations.

As paraphrased from the Zoning Code, the **General Purpose** of the General Urban Context Residential zone districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of these single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard.

In addition to being in conformance with the approved GDP, the regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

As the Code states, the specific intent of the G-RH-3 is a multi unit district allowing Urban House, Detached Accessory Dwelling Unit, Duplex, Garden Court and Row House building forms. Row houses will not be taller than three stories.

Exhibit "D": Legal Description: G-RH-3South Residential and Row House Boulevard

Parcel 3
Proposed Zoning (G-RH-3)
Description

A part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

COMMENCING at the East Quarter Corner of said Section 8;
thence North 89°59'52" West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;
thence South 00°02'35" West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1st Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder's Office of said City and County of Denver;
thence North 89°59'52" West, along said southerly line of E. 1st Ave., a distance of 1093.52 feet to the centerline of proposed Oneida Ct.;
thence along said centerline of proposed Oneida Ct. the following three (3) courses:

- 1.) South 00°00'08" West a distance of 240.38 feet to a point of curve;
- 2.) along the arc of a curve to the left having a radius of 230.00 feet, a central angle of 25°55'12", an arc length of 104.05 feet and whose chord bears South 12°57'30" East a distance of 103.17 feet;
- 3.) South 25°55'07" East a distance of 107.45 feet to the **POINT OF BEGINNING**;

thence along said centerline of proposed Oneida Ct. and S. Oneida Ct. the following six (6) courses:

- 1.) South 25°55'07" East a distance of 35.24 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 7°40'29", an arc length of 133.95 feet and whose chord bears South 22°04'53" East a distance of 133.85 feet;
- 3.) South 18°14'39" East a distance of 102.50 feet;
- 4.) South 10°31'57" East a distance of 124.75 feet to a point of curve;
- 5.) along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 10°31'57", an arc length of 183.83 feet and whose chord bears South 05°15'59" East a distance of 183.57 feet;
- 6.) South 00°00'00" East a distance of 139.13 feet to the centerline of proposed Archer Pl.;

thence along said centerline of proposed E. Archer Pl. the following three (3) courses:

- 1.) North 90°00'00" West a distance of 308.38 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 22°03'36", an arc length of 76.23 feet and whose chord bears North 78°58'12" West a distance of 75.76 feet;
- 3.) North 67°56'24" West a distance of 29.67 feet;

thence South 00°00'29" West a distance of 150.60 feet to the northerly line of Bayaud Ave.;

I:\PROJECTS_INF\22241028_Lowry_Master\6.0 Projects\23187266.04512-Boulevard One Filing No. 1\6.0_Design\Survey\Zoning\Zoning Parcel 3 - Boulevard One Filing No. 1.rtf

Page 1 of 2

thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 269.34 feet;
 thence North 00°00'29" East a distance of 224.50 feet to the northerly line of proposed E. Archer Pl.;

thence along said northerly line of proposed E. Archer Pl. the following two (2) courses:

- 1.) North 89°59'31" West a distance of 194.94 feet to a point of curve;
- 2.) along the arc of a curve to the right having a radius of 168.50 feet, a central angle of 39°39'42", an arc length of 116.64 feet and whose chord bears North 70°09'40" West a distance of 114.33 feet;

thence South 39°33'30" West a distance of 29.50 feet to the centerline of proposed E. Archer Pl. and a point of non-tangent curve;

thence along said centerline of proposed E. Archer Pl. and Niagara St. the following four (4) courses:

- 1.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 50°32'10", an arc length of 174.64 feet and whose chord bears North 25°04'44" West a distance of 169.03 feet;
- 2.) North 00°11'21" East a distance of 199.95 feet to a point of curve;
- 3.) along the arc of a curve to the right having a radius of 198.00 feet, a central angle of 10°18'24", an arc length of 35.62 feet and whose chord bears North 05°20'33" East a distance of 35.57 feet;
- 4.) North 10°29'45" East a distance of 153.37 feet;

thence South 89°54'16" East a distance of 270.02 feet;

thence North 86°58'42" East a distance of 350.14 feet;

thence North 85°01'11" East a distance of 284.53 feet to the **POINT OF BEGINNING.**

Containing 678,516 square feet or 15.577 acres, more or less.

Basis of bearings: Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South, Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52" West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.

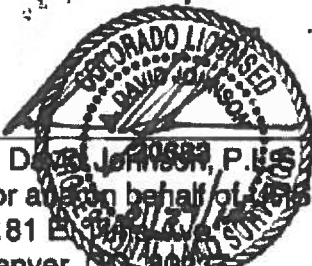
 01/27/14
 A. David Johnson, P.E. 20683
 For and on behalf of URS Corporation
 8181 E. 12th Ave.
 Denver, CO 80231
 Ph. 303.740.2600 Fax 303.694.2770



Exhibit "E": Letter of Authorization for Robert J. Gollick, Inc. to act as Representative



November 6, 2013

Robert Gollick, Inc.
Robert Gollick
President
609 S. Gaylord Street
Denver, Colorado 80209

RE: Boulevard One Zoning Submittals

Dear Bob,

Robert Gollick, Inc., is hereby authorized to act on behalf of the Lowry Redevelopment Authority for the purpose of rezoning the +/- 70 acres of Boulevard One. The site is located between Monaco Parkway on the west and S. Quebec Street to the east just south of 1st Avenue.

Respectfully,
LOWRY REDEVELOPMENT AUTHORITY


Montgomery C. Force
Executive Director

EXHIBIT "F"

Buckley Annex Redevelopment Planning
General Development Plan
Zoning (now Boulevard One)
Public Meeting Outreach
2006-2013

Date	Committee or Neighborhood Org	Place Time	# in attendance approx - does not include committee	Discussion Items
7/18/06	Homeless Assistance Providers/Public Benefit Conveyance screening workshop	DFAS Center a.m.	50	Buckley Annex closure, federally mandated screening procedures and timelines
2/12/07	BA Planning task force # 1	LRA evening	50	Informational and kick off meeting to establish goals and vision for plan
3/12/07	Combined task force # 2	LRA evening		
4/5/07	Housing task force # 1	LRA evening	15	Discussed application from Homeless Assistance Provider
4/11/07	Planning task force # 1	LRA evening	30	Discussed goals of plan
4/19/07	Combined task force # 3	LRA evening	50	Review of conceptual plan alternatives and shared perspectives on options
6/4/07	Housing task force # 2	LRA evening	25	Discussion of full housing spectrum
6/13/07	Combined task force # 4	LRA evening	75	Review updated market & transportation research; presented refined plan alternatives; alternatives reviewed and perspectives shared
6/26/07	Housing task force # 3	LRA evening	30	Continued discussions of housing spectrum and homeless assistance
7/11/07	Homeless Housing public hearing & open house	Eisenhower Chapel evening	150	Recommendations presented for 1.5 acre site for mixed income rental complex of up to 80 for-rent units.
8/1/07	Combined task force # 5 & open house	Lowry Elementary School evening	200	Introduction of redevelopment plan; information of BRAC process and planned disposition of property

8/22/07	Transportation task force # 1	LRA evening	60	Discussion of traffic studies and related impact issues
9/4/07	Transportation task force # 2	LRA evening	60	Continued research and discussion of transportation issues
9/6/07	Combined task force # 6	Machebeuf High School evening	250	Redevelopment plan reviewed; discussion of remaining challenges and plan enforcement with an undetermined developer
9/27/07	Planning/Disposition Subcommittee	evening		Redevelopment plan reviewed and impacts discussed
10/9/07	Lowry Community Advisory Committee	evening		Redevelopment plan reviewed and various elements discussed
10/10/07	Planning task force # 2	evening		Working session with task force members to reach a consensus on outstanding issues and balance opposing views
10/25/07	Planning/Disposition Subcommittee	evening		Report from 10/10 task force working session and further discussion
11/14/07	Final BA Redevelopment Plan Public Comment Meeting	Montclair Academy evening	300	Final plan presented and reviewed; public comments gathered
12/18/07	Combined Planning/Disposition & Community Advisory Committees	Eisenhower Chapel evening		Reviewed plan again with action taken to recommend submittal to AF and HUD
1/29/08	LRA Board of Directors	Eisenhower Chapel evening		Reviewed aspects of plan with action taken to submit the plan to AF and HUD
6/5/12	Lowry Community Advisory Committee	Eisenhower Chapel 5:30-7 pm	40	BA planning history, community planning process, development timeline, GDP plan process, site plan refinements Requested recommendation to submit GDP with refinements
6/13/12	Lowry United Neighborhoods	Village at Lowry 6:30-8 pm	60	BA redevelopment planning process, proposed, site plan refinements, proposed improvements to 1 st Ave, proposed berm on 1 st Ave, GDP process, DPS and projected BA student count, demo plans, development phasing
6/21/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	25	Site plan refinements Requested concurrence of CAC recommendation to submit GDP with

				refinements
6/26/12	LRA Board of Directors	Eisenhower Chapel 8-9:30 am	25	Proposed site plan refinements Resolution approved to submit the GDP with refinements
7/10/12	Lowry Community Advisory Committee	CO Free U. 5:30-7 pm	75	Overview of site plan, sustainability framework (LEED ND), Proposed refinements to 1 st Ave and berm, preliminary results of traffic study
7/19/12	Mayfair Park/Lowry West Neighborhoods	Village at Lowry 5:30-7 pm	32	BA redevelopment planning process, proposed site plan refinements, proposed improvements on 1 st Ave, proposed berm on 1 st Ave, GDP process, DPS and projected BA students
7/26/12	Planning/Disposition Subcommittee	Eisenhower Chapel 4-5:30 pm	20	DPS discussion of appropriate location of school for Mayfair Park and BA students, 1 st Ave berm, Updated Traffic Study
8/16/12	Planning/Disposition Subcommittee	Eisenhower Chapel 5-6:30 pm	30	Transportation Update, Demolition, Project Schedule Update
8/28/12	LRA Board of Directors	LRA 8:30-9:30 am	20	Sustainability Program
9/4/12	Lowry Community Advisory Committee	LRA 5:30-7 pm	25	Transportation Update, Demolition Project Schedule Update
9/20/12	Planning/Disposition Subcommittee	LRA 5-6:30 pm	15	GDP Overview and Process, Buckley Annex Transportation Plan
10/2/12	Lowry Community Advisory Committee	LRA 5:30-7:15	30	GDP Overview & Process, Buckley Annex Transportation Planning
10/18/12	Planning/Disposition Subcommittee	LRA 5-6:15 pm	15	GDP Update and CCD Comments, First Avenue Berm
10/23/12	LRA Board of Directors	LRA 8-9:30 am	25	GDP Update
11/13/12	Lowry Community Advisory Committee	LRA 5:30-7:30 pm	40	GDP update and CCD comments; First Ave berm, DPS Update; Overview of CCD zoning code
12/4/12	LRA Board of Directors	LRA 8-9:30 am	35	GDP update that CCD requested additional traffic counts; design guidelines addendum for Buckley Annex still to come; zoning suggestions to come from CCD then for public comment; DPS plan to be in place when needed
12/11/12	CCD required public meeting	Eisenhower Chapel	150	GDP review; public comment and Q/A session; open house period to look at the

		6-8:30 pm		plan and ask questions
12/18/12	Open house sponsored by Councilwoman Susman	Temple Emanuel 6:30-8 pm	100	Open house format with discussion of the various elements of the GDP at stations around the room
2/5/13	Lowry Community Advisory Committee	Eisenhower Chapel 6-7:30 pm	100	Open House format with questions/discussion at stations around the room, a public comment period, discussion among the CAC with action to recommend that the LRA Board approve the updated GDP
2/26/13	LRA Board of Directors	LRA 8:30-10 am	15	Discussion and action taken to move forward with submittal of the GDP (public comment made by 5 attendees)
3/19/13	LRA Board of Directors	LRA 8:30-10 am	4	GDP status update was given that the presentation to the Denver Planning Board was moved from 3/20/13 to 4/3/13
4/24/13	Planning/Disposition Subcommittee	LRA 5-6:15 pm	1	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex
5/7/13	Community Advisory Committee	LRA 5:30-7 pm	3	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex (public comment made from 1 attendee)
5/21/14	LRA Board of Directors	LRA 8-10:00 am	0	Educational discussion on CCD zoning code and proposed zoning for Buckley Annex
6/20/13	Planning/Disposition Subcommittee	LRA 5-6:30 pm	1	Action taken to recommend the approval of the proposed zone districts (public comment was answered in the discussion prior to action taken)
7/9/13	Community Advisory Committee	LRA 5:30-7 pm	0	Action taken to recommend that the LRA Board approve the proposed zone districts
7/23/13	LRA Board of Directors	8-10:00 am	9	Resolution passed to submit a zoning application for the proposed 5 districts with conditions for Buckley Annex (5 public comments given)
8/27/13	LRA Board of Directors	8-9:00 am	6	Zoning update that additional meetings will be done with Registered Neighborhood Organizations (RNOs) (5 public comments given)
8/27/13	Mayfair Park RNO	LRA 6-7:30 pm	10	Overview of zoning; discussed 1 st Ave.; price points & lot sizes; alleys opening to 1 st Ave.; choice of Urban rather than Urban Edge
9/3/13	Community Advisory Committee	LRA 5:30-7:00 pm	0	Zoning update for proposed LRA parking standards added as a condition to the

				zoning submittal pursuant to direction from the LRA Board; Park Heights neighbors have voiced concerns about the location of the DHA site and 10' setbacks
9/10/13	Crestmoor Park/CRL	LRA 4-6:00 pm		
9/13/13	Crestmoor/CCD Traffic		8	1 st Ave. & traffic patterns through Crestmoor
9/18/13	Lowry United Neighbors RNO	Village at Lowry 6:30-8 pm	30	Overview of zoning; pedestrian connection with Park Heights; DHA site location; rear setbacks adjacent to Park Heights; accessory dwelling units
9/19/13	Planning/Disposition Subcommittee	LRA 5-6:00 pm	5	Action taken to recommend modifications to the proposed zoning with 1) relocate DHA site to the west; 2) remove the option for accessory dwelling unit from U-SU-B1 district; 3) change rear setback to 20' because there is no alley nor rear-loaded garages in the U-SU-B district (public comments were taken during the discussion with the subcommittee members regarding action taken)
10/1/13	Community Advisory Committee	LRA 5:30-7pm	5	Action taken to accept the modifications to proposed zoning with 1) relocation of DHA site; 2) eliminate alleys in U-SU-B1 district; 3) eliminate accessory dwelling units in U-SU-B1; and 4) eliminate accessory dwelling units in U-SU-A1 (3 public comments were given)
10/2/13	Crestmoor I and II RNOs	Crestmoor II private residence 6-7:30 pm	7	Building heights; density; transportation
10/14/13	CCD Traffic/Mayfair Park/Crestmoor	LRA 4-5:30 pm	6	Discussed 1 st Ave.
10/22/13	LRA Board of Directors	LRA	1	Discussed modifications to previously presented zoning recommendations 1) DHA relocation to the west with townhomes east of them and extending single family on the southern edge by an addition 2-3 lots; 2) eliminate accessory dwelling units for districts U-SU-A and U-SU-; 3) no alleys on the southern edge so rear setback set at 20 feet; adding a condition for parking

				standards that reflect what has been used at Lowry from the old zone code and also having the LDRC examine and ask for more parking on a case by case basis for each project. The Board approved a resolution to move forward with the zoning submittal as presented with these modifications
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