


Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Bayaud Development I, LLC	Representative Name	
Address	400 S. Broadway	Address	
City, State, Zip	Denver, CO 80209	City, State, Zip	
Telephone	303.941.8112	Telephone	
Email	sleger@uniqueprop.com	Email	
<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> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	1570, 1580, 1586, 1596 W. Bayaud Avenue, Denver, CO 80223		
Assessor's Parcel Numbers:	05094-02-004-000, 05094-02-017-000, 05094-02-018-000, 05094-02-027-000		
Area in Acres or Square Feet:	21,775 SF .50 Acres (Total All Parcels)		
Current Zone District(s):	PUD 275		
PROPOSAL			
Proposed Zone District:	E-TU-B		

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria</p> <p>DZC Sec. 12.4.10.7</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. 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 Rezonings: The proposal must comply with both of the additional review criteria</p> <p>DZC Sec. 12.4.10.8</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"/> 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. 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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	
Exhibit A- Legal Description	

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	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	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Sam Leger	400 S. Broadway Denver, CO 80209 303.941.8112 sleger@uniqueprop.com	100%		07/30/20	B	Yes

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

Statement of Authority

1. This Statement of Authority relates to an entity named: Bayaud Development 1, LLC
2. The Type of entity is a limited liability company.
3. The entity is formed under the laws of the State of Colorado.
4. The current mailing address for the entity is:

303 S Broadway Ste 200-350

Denver, CO 80209

5. The name and position of each person authorized to execute instruments conveying, encumbering and otherwise affecting title to real property on behalf of the entity is:

Samuel Leger, Manager

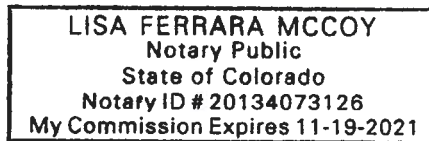
6. The authority of the foregoing persons to bind the entity is not limited.
7. This statement of authority is executed on behalf of the entity pursuant to the provisions of Sections 38-30-108.5 and 38-30-172, C.R.S.
8. This statement of authority amends and supersedes in all respects any prior statement of authority executed on behalf of the Entity.

Executed on September 23rd, 2020.

Bayaud Development 1, LLC a Colorado Limited Liability Company

By: _____

Samuel Leger



SPECIAL WARRANTY DEED

State Doc Fee: \$34.50

THIS DEED is dated the 31st day of March, 2020, and is made between (whether one, or more than one),

CHASE PROPERTIES DEVELOPMENT I, L.L.C., a Colorado limited liability company

the "Grantor" of the County of Jefferson and State of Colorado and

Bayaud Development, LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee", whose legal address is c/o Merger Property Management, 303 S. Broadway #200-350, Denver, CO 80209 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street address as: 1570 - 1596 West Bayaud Avenue, Denver, CO 80223

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

See Exhibit "B" attached hereto and made a part hereof

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.


CHASE PROPERTIES DEVELOPMENT I, L.L.C., a Colorado limited liability company

By: 
David Chase, Manager

State of Colorado
County of Denver

The foregoing instrument was acknowledged before me this 31st day of March, 2020 by David Chase as Manager of CHASE PROPERTIES DEVELOPMENT I, L.L.C., a Colorado limited liability company.

Witness my hand and official seal.


Notary Public
My commission expires:

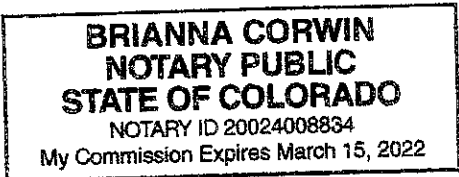


Exhibit A

LEGAL DESCRIPTION ALL LOTS

1570 W. BAYAUD AVENUE, DENVER, CO 80223

LEGAL DESCRIPTION: LOT 18 & THE EAST 23.2 FEET OF LOT 19 BLOCK 1 VALVERDE

Schedule # 05094-02-004-000

1580 W. BAYAUD AVENUE, DENVER, CO 80223

LEGAL DESCRIPTION: WEST 1.8 FEET OF LOT 19 ALL OF LOT 20 & EAST 20 FEET OF LOT 21
BLOCK 1 VALVERDE

Schedule # 05094-02-017-000

1586 W. BAYAUD AVENUE, DENVER, CO 80223

LEGAL DESCRIPTION: THE WEST 5 FEET OF LOT 21 LOT 22 & THE EAST 10 FEET OF LOT 23
BLOCK 1 VALVERDE

Parcel # 05094-02-018-000

1596 W. BAYAUD AVENUE, DENVER, CO 80223

LEGAL DESCRIPTION: LOT 24 & WEST 15 FEET OF LOT 23 BLOCK 1 VALVERDE EXCEPT
THAT POINT LOT 24 BEGINNING NORTHWEST CORNER THE 8.21 FEET THENCE
SOUTHWESTERLY TO POINT ON WEST LEFT 1 SAID LOT 11.71 FEET SOUTH OF
NORTHWEST CORNER SAID LEFT THENCE NORTH TO POINT OF BEGINNING

Parcel # 05094-02-027-000

Bayaud Development Narrative August 31st, 2020

Executive Summary- Why we are requesting rezoning from PUD275 to E-TU-B:

The vacant land requesting to be re-zoned is located 1570-1596 W. Bayaud Ave., Denver, CO. The PUD 275 zoning creates extraordinary challenges in developing this parcel. The current PUD275 was placed on the Lot/Property 1989. The hardship is the updated building and zoning codes that are now required do not adhere to the PUD 275 that was put in place in 1989. The PUD 275 zoning allows for a building of specific size and parking/landscape requirements. These requirements outlined in the PUD 275 zoning do not meet current city requirements for parking, size, driveway widths, 5' sidewalks, tree lawns, setbacks, curb cuts and others. Simply put, a rezone is required to develop this property. Challenges for these sites include:

- This site is currently zoned PUD275 which is not developable as proposed in the PUD 275 requirements based on our Conceptual Review Meeting with the City.
- The site has never been developed
- Zoning codes have changed with does not allow us to develop site under the PUD275 plans. The codes changes prohibiting the PUD275 Development are:
 - ROW Dedication of a 5' tree lawn and detached 5' sidewalk including ADA ramps on Bayaud and Tejon. These dedications make the parking and driveway widths not meet current standards.
 - Removal of Curb Cut on Bayaud (to close to stop sign) This would inhibit access to the proposed PUD 275 Building.
 - Disturbed area is over .5 Acres, which would now require water detention on site. There is currently no area to conduct this, given its smaller parcel size and limited area.
 - New requirements for the 100 Year Flood Plain heights of building finished floor would require new ADA ramps up to the building floor height, further eliminating the drive way and parking areas and making them unusable, again not meeting current standards.

In addition, during the significant public outreach to Valverde Association and meeting with District 7 city council representative Jolon Clark and other interested parties it has been made clear that all interested parties would like to see a residential development on this site. Developing the site is of utter importance given its location at Bayaud and Tejon and the buffer it creates between the Industrial and Residential areas of the neighborhood. The interested parties have made it very clear they would like sidewalks installed to incorporate the neighborhood, so the area is safer than currently composed. Currently there are no sidewalks on the site, requiring people to walk in the streets of Tejon and Bayaud to cross the property.

The increased zoning density and change to residential E-TU-B zoning will allow for these goals to be met while adding approximately 8 residences to the area that would give housing to the workforce.

Justifying Circumstances -- Adherence to Review Criteria

The nature of the proposed zone map amendment is to permit the redevelopment of several parcels of vacant land (21,770 sq. ft.) addressed as 1570-1596 W. Bayaud Avenue, Denver, CO. The property is located on the corner of S. Tejon Street and W. Bayaud Avenue directly across from the West Bar Val Wood Park.

The parcel is undeveloped vacant land and is currently not developable with the current zoning code requirements under the PUD275 zoning. This long-standing lack of development is a clear indicator that there is a need to revise the current PUD275 zoning so the site can be developed into something that adds value to the neighborhood

This zone map amendment request is one zone district, E-TU-B which would allow for up to two units on a minimum zone lot area of 4,500 square feet. This would create 4 lots of approximately 4,500 SF, allowing for 8 total residences. The allowed building forms are the Urban Edge Context, detached accessory dwelling unit, duplex and tandem house.

The effect of the proposed amendment will allow the redevelopment of underutilized property and allow for a dynamic high-quality project and additional housing for the Valverde Neighborhood. Additionally, the rezoning and development of this parcel is an opportunity to provide and pursue a voluntary work force housing development. There are several inherent sites constraints that make viable development under the current zoning classification on these sites effectively impossible, as evidenced by the parcels left undeveloped.

Select Legal Basis for Rezoning Request

Key Development Documents

- ◆ Comprehensive Plan 2040
- ◆ Blueprint Denver
- ◆ Denver Zoning Code
- ◆ Valverde Neighborhood Plan and Support

Comprehensive Plan 2040

This application meets the goals stated in Denver's Comprehensive Plan 2040, Specifically:

Vision Element 1:

The proposed rezoning supports the goal of Denver being an equitable, inclusive community with a high quality of life for all residents regardless of income level, race, ethnicity, gender, ability, or age. The applicant is planning to provide 8 new workforce housing residences with the rezone to E-TU-B.

Vision Element 2:

The proposed rezoning supports the goal of Denver's neighborhoods being complete, unique, and reflective of our city's diverse history. The site has been vacant or completely undeveloped for a significant period. Investment into these sites will strengthen the neighborhoods and offer unique opportunities through high quality and creative placemaking and urban design and architecture, as well as improved rights of way and landscape to connect this parcel and make the rest of the neighborhood walkable. The Applicant has also spent over 8 months of significant public outreach, encouraging citizens to be involved and collaborate in city government. The improved Rights of Way will increase neighborhood safety.

Vision Element 3:

The rezoning and proposed development will support Denver being connected by safe, high-quality, and utilizing multi-modal transportation options. The development will highly encourage use of multimodal transportation by providing a safer, more pedestrian friendly environment. The development project will include bicycle parking and scooter parking amenities.

Vision Element 4:

The rezoning will support Denver as a global city with a robust economy that reflects the diversity of our community. The resulting development will contribute to the growing economy by providing design and construction jobs, as well as help grow Denver's local business community. It will also help in providing workforce housing that is drastically needed in the City of Denver.

Vision Element 5:

The rezoning will support Denver as a thriving, sustainable city connected to nature and resilient to climate change. The Rezone will allow connectivity to the West Bar Val Wood Park encouraging its use and function. The development will be designed to be sustainable achieving Well Building status as is economically feasible. The development will embrace utilizing the City 's green infrastructure – and have ample outdoor spaces for its residences.

Vision Element 6:

The rezoning will contribute to Denver being a city of safe, accessible, and healthy communities. The development will help create a safe, enhanced environment that supports physical activity by significant improvement to the pedestrian environment and landscape.

Environmentally Resilient - Goal 8 - Strategies A, B, and C

The rezoning supports strategies A,B, and C by promoting infill development where infrastructure and services are already in place; by encouraging communities where residents can live and play in their own neighborhoods; and focus growth along transit stations along high capacity transit corridors. These factors would also bring the added benefit of promoting multi modal transportation, possibly reducing greenhouse gas emissions.

Blueprint Denver

The following analysis is organized through the categories listed under the Applying Blueprint Denver to Rezoning's' section on page 66-67.

Neighborhood Context

1570-1596 W. Bayaud Avenue site is characterized as low-medium residential place types within the General Urban context. Residential Areas within the General Urban context are described as areas where the primarily use is residential. Although they are primarily residential, they are supported by variety of embedded uses needed for a complete neighborhood. Limited neighborhood serving commercial can be found, particularly at intersections. This site is unique as it does neighbor industrial sites. Given the location at the intersection of Bayaud and Tejon we feel these are appropriate areas to provide residential zoning to E-TU-B as described by BluePrint Denver.

Place

The Future Places map identifies these sites as low residential. Specific height guidance is not given in this future place designation. Blueprint Denver does not provide specific height guidance, but rather provides a general sense of scale for the various place types. While 3 stories would likely be the upper limit of a low residential zone district, factors to be considered relative to these sites include:

- Guidance from a current small area plan
- Surrounding context
- Furthering Valverde plan goals for community benefit
- Furthering urban design goals

Furthering plan goals for community benefit: the specified #1 goal of Blueprint Denver is to Serve all Denver residents with a diverse range of affordable housing options. The impact of this commitment is enhanced as the housing will be in one of the most underdeveloped areas of Denver.

The development will help ensure all Denver residents have safe, convenient and affordable access to basic services. It will also help 'develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit' through the implementation of traffic calming measures and detached sidewalks.

Street Type

Street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development. This includes: Street types map and Street types descriptions.

W. Bayaud Avenue.

Tejon Street

Plan Policies and Strategies

Several policy recommendations are met as a part of this rezoning.

Land use and Built Form Policy 2: Incentivize or require efficient development of land, especially in transit rich areas. While these are not transit rich sites, one strategy identified for incentivizing redevelopment is to allow increased density in exchange for desired outcomes, such as workforce housing.

Land use and Built Form Policy 4: Ensure equitable planning processes and include underrepresented residents in plans and plan implementation. The community outreach portion of this rezoning started in early 2020 and since that time the applicant and project team have had over 5 zoom meeting with neighborhood association. The Valverde neighborhood association has expressed their support in redevelopment of this site.

Housing Policy 6: ‘Increase the development of affordable housing and mixed income housing’. This site amendment adds 8 residences to the area.

Mobility Policy 1: The multimodal transportation elements to connect people to the places where they, live work, and play. This rezoning enables redevelopment that will provide infrastructure and improvements. On all streets, prioritize people walking and rolling over other modes of transportation.

Quality-of-Life Infrastructure Policy: The parks, open spaces, trees, plants, natural features, recreation opportunities and centers, libraries, art and dynamic civic and social spaces Protect and expand Denver's tree canopy on both public and private property. Preserve and rehabilitate Denver's designated parkways and boulevards.

Valverde Neighborhood Plan (West Planning Area)

Reference to Valverde Neighborhood Plan dated May 1991.

Valverde is a neighborhood rich in history and tradition located on Denver’s near westside. The preferred future of Valverde is to reclaim its namesake of a “green valley”, and to improve the over-all quality of life among those who will live and work together in an attractive, safe, workable environment. Valverde will have reassumed its rightful place within the city as a neighborhood that is known for its identity and valued for its varied resources and contributions. The future of Valverde will emphasize the various quality of life elements that will continue to make the neighborhood a desirable and attractive place to live and work.

Valverde’s predominant land use is industrial. There are 201 acres zoned for industrial uses, 41% of the net land use of the neighborhood. The industrial and commercial areas provide substantial and accessible employment opportunities.

Vacant Land – Valverde has 55 acres of vacant land, down from 74 in 1981. Of this total, 8 acres are zoned industrial. Denver’s Comprehensive Plan encourages the complete development of vacant land and stresses that development should be compatible with adjacent land uses and be undertaken only after close consultation with affected residents and property owners. This plan recommends that housing be development on a prominent vacant industrially zoned site at Bayaud and Tejon.

West Planning Area

The West Planning area is made up of these six neighborhoods: Barnum, Barnum West, Sun Valley, Valverde, Villa Park and West Colfax. The area was selected to lead Phase II of the Neighborhood Planning

Initiative because it has some of the oldest neighborhood plans and has experienced rapidly increasing housing costs. There are also several important city-led efforts underway in the area. There are also several important city led efforts underway in the area, including Elevate Denver pedestrian safety improvements for Federal Boulevard and West Colfax Avenue, ongoing construction of Paco Sanchez, the Stadium Master Plan, Meow Wolf, and early phase construction on the Sun Valley Eco District.

Health, Safety and Welfare

The proposed rezoning and map amendment will improve the Public Health, Safety and Welfare in the City by providing the framework for re-investment in currently under-utilized properties in alignment with the pertinent adopted plans for the area. Enhanced Pedestrian connectivity to healthy activities including use of West Bar Val Wood Park as well as improved walkability of the neighborhood.

The Specific Improvements for Health, Safety and Welfare include:

- 1) Increased and improved connectivity to sidewalk and bike lane networks
- 2) Improved access and safety for RTD bus line patrons on Tejon/Bayaud
- 3) Improved traffic safety at the Tejon/Bayaud intersection and improved pedestrian crossing opportunities.

Denver Zoning Code

The Denver zoning code provides direction regarding higher density residential neighborhoods within the character of the General Urban Edge Context. This property is within the Urban Edge Context. E-TU-B is Two Unit B. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

Two Unit B (E-TU-B)

E-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms that are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

Project Outreach Meetings

The applicant (Bayaud Development I, LLC) has engaged in community outreach over the past 6 months by way of informing neighbors, City Council representatives, and city staff of its intent to rezone the property, and providing information comparing the existing and proposed zoning classifications. Specific project meetings are listed below in chronological order:

February 19, 2020	Planning & Development Meeting with City (Stephen Wilson)
March 16, 2020	Pre-Application Meeting with Zoning Department (Valeria Herrera)
April 13, 2020	Meeting with Councilman Jolon Clark (District 7)
April 28, 2020	First Meeting with Valverde Association
May 21, 2020	Pre-Application Follow-up (Valeria Herrera)
May 26, 2020	Pre-Application Follow-up (Valeria Herrera)
June 9, 2020	Parcel Analysis with Zoning Department (Valeria Herrera)
June 10, 2020	Valverde Association Meeting

June 17, 2020

Follow-Up w/Zoning Department (Valeria Herrera)

August 3rd, 2020

Letter of Support from Valverde Neighborhood Association Received

Bayaud Development I, LLC has continued to meet with and reach out to and meet with neighbors and their respective RNO's for the duration of the rezoning process.

Conclusion

We hope this analysis proved helpful in the City's review of the proposed rezoning to E-TU-B. As I presented in detail above, the proposal satisfies all of the criteria of the Denver Zoning Code. Blueprint Denver, and the Valverde Area Plan. Therefore, we respectfully request that the City approves the rezoning request.

Sincerely,

Bayaud Development I, LLC



Sam Leger

August 3, 2020

Bayaud Development 1, LLC
1570 – 1596 W. Bayaud Avenue
Denver, CO 80223

Bayaud Development 1, LLC,

On behalf of the Valverde community, the Registered Neighborhood Organization would like to thank you for your interest in redeveloping the lots at 1570 – 1596 West Bayaud Avenue. We appreciate all the time and effort it takes to go through such a process and understand that you are doing your best to create a great project in our community.

We have done our due diligence and have spoken to the parties involved and have decided that **we are in favor of the rezoning of the parcels to a residential zone district. We trust that the zoning board will make the best decision and we will fully support whichever zone district they choose.** The existing PUD allows for a possible industrial development that is not conducive to a comfortable and safe community. There is an opportunity at this site to have a project that can pull together the existing residential properties, the West Bar Val Wood Park and provide a safer experience for people using the bike lane on West Bayaud Avenue. Furthermore, the rezoning of these lots to residential would be in keeping with the Blueprint Denver and Denver West Area Plans, as well as the Valverde Neighborhood Plan.

In our previous conversations, we have shared that the Valverde community would like to ensure input regarding mass, scale and architectural detail of the proposed residences. We realize that Valverde does not have an existing design review board, but it is something we look forward to partnering with the City to implement this in our community.

If you have any additional questions, please email us at valverdeneighborhood@gmail.com.

We appreciate your partnership now and in the future,

Valverde Neighborhood Association Board



Jamie Vigil

Subject: Zoom meeting between CM Clark and Jamie, Sam
Start: Tue 4/14/2020 1:00 PM
End: Tue 4/14/2020 1:30 PM
Recurrence: (none)
Meeting Status: Accepted
Organizer: Clark, Jolon M. - CC President Denver City Council

Anita Banuelos is inviting you to a scheduled Zoom meeting.

Topic: 1570-1596 W. Bayaud Ave. _Development Project
Time: Apr 14, 2020 01:00 PM Mountain Time (US and Canada)

Join Zoom Meeting
<https://zoom.us/j/92573026460?pwd=SHFNU0Z0K3pSV1JWSVRKeW0wTVRNQT09>

Meeting ID: 925 7302 6460
Password: 2bQmA9

Review Criteria: Uniformity of District Regulations; Consistency with Neighborhood Context, Zone District Purpose and Intent

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -B, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-RH-2.5, E-MU-2.5)

4.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.
- C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.
- D. 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.

- 1. **Two Unit B (E-TU-B)**
E-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.
- 2. **Two Unit C (E-TU-C)**
E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.
- A. **Single Unit A (E-SU-A)**
E-SU-A is a single unit district allowing only urban houses with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Urban Edge Neighborhood Context.

Urban Edge (E-) Neighborhood Context Zone Districts	Building Forms										No Maximum		
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Services	Drive Thru		Restaurant	General
Max Number of Primary Structures Per Zone Lot	1	1	1	2	2								
RESIDENTIAL ZONE DISTRICTS													
E-SU A, -B, -D													
E-SU-D1													
E-SU-Dx, -G													
F-G1-D1x, -G1													
Two Unit (TU)													
E-RH-2.5													
E-MU-2.5													
COMMERCIAL/MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)													
E-RX-3, -5													
Commercial Corridor (CC)													
E-CC-3, -3A													
Mixed Use (MX)													
E-MX-2, -2A, 3, 3A													
Main Street (MS)													
E-MS-2, -3, -5													

■ = Allowed □ = Not Allowed subject to geographic limitations *See Section 1.2.3.5 for exceptions



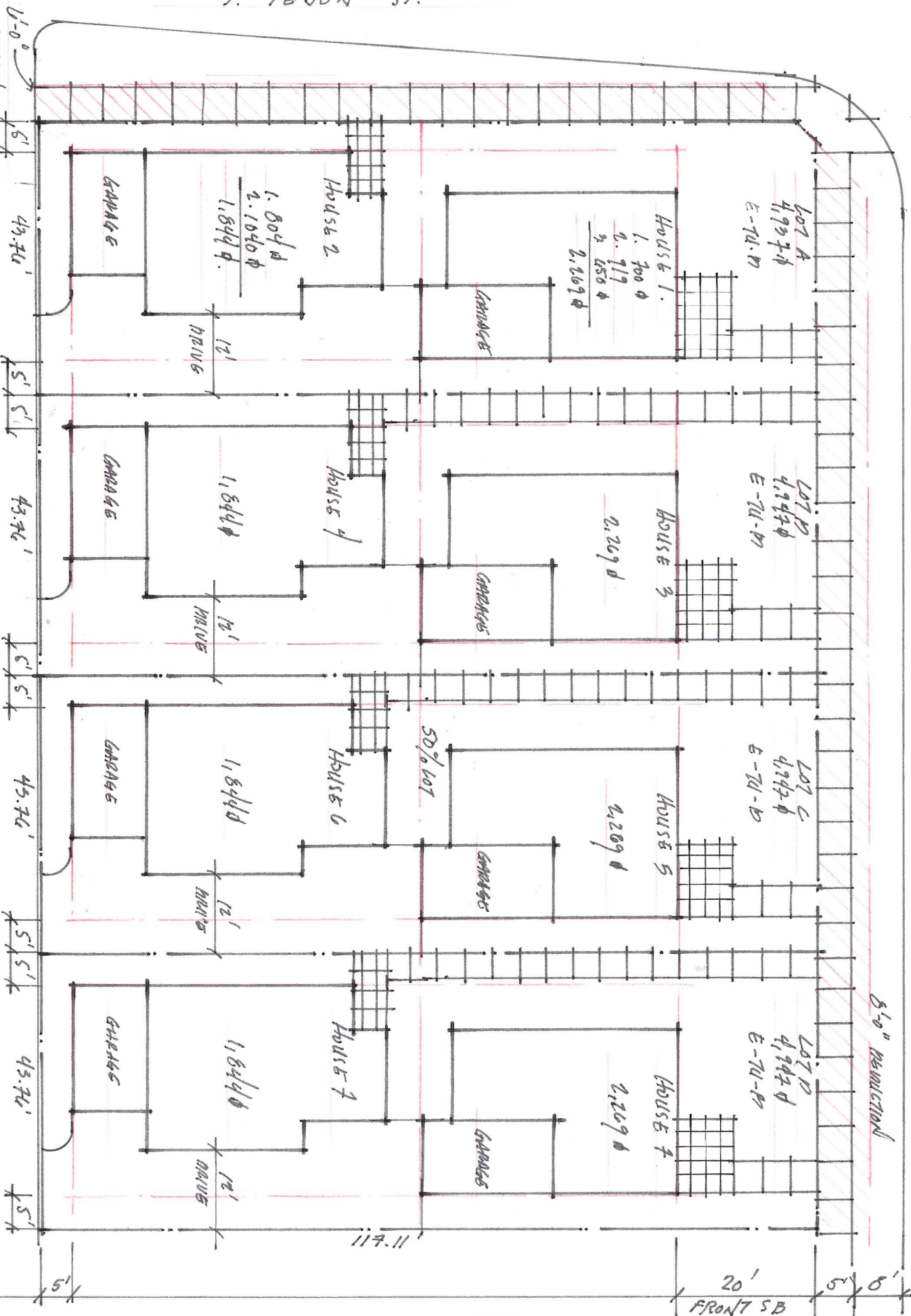
DENVER
THE MILE HIGH CITY

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S. TEJON ST.

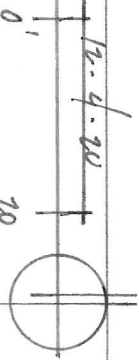
PARADISE AVE

RENUCLATION



1570-1590 W. PARADISE TANKING HOUSE

12' ALLEY



FRONT SB