



Zone Map Amendment (Rezoning) - Application

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	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Chestnut Denver, Inc	Representative Name	Jarred Britz
Address	2020 17th Street	Address	414 14th St Suite 150
City, State, Zip	Denver, CO 80202	City, State, Zip	Denver, Co 80202
Telephone	3035756400	Telephone	7209261344
Email	jordan.kind@hines.com	Email	jarred@s1permits.com
*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):	1691 Chestnut		
Assessor's Parcel Numbers:	02332-26-008-000		
Area in Acres or Square Feet:	40,802 Sq Ft		
Current Zone District(s):	PUD 531		
PROPOSAL			
Proposed Zone District:	C-MX-20		
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 checked="" 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 checked="" type="checkbox"/> Yes - if yes, state date and method <u>01/12/2024 Via Email</u> <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 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 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): Downtown Are Plan</p>
<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 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>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 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="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 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>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 is document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.



REZONING GUIDE

Rezoning Application Page 4 of 4

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 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, (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>	01/12/20	(A)	YES
Chestnut Denver, Inc. C/O Invesco Real Estate	1681 Chestnut Place Denver, CO 80202	100%	<i>Jordan Kind</i> Jordan Kind, Authorized Signatory on behalf of Hines Holdings, Inc., general partner of Hines Interest Limited Partnership, in its capacity as the authorized agent for Chestnut Denver, Inc.	6/7/24	(a)	YES
						YES
						YES
						YES

1681 CHESTNUT PL

Owner	CHESTNUT DENVER INC 2001 ROSS AVE STE3400 DALLAS, TX 75201-2966
Schedule Number	02332-26-008-000
Legal Description	THE COMMONS SUB FLG #5 BLK 2 & VAC CHESTNUT PL ADJ DIF ORD#2006-0832 EXC PT BLK 2 DIF REC# 2008030814 RCD 03/06/08 DAFBEG WESTERN MOST PART BLK 2 TH N26.5714E 352.01FT S44.5742E124.56FT S44.1802W 334.49FT N45.2424W 19.6FT TO POB 7 EXC PTS33 3S 68W COM NE/4 S33 TH S84.1036W 1853.86FT TPOB COMMERCIAL-OFFICE
Property Type	COMMERCIAL-OFFICE
Tax District	446C

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	433920
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	2016	Basement/Finish:	0/0
Lot Size:	40,802	Zoned As:	PUD

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$14,280,700	\$3,975,950 \$0
Improvements		\$210,212,900	\$58,649,400
Total		\$224,493,600	\$62,625,350

Prior Year			
	Actual	Assessed	Exempt
Land		\$14,280,700	\$3,975,950 \$0
Improvements		\$210,212,900	\$58,649,400
Total		\$224,493,600	\$62,625,350

Real Estates Property Taxes for current tax year

System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **96.486** *

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/15/2024		
Original Tax Levy	\$3,021,234.77	\$3,021,234.77	\$6,042,469.54
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$3,021,234.77	\$0.00	\$3,021,234.77
Due	\$0.00	\$3,021,234.77	\$3,021,234.77

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$6,705,017.50**

Assessed Value for the current tax year

Assessed Land	\$3,975,950.00	Assessed Improvements	\$58,649,400.00
Exemption	\$0.00	Total Assessed Value	\$62,625,350.00

Hines

July 8th, 2024

VIA Electronic Mail

City of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Union Station Rezoning Project at **1691 Chestnut**

To Whom It May Concern:

Notice is hereby given that Jordan Kind, Property Manager, is authorized to sign on behalf of the corporate entity, Chestnut Denver, Inc., solely for the purpose of the 1691 Chestnut rezoning application.

Please reach out if you need additional information or have any questions.

Sincerely,

Chestnut Denver, Inc.
By its Manager, Hines Southwest LLC

Jordan Kind

Jordan Kind
Property Manager

Chestnut Denver, Inc.
By its Owner, Invesco Real Estate
A Florida Corporation

DocuSigned by:
Chris Cleghorn
CFDE46628DC4D2...

Chris Cleghorn
Managing Director, Regional Investment Manager

2020 17th Street
Denver, Colorado 80202
P 303.575.6400

Hines

June 27, 2024

VIA Electronic Mail

City of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

RE: Union Station Rezoning Project at **1691 Chestnut**

To Whom It May Concern:

Notice is hereby given that Jordan Kind, as the authorized signature of Chestnut Denver, Inc., authorizes Jarred Britz, Project Manager II at Service First Permits, to represent the ownership and submit documents on Jordan Kind's behalf with her signature.

Please reach out if you need additional information or have any questions.

Sincerely,

Chestnut Denver, Inc.
By its Manager, Hines Southwest LLC



Jordan Kind
Property Manager

Chestnut Denver, Inc.
By its Consultant, Service First Permits

DocuSigned by:

FDE6122C84384E4...

Jarred Britz
Project Manager II

2020 17th Street
Denver, Colorado 80202
P 303.575.6400



Project Name: 16 Chestnut

Narrative

Project Number: 24-120-006

Location: 1691 Chestnut St.

Overview:

The purpose of this narrative is to discuss the rezoning of the property named 16 Chestnut from PUD 531 to a new zone district. The purpose of this rezoning is to give the building owner and managing entity more options for providing services in the lease for retail spaces at street level. This will allow the street to be more activated and more jobs to be provided. This will offer more services to both residents and workers who are present in this area of the downtown center. Please see below descriptions and further documentation of how this will contribute to the following plans for this specific neighborhood as well as the city of Denver as a whole.

Comprehensive Plan 2040

This plan is to encompass overall goals of the city for the future and maps out ways it can improve the lives of residents of this city while paying attention to the specific details of the place and what makes the city special. Within the section 'Strong and Authentic Neighborhoods', there maps out some goals and strategies which particularly relate to the rezoning issue of this project.

Goal 1, Strategy B states "Ensure neighborhoods offer a mix of housing types and services for a diverse population". This project will meet this goal strategy by providing more different types of retail services at the ground level retail spaces.

Goal 4, Strategy A states "Grow and support neighborhood-serving businesses". Because the businesses that are allowed under the previous PUD are restricted and the rezoning goal is to increase the types of businesses that provide much needed services to the neighboring population, this would be achieved with the rezoning of this property and meet this goal strategy.

The rest of the structure, which offers above and below ground off street parking, class A office space, amenities for tenants, and street activating retail leasable space is also an asset and fits well into the neighborhood fabric and goals mapped out in this plan.

Blueprint Denver

The site for this building is in the Downtown area which has the densest and most active streets, employs large amounts of people, and consists of high concentrations of street activation and local businesses. The rezoning of this property would contribute to all these intentions set forth in this plan.

The property also exists in an area designated as a "Regional Center", which contains a mix of office, commercial, and residential. This area, being so eclectic with its

services and uses, provides a deep and diverse customer draw. It also has varying activity levels by time of day. In the section describing characteristics of Regional Centers, the description states that these areas typically revolve around some type of shared space or amenity and draws peoples from outside the neighborhood as well as serving residents in the neighborhood.

Per the Neighborhood Context Map provided in Chapter 4, the description of downtown works well with the function and design of this building. The “downtown” area provides “the greatest level of multimodal connectivity with the greatest access to high-capacity transit.” This project provides even more options for services that are walkable and activated street front retail services as well as flexible and hardscaped plazas outside for the public to enjoy.

C-MX-20 designation is the best choice for this property. 16 Chestnut is in the “Urban Center” and does not qualify for the downtown/LoDo designation because that includes historic preservation requirements (i.e., Union Station and Larimer Square).

C-MX-20 allows for mixed use for buildings up to 20 stories. The other zoning designations for this area are capped at 16 floors or less, and this building is 19 floors.

In addition, the Downtown zone districts are geographically specific, and the city has not created a zone district for the area around Union Station. Therefore, the C districts are the closest to the downtown context.

Uniformity of District Regulations

The rezoning request will result in uniformity of district regulations through application of a standard zone district.

Further Public Health, Safety, and Welfare

We believe zoning is appropriate for the neighborhood as there are many residential neighboring buildings with tenants who have pets. In addition, we are filling our vacant retail space which adds vibrancy and safety to the neighborhood and community.

Justifying Circumstance

The City adopted the Denver Zoning Codes, and the property is governed by for er Chapter 59.

Downtown Area Plan (2007)

The goal of this Plan is to revitalize and engage with the community, and a great way to start down that path is by engaging with the local neighborhood with a variety of services and businesses that are needed within an urban fabric.

Per section A3. A Comprehensive Retail Strategy, the goal is established to bring back retail and service items that improve the economic vitality of the area. This meets the

intent of expanding residential, workforce and visitor customer base by allowing the building to offer a diverse range of options and activities to those who live and work in the area.

The area around Denver Union Station is slotted as an area where the retail clusters should be reinforced. Part of this strategy and plan is to create a plan to promote downtown retail goods and services to in-place markets, including residents, workers, visitors, and students. Also, eliminating parking requirements where appropriate, this allows more flexibility for this building to serve the greater community with more retail opportunities. The plan sets forth to encourage all types of retail and aims to encourage clusters of retail areas with commercial services to take on distinct retail identities to improve the health and vibrancy of downtown commercial areas.

Central Platte Valley Comprehensive Plan (1991)

This project is in the Central Platte Valley area designated as “The Commons”. This area is part of an older development plan which encompasses an overall and very natural vision centered around the Platte River and surrounding valley.

Stated in Goal 1.4 “Encourage a mix of commercial development which will: create new jobs, generate direct and indirect tax revenue, attract new Downtown residents, and provide new amenities”. The rezoning of this building meets these set intentions by providing the space for a more diverse assortment of retail and commercial services in this Central Platte Valley designated area per this plan.

The keyed maps for planned development in this same area show a mix of low-rise structures, open space and general mixed use for office, retail, housing, entertainment, and hotel. Light industrial is not allowed in this area. While the original intent of this area may have looked a little scaled down, the overall intent to continue the vibrant downtown urban fabric of this area has been maintained through the Planned Unit Developments and other general urban planning.

In another keyed master planning map found in this plan, you can see that there was a preferred low rise structure intent, which was not followed when future planning and construction of this area took place. This is a further reason why the building fits into the current urban fabric and shouldn't be held to some of the original intentions that were part of this document.

Conclusion

To wrap up this argument, the team feels that this building and its various uses, amenities and services could greatly serve the community and enhance the eclectic vibrancy of the downtown area with this rezoning effort. We have referenced various master plans and visioning documents for this area and see how this would fit into all these and work to benefit the people who work and live downtown.

Hines

Public Engagement Outline

- Inter-Neighborhood Cooperation (INC) – Keith Meyer, 1/17/24
- Strong Denver – they are also a city-wide RNO – John Inzina, 1/17/24
- Riverfront Park Association – Jordan Kincaid, 1/17/24
- Lower Downtown Neighborhood Association – Jerry Orton, 1/17/24
- LoDo District Inc – Richard Farley, 1/17/24
- Hines – 1601 Wewatta (adjacent building) – Lindsay Belluomo 1/3/24

From: [Alexander, Sam - CC City Council Aide](#)
To: [Jarred Britlz](#)
Subject: RE: Rezoning_1691 Chestnut Place Denver Co, 80202
Date: Friday, January 12, 2024 9:31:53 AM
Attachments: [image004.png](#)
[image002.png](#)

Hi Jarred,

Thanks so much for reaching out to our office. CM Hinds is in support of this rezone. We currently have a severe shortage of vets, and our office appreciates your work to help address this problem.

I will reach out if CM Hinds has any questions or concerns.

Best,

Sam Alexander | He/Him
Councilmember Chris Hinds
Denver City Council, District 10
DenverPerfect10.com | [Sign up for our Newsletter](#)



From: Jarred Britlz <Jarred@s1permits.com>
Sent: Wednesday, January 10, 2024 1:29 PM
To: City Council District 10 <District10@denvergov.org>
Cc: Joseph Keresey <Joseph@s1permits.com>
Subject: [EXTERNAL] Rezoning_1691 Chestnut Place Denver Co, 80202

Good afternoon,

I wanted to reach out to inform you that we will be working with the Property Management team at 1691 Chestnut Place to create a new zone district for this building. The property management team is wanting to add a Veterinary services tenant in the lobby level of the building. The current zoning classifications the building is under, PUD 531, does not allow for this type of use to be in the building. The building will be zoned under a new PUD based of zone C-MX-20. We will be working with city reviewers from the city of Denver Building Department to create and write a new Zoning PUD for this building. Please see the attached letter from the Property Management with more details on the matter.

This will not be the last time you hear about this rezoning project. Once the new PUD has been created and is in review by the Building Department, our representative at the Building Department will reach out to you for your support of this change.

We are reaching out to you in these early stages to inform of this rezoning process as we are located in District 10.

If you have any questions or concerns on this, please don't hesitate to reach out to me.

Have a great day,

Jarred

Please note that our offices will be closed on Jan. 15th for the Martin Luther King, Jr. holiday. We will reply to all emails on the 16th when we return.

Jarred Britz

Project Manager



[414 14th St., Suite 150, Denver, CO 80202](#)

C: 720-926-1344 E: jarred@s1permits.com

[SFP Document Upload](#) | [SFP Proposals](#) | [SFP Client Portal](#)

IMPORTANT: This information is Confidential and is intended only for the named addressee(s). This message may be protected by the attorney/client privilege. If the reader of this e-mail message is not an intended recipient (or to the individual responsible for the delivery of this e-mail message to an intended recipient), please be advised that any re-use, dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail message in error, please reply to the sender that you have received it in error and delete it. Thank you.

Joseph Keresey

From: Jordan Kincaid <jkincaid@eastwestum.com>
Sent: Thursday, January 18, 2024 12:04 PM
To: Kind, Jordan
Cc: Jarred Britz; Joseph Keresey
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Thanks for the info!

Jordan Kincaid, CMCA®, AMS®, PCAM®

General Manager
East West Urban Management
1610 Little Raven Street Suite 125
Denver, Co 80202
720-904-6904

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Wednesday, January 17, 2024 8:31 AM
To: Jordan Kincaid <jkincaid@eastwestum.com>
Cc: Jarred Britz <Jarred@s1permits.com>; Joseph Keresey <Joseph@s1permits.com>
Subject: Request for rezoning (16 Chestnut)

You don't often get email from jordan.kind@hines.com. [Learn why this is important](#)

Dear Jordan,

By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager

Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

The information transmitted in this e-mail is the property of East West Urban Management, LLC and is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, re-transmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender by responding to this e-mail and delete the material immediately. Nothing in this communication is intended to operate as an electronic signature under law. For more information on East West Urban Management's privacy policy, please visit <https://eastwesturbanmanagement.com/privacy-policy/>

Joseph Keresey

From: President@lodona.org
Sent: Friday, January 19, 2024 11:21 AM
To: Kind, Jordan
Cc: Jarred Britz; Joseph Keresey
Subject: Re: Request for rezoning (16 Chestnut)

[From an External Email System]

Hi Jordan -

Thank you for your email and outreach to the local neighborhood association - LoDoNA!!

It's unfortunate that you have these steps to go through, though it is hoped that the zoning preferred by Denver, once and if obtained, will add value to your building.

The zoning change, at this juncture, particularly to allow for veterinarian services, sounds fine and well appropriate for the neighborhood.

Our RNO will look at this a bit further.

Q: might the veterinarian be located on the ground floor of your building?

If so, and once allowed, LoDoNA has a 'Ground Floor' Committee that seeks to support local retail and ground floor uses, and also seeks to fill vacant retail spaces.

In that regard, let us know and we will seek to support the new business as best we can.

Thanks again!

Jerry Orten
President, LoDoNA
Lower Downtown Neighborhood Association - for a thriving LoDo!
President@lodona.org
M: 303-350-9958
LoDoNA.org

On Jan 17, 2024, at 8:33 AM, Kind, Jordan <Jordan.Kind@hines.com> wrote:

Dear Jerry,

By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story

office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager

Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

<Hines Letter_Rezoning 16Chestnut.pdf>
<C-MX-20 Zoning District.pdf>

Joseph Keresey

From: Richard Farley <brokenbow41@hotmail.com>
Sent: Friday, January 19, 2024 12:04 PM
To: Kind, Jordan
Cc: marty@lodo.org; Ellen Wilensky; Richard Farley; jerry.orten@outlook.com
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Hi Jordan, the LoDo District Inc. doesn't object to the zoning change which achieves a veterinarian use for the area. Plenty of dogs and cats that can use the service.

Best,
Dick Farley Co-Chair LoDo District Inc.

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Thursday, January 18, 2024 6:36 AM
To: Richard Farley <brokenbow41@hotmail.com>
Cc: marty@lodo.org; Ellen Wilensky <ellenwilensky@grandamericaninc.com>
Subject: RE: Request for rezoning (16 Chestnut)

Good morning, Richard,

Please see below. Let me know if you need anything else.



Jordan L. Kind
Property Manager

Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

Intelligent Real Estate Investment, Development and Management

From: Richard Farley <brokenbow41@hotmail.com>
Sent: Wednesday, January 17, 2024 9:12 PM
To: Kind, Jordan <Jordan.Kind@hines.com>
Cc: Richard Farley <brokenbow41@hotmail.com>; marty@lodo.org; Ellen Wilensky <ellenwilensky@grandamericaninc.com>
Subject: RE: Request for rezoning (16 Chestnut)

[From an External Email System]

Thanks Jordan for the heads-up. Could you outline the land parcel of 16 Chestnut which is under consideration for rezoning to C-MX 20?

Best regards,

Dick Farley, co-chair LoDo District Inc

From: Kind, Jordan <Jordan.Kind@hines.com>
Sent: Wednesday, January 17, 2024 8:33 AM
To: brokenbow41@hotmail.com
Subject: Request for rezoning (16 Chestnut)

Dear Richard,

By way of introduction, my name is Jordan Kind, and I serve as Property Manager of 16 Chestnut (1681 Chestnut Place) in the Denver Central Platte Valley Business District. The Property is managed by Hines and owned by 16 Chestnut LLC. This attached letter is to let you know of Ownership's desire to request rezoning of the property in early 2024. By way of some background, the Ownership had secured a veterinary services tenant who was denied their construction permit due to their use not being listed as a permitted use under the neighborhood's existing, and original, Planned Unit Development (PUD). The City of Denver did not allow a variance to this zoning regulation as they are seeking to replace legacy PUD's with new, more relevant zoning classifications. With the assistance of a zoning consultant it was determined that the zoning classification of C-MX-20 is the most appropriate to the existing 19 story office building and limited ground floor retail presently on the site. We have attached a copy of the C-MX-20 zoning language for your convenience. While the zoning is requested at the City level, I am writing to directly to let you know about our plans and invite you to ask us any questions you may have as we attempt to satisfy the City's desire to update and replace legacy PUD's with current zoning classifications. If you have any questions or concerns, please feel free to contact me at jordan.kind@hines.com or 303-575.6400.

Sincerely,

Jordan L. Kind
Property Manager

Hines

2020 17th Street | Denver, Colorado 80202
D. 303.575.6400 P 303.575.6406

Intelligent Real Estate Investment, Development and Management

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.

This email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorized. If you are not the addressee or an intended recipient or have not agreed with us the terms on which you are receiving this email, any processing or disclosure with respect to its content or its attachments is strictly prohibited. In case this email was mistakenly sent to you, please reply to the sender and delete it along with any attachments.

This email has been scanned based on our security standards; however, the ultimate responsibility for virus checking lies with the recipient. Please be aware that messages sent to you from any Hines entity or affiliate may be monitored and archived for security reasons, to protect our business, and to ensure compliance with legal and regulatory obligations and our internal policies.