

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			



REZONING GUIDE

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	Justifying Circumstances - One of the following circumstances exists: <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <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.
	<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: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.
	<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.

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.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

Exhibit A - General Review Criteria, Exhibit B - Legal Descriptions, Exhibit C - Proof of Ownership, Exhibit D - Owner Authorization Form, Exhibit E - Assessor's Parcel Numbers, Exhibit F, DHA Community Outreach Overview

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
Chris Jedd	777 Grant St. Denver, CO 80203	100%	<i>Chris Jedd</i>	12/20/18	A	Yes

The Housing Authority of the City and County of Denver
Map Amendment: 3220 N. Shoshone St.:



Exhibits

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PROPOSED MAP AMENDMENT SUMMARY

The Housing Authority of the City and County of Denver (“DHA”) is a quasi-municipal corporation with a portfolio of over 5,441 units serving more than 26,000 very low, low and middle income individuals representing over 10,000 families in Denver. DHA continues to transform public housing in Denver by creating vibrant, revitalized, sustainable, transit oriented, and mixed-income communities of choice.

DHA requests a map amendment to rezone the property located at 3220 N. Shoshone St. Denver, CO 80211 (“Property” or “Parcel 1”) from **U-RH-2.5 to U-RX-3**. In addition, DHA wishes to incorporate a parcel on the south west corner, adjacent to 3220 N. Shoshone Street, currently Right-of-Way (“Parcel #2”), into the map amendment request to improve the intersection at 32nd and Shoshone.

The Property consists of approximately ½ acre of land at the North East Corner of West 32nd Avenue and Shoshone Street within the quickly gentrifying Lower Highlands (“LOHI”) Neighborhood on the West side of Denver. Currently there are 10 public housing homes on the site (built in 1974) which interface with a non-efficient 6 point intersection. DHA is requesting to rezone and redevelop the property to meet the following goals:

- Increase the amount of affordable housing opportunities within the LOHI neighborhood
- Create an opportunity for a multifamily development which more closely reflects the surrounding neighborhood and building typology
- Re-align the 6 point intersection in partnership with the City and County of Denver
- Advance and develop in accordance with Blueprint Denver’s goals within a designated Area of Change
- Advance and develop in accordance with Denver’s Housing Advisory Committee’s goals
- Advance and develop to the Housing an Inclusive Denver plan recently adopted by Denver City Council
- Develop in accordance with the Highland Neighborhood Plan

For the reasons set forth in Exhibit A, the proposed rezoning is consistent with the criteria set forth in Section 12.4.10.7 of the Denver Zoning Code, which authorizes Denver City Council to approve an official map amendment.

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EXHIBIT A: GENERAL REVIEW CRITERIA

[General Review Criteria – DZC Sec. 12.4.10.7](#)

Consistency with Adopted Plans:

The proposed map amendment is consistent with the City’s adopted plans as outlined below:

Denver Comprehensive Plan 2000 –

The proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with the Denver Comprehensive Plan 2000. The *italicized text* signals an excerpt from the Plan. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

One goal of Denver Comprehensive Plan 2000 is to **“Expand housing options for Denver’s changing population.”** (Comprehensive Plan p. 108)

Key elements of the Plan 2000 housing options visions for success include:

- *“Coordinated City Efforts - City agencies communicate and coordinate on housing issues. Regulatory costs of housing development are being reviewed and removed when possible. The City works to preserve and expand its housing stock, and housing efforts support economic development strategies.” Denver Comprehensive Plan 2000, page 112*
- *“Expanded resources-- Support for housing programs and services enable the community to meet basic needs for decent, safe and affordable housing, including that “needed by families, low-income households and special needs populations.” Denver Comprehensive Plan 2000, page 112*
- *“Mixed-use, mixed-income neighborhoods -- Several neighborhoods provide opportunities for a stimulating urban lifestyle in walkable communities offering a variety of uses, multiple housing options and diverse residents.” Denver Comprehensive Plan 2000, page 112*
- *“City living - Living in Denver is an attractive choice. The city attracts and retains a large number of middle-income families and households.” Denver Comprehensive Plan 2000, page 112*
- *“Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan.” Denver Comprehensive Plan 2000, page 58*
- *“The increasing need for a broader array of housing options requires a more diverse mix of residential types that are both affordable and complementary to neighborhood character.” Denver Comprehensive Plan 2000, page 92*

DHA’s proposed project of replacing 10 affordable housing units with a higher density affordable housing development aligns with Plan 2000’s above key elements in that it will preserve and expand opportunities for safe, affordable, diverse living for moderate and low income families within the City and County of Denver. In addition, DHA intends to communicate and partner with city agencies such as Public Works, Office of Economic Development, Community Planning and Development, and others to leverage funding sources, improve the intersection at 32nd & Shoshone, and enhance the safety of the neighborhood. For these reasons, the proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with the Denver Comprehensive Plan 2000 and will facilitate Denver’s need for affordable units.

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In addition, Plan 2000 addresses a goal of a **Need for Greater Connectivity, Access to Transit, and Multi-Modal Communities**

Key elements of Plan 2000's connectivity, access, and transit goals include:

- *“Increasingly, transportation must support land-use strategies — and vice versa — to provide a greater range of living and mobility options.” Denver Comprehensive Plan 2000, page 8*
- *“In addition to reducing vehicular traffic, existing bus corridors and new regional transit corridors offer opportunities to shape transit-oriented, mixed-use developments, which encourage neighborhood self-sufficiency.” Denver Comprehensive Plan 2000, page 33*
- *“Achieve environmental sustainability in all aspects of planning, community and building design, and transportation... by promot(ing) 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.” Denver Comprehensive Plan 2000, page 41*
- *“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.” – Denver Comprehensive Plan 2000, page 60*
- *“Create more convenient connections between different modes of transportation, as in pedestrian to transit, bus to light rail, or bike to transit.” – Denver Comprehensive Plan 2000, page 76*
- *“Promote convenient public transit for the community, including buses, light rail and other alternatives to single-occupancy vehicles.” – Denver Comprehensive Plan 2000, page 41*

The Denver Comprehensive Plan 2000 created strong directives around transit and articulated that land use policies should support those objectives. The proposed rezoning of the site from U-RH-2.5 to U-RX-3 will allow additional moderate to low income families to live near their work and play, promoting a more sustainable healthy lifestyle and City, and reducing the amount of vehicular transportation. The property is a pedestrian friendly, mass transit friendly site that is within walking distance to multiple RTD transit stops, parks, businesses and restaurants and a short bus ride away to Denver's central business district. For these reasons, the proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with the Denver Comprehensive Plan 2000 and will facilitate increased availability of housing stock near transit and will provide greater connectivity and multi-modal communities.

Blueprint Denver

The proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with Blueprint Denver. Specifically, the rezoning is consistent with Blueprint's Overarching Plan Recommendations, as well as the recommendations for Mixed Use, Areas of Change, Concept Land Use, Street Classifications, and Enhanced Transit Corridors.

The *italicized text* signals an excerpt from Blueprint. The language that follows is used to detail how the proposed map amendment is consistent with the goals of Blueprint.

Overarching Plan Recommendations

“Blueprint Denver anticipates several key outcomes of this integrated approach to planning for the future:

- *Enhanced transportation system connectivity — strong links between and among transit, bicycle and pedestrian routes — promotes the use of multiple modes of transportation.*

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- *Appropriately located and attractive density stimulates positive change and development in areas with strong links to transit.*
- *A diversity of housing in terms of size, type and cost provides a range of housing options and prices throughout the community.*
- *Residential areas are located near employment centers, thus creating more job opportunities across the city.” Blueprint Denver, page 18 -19*

The proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with the overarching plan recommendations in Blueprint Denver. Furthermore, the proposed rezoning will enable DHA to redevelop the site, increase density, and offer additional affordable housing options to low and moderate income families near employment centers and multi modal transit stations.

Blueprint Denver Concept

Plan Strategy: Direct Growth to Areas of Change

Blueprint Denver calls out areas of change to serve as a basis for the Denver Concept.

“Most of the Areas of Change already are developed to varying degrees. In most cases, there is enough capacity of public facilities — such as streets, sewers and schools — so that additional development will be able to take advantage of existing infrastructure in the area. However, these areas have not realized their full development potential. (Blueprint Denver, page 19).

The proposed rezoning supports the Blueprint Denver Concept in that it will help the area meet its full development potential.

Concept Land Use and Street Classifications

Blueprint Denver identifies the property (3220 Shoshone St.) in its conceptual land use map as “Mixed-use” and in an Area of Change.

Mixed-use areas are defined by Blueprint as:

“These areas have a sizable employment base as well as housing. Intensity is higher in mixed-use areas than in other residential areas. Land uses are not necessarily mixed in each building or development or even within each block. But within the neighborhood, residential and non-residential uses are within walking distance of one another. The proportion of residential to commercial uses varies considerably from one mixed-use district to another. The Golden Triangle, Uptown and the Jefferson Park–Highland Area of Change are examples of mixed-use districts.” Blueprint Denver, p. 41

Areas of Change are defined by Blueprint:

“The purpose of Areas of Change is to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial.” Blueprint Denver, page 127

Areas of Change

“Strategies:

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- *Address edges between Areas of Stability and Areas of Change*
- *Compatibility between existing and new development*
- *Reuse of older buildings, including industrial buildings*
- *Historic preservation*
- *Pedestrian and transit supportive design and development standards*
- *Eliminate auto-oriented zoning standards*
- *Mixed land uses*
- *Infill and redevelop vacant and underused properties*
- *Reduce land used for parking with shared parking and structured parking*
- *Multi-modal streets*
- *Transit service and transit access*
- *Adequate parks and open space, especially where density is increased*
- *Diversity of housing type, size, and cost*
- *Retain low and moderate income residents*
- *Economic activity—business retention, expansion and creation”*

Blueprint Denver, page 23

The proposed rezoning is consistent with Blueprint Denver’s recommendations for Areas of Change and Mixed Use and will facilitate the redevelopment of the property offering a higher density 3 story affordable housing development within a mixed use area of change aligning and fulfilling the area of change strategy as outlined below:

- **Address edges between Areas of Stability and Areas of Change:** This property is currently on the boundary of an area of change and stability. Through community engagement, the improvement of the intersection (32nd & Shoshone), and other design features, DHA will respect and enhance the boundary between stability and area of change.
- **Compatibility between existing and new development:** With the rezoning application at 3 stories, the zoning and project enhances the compatibility between existing and new development.
- **Pedestrian and transit supportive design and development standards:** The property is located in the middle of the Lower Highlands neighborhood that consists of pedestrian oriented features such as small blocks, small streets, curb side parking, continuous sidewalks and urban architecture with small street setbacks. The property is well served by multi-nodal transit services and biking.
- **Eliminate auto-oriented zoning standards:** The property currently is a suburban auto oriented low density land use with two curb cuts and parking lots fronting the streets with the housing well set back from the street. The proposal is for an urban and pedestrian oriented development with structured parking away from the public domain.
- **Mixed land uses:** The property currently has all 3 bedroom units with surface parking. The proposal is for a mix of one bedroom, two bedroom and three bedroom units with structured parking.
- **Infill and redevelop vacant and underused properties:** The proposed use under the requested zoning would be an infill redevelopment at an underutilized parcel that is in concert with the infill redevelopments across both adjacent streets.

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- **Reduce land used for parking with shared parking and structured parking:** The proposed development will eliminate the current surface parking lots and incorporate structured parking lots
- **Multi-modal streets:** The redevelopment supports multi-modal streets by reconfiguring the current inefficient street intersection into a coherent urbanized condition improving safety for pedestrians, bicyclists and automobiles.
- **Transit service and transit access:** The property is within a short walk of high capacity transit service.
- **Adequate parks and open space, especially where density is increased:** The property is within 500' of Hirshorn Park and 600' of the Lower Gateway Park, in the Lower Highlands Neighborhood.
- **Diversity of housing type, size, and cost:** The proposed infill redevelopment is planned for 1, 2, and 3, bedroom units of affordable housing.
- **Retain low and moderate income residents:** The very nature of the proposed redevelopment will ensure the site will both preserve and add additional affordable housing units to the area therefore retaining low and moderate income residents.

Highland Neighborhood Plan

The proposed rezoning of the site from U-RH-2.5 to U-RX-3 is consistent with the Highland Neighborhood Plan. Specifically, the rezoning is consistent with Highland Neighborhood Plan's overall vision, goals, general recommendations, and sub area 13 specific recommendations.

The *italicized text* signals an excerpt from the Highlands Neighborhood plan. The language that follows is used to detail how the proposed map amendment is consistent with the Highlands Neighborhood Plan.

Overall Vision – Section II

“The overall vision for Highland is to create a stable low density residential neighborhood which offers a variety of housing opportunities for low, moderate and middle income residents. Housing would be available in a balanced mix of types and costs which would enhance the existing socio- economic mix of people living in the neighborhood.”

The proposed map amendment is consistent with the overall vision of the Highlands Plan as the rezoning will support a project which will provide additional *“housing opportunities to low and moderate income residents”* in the neighborhood. In addition the proposed project will assist in providing a *balanced mix of types and costs* through a multi-family development at affordable rental rates, where currently in Denver, there is an imbalance of high housing costs to affordable housing costs.

General Goals – Section II

- *Goal Two: Residential Character*
“Maintain and stabilize the residential character of the neighborhood by preserving and improving the conditions of the existing housing, creating more housing opportunities, and increasing home ownership.”

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The proposed map amendment is consistent with goal two as it supports a project that *“improves conditions of existing housing and creates more housing opportunities”* through replacing older housing and providing additional housing opportunities through a new multi-family project.

- *Goal Three: Housing Choice*

“Minimize displacement of long-time residents of Highland and provide a balanced mix of housing types and costs for new and existing residents.”

The proposed map amendment is consistent with goal three as it supports a multi-family affordable housing project which will offer lower cost affordable housing opportunities to new and existing residents as well as offer a proposed apartment form building which offers a *“mix of housing types”* in relation to other adjacent building typologies.

- *Goal Five: Neighborhood Participation*

“Pursue neighborhood participation and involvement in development efforts to ensure new projects compatibility and benefit to the character of Highland.”

- *Promote public and/or non-profit participation in projects which further the goals of the neighborhood.*

The proposed map amendment is consistent with goal five as DHA has had extensive neighborhood participation and involvement with the community regarding the proposed map amendment as well as the proposed development. Details of DHA’s outreach can be found in Exhibit F of this application.

In addition, the development will bring together a partnership of organizations including the City and County of Denver, DHA and Colorado Housing and Finance Authority (CHFA) to further the goals of the neighborhood plan

General Recommendations – Section III:

- *“Create a better balance between rental homes and minimize displacement.”*
 - *Create more housing opportunities”*

The proposed map amendment will *“create more housing opportunities”* through supporting a development which will bring additional housing opportunities, options, and affordability to the neighborhood, therefore reducing the likelihood of displacement.

- *“Target local and state rehabilitation funding for Highland. Examples of resources are:*
 - *Colorado Housing Finance Authority funds”*

The proposed map amendment will support a development which is anticipated to be financed using low income housing tax credits which are issued by the Colorado Housing and Finance Authority

Sub-area 13 – Section IV (Note the property falls within the boundaries of Sub Area 13 of the plan)

- Recommendations for sub area 13 include:
 - *“Improve the housing condition of both single family and multi-family units.”*
 - *Target both city, state and federal rehabilitation resources for the whole area, especially from Osage Street to Inca Street.”*

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The proposed map amendment will support a development which will improve the housing condition of existing affordable housing units and offer additional multi-family units to the area.

- The proposed height and density for sub area 13 calls for an R-2 multi-unit low density zoning ***except when a project meets neighborhood goals.***
The map amendment request is consistent with the plan as the proposed development will be multi-family housing and meets numerous neighborhood goals and is therefore supported by the plan.

[Additional City Guidance](#)

In addition to this application being in full conformance with Denver’s Comprehensive Plan 2000 and Blueprint Denver, we are including some references to key goals in the Denver Housing Inclusive Plan and the agreement signed between DHA and the City and County of Denver.

[Housing an Inclusive Denver plan](#)

Inclusive Plan 2018-2023. Outlined below are the plan’s core goals (page 7 of plan)

- **Goal # 1 Create Affordable Housing in vulnerable AND in areas of opportunity**
DHA’s map amendment request aligns with Core Goal # 1 in that additional affordable housing opportunities will be created in an area of opportunity allowing affordable housing options to low and moderate income families in area of growth, employment, transportation and opportunity.
- **Goal # 2 Preserve affordability and Housing Quality**
DHA’s map amendment request aligns with Core Goal # 2 in that the proposed redevelopment will offer additional affordable housing options with unit diversity, modern amenities, efficient layouts, and healthier and safer designs.
- **Goal # 3 Promote equitable and accessible Housing**
The map amendment request supports core goal # 3 in that the increased density permitted under new zoning offers additional opportunity to low income families who otherwise, due to the high cost of living in the area, would not be able to live in the neighborhood. In addition, DHA’s development will comply with fair housing and ADA standards offering accessible housing to those in need.
- **Goal # 4 Stabilize residents at risk of involuntary displacement**
The subject property in the map amendment request is in the center of Denver’s Highland Neighborhood, a quickly gentrifying neighborhood with rising rents, increased density, and significant changes in the dynamics of the area. Through the map amendment request, DHA will increase the amount of affordable housing options in the area and stabilize residents at risk of involuntary displacement through offering quality housing.

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City and County of Denver and the Housing Authority of the City and County of Denver Agreement

In August 2018, Denver City Council voted to approve an intergovernmental agreement (IGA) between the City and County of Denver and the Housing Authority of the City and County of Denver. The partnership brings more funding to accelerate building and preserving much-needed affordable housing. It also increases the land available for future affordable housing for Denver’s lowest-income residents and those experiencing homelessness. By leveraging DHA’s expertise in serving those most in need of housing, the agreement expands the city’s ability to deliver on additional areas of housing need identified in the five-year plan.

Funding made available through this IGA has prioritized 3220 N. Shoshone St. as an area of interest for developing higher density affordable housing on the property.

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Uniformity of District Regulations and Restrictions

The proposed rezoning will result in uniformity of district regulations and restrictions in accordance with Section 12.4.10.7(B) of the Zoning Code. The proposed rezoning is consistent with the existing zoning adjacent to the west of the property.

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Public Health, Safety and General Welfare

The proposed official map amendment is an implementation of Denver Comprehensive Plan 2000 and Blueprint Denver and therefore furthers the public health, safety and general welfare of the City. In addition, the map amendment proposes to redevelop the inefficient 5 point intersection into a more vehicular and pedestrian safe street. The proposed infill redevelopment will also put significant eyes back onto the street and create a development parcel that is secured.

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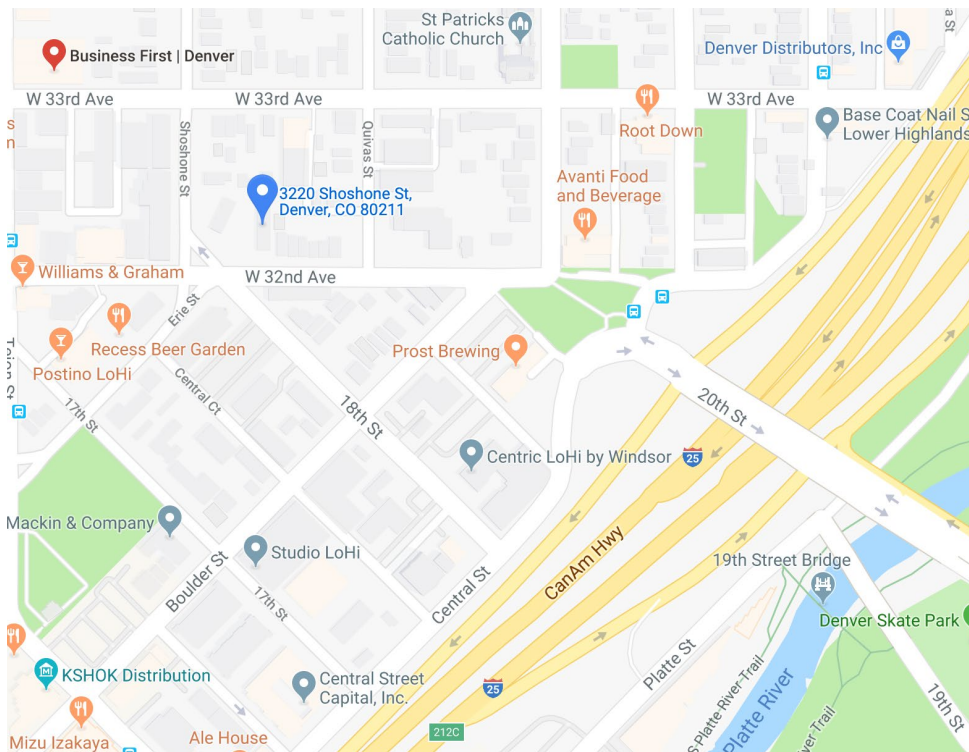
ADDITIONAL REVIEW CRITERIA – DZC Sec. 12.4.10.8

Justifying Circumstances

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:

- A. Changed or changing conditions in a particular area, or in the city generally;
Over the past ten years the Highlands Neighborhood has seen drastic increases in rent, gentrification, increased traffic, new businesses, new development, new building typologies, increased density and a general change in the pace of the neighborhood. Due to all the changes, there is a shortfall of affordable housing in the area. This map amendment request is in the public interest in that it achieves the following goals:
 - Preserves and introduces affordable housing into the area
 - Updates and beautifies the property to more closely match the building typology of adjacent properties.
 - Creates a safer public realm by the redevelopment of the street intersection

The following map shows many of the businesses and development in the neighborhood – many of which have come to the neighborhood over the last 5 years.



Restaurants including Avanti (opened July 2015), Recess Beer Garden (opened July 2015), Postino (opened August 2015) and others have created walkable destinations for dining. Businesses including C3 Bike Shop (opened 2013), Alchemy 365 Gym (opened September 2018) and Kshok Distribution (May 2015) provide opportunity for shopping, employment and activity close by. Finally, market rate apartment development has come to the neighborhood with Studio LoHi (May 2015), Line 28 (November 2017) and Centric (2015) and others.

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B. A City adopted plan

Since the date of the approval of the existing Zone District multiple City Plans have been approved or adopted which necessitates a map amendment to achieve to outcome of the City Plans. Details of such plans are outlined in the General Review Criteria of this map amendment request.

The only plan that has been adopted since the establishment of existing zoning, in this case 2010, is Housing an Inclusive Denver.

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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.

Urban Neighborhood Context – DZC Article 5

The U-RX-3 Zone District is part of the Urban Neighborhood Context. Article 5 of the Denver Zoning Code describes the Urban Neighborhood context as follows.

GENERAL CHARACTER – DZC 5.1.1

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

The proposed U-RX-3 Zone District allows for, and DHA's proposed development is consistent with, Section 5.1.1 in that it supports a multi-story, multi-unit residential development along a local street.

STREET, BLOCK AND ACCESS PATTERNS - DZC 5.1.2

The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

The proposed U-RX-3 Zone District, DHA's Right-of-Way Improvements, and intersection improvements at 32nd & Shoshone will support the goals of a regular pattern of pedestrian and vehicular connections as well include detached sidewalks, tree lawns, street parking and landscaping.

BUILDING PLACEMENT AND LOCATION - DZC 5.1.3

Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

The proposed U-RX-3 Zone District allows for a development that meets placement and location.

BUILDING HEIGHT – DZC 5.1.4

The Urban Neighborhood Context is characterized by low scale buildings except for some mid-rise commercial and mixed use structures, particularly at nodes or along arterial streets.

The proposed U-RX-3 Zone District meets the height standard and is consistent with adjacent buildings

Exhibits

MOBILITY – DZC 5.1.5

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

The proposed U-RX-3 Zone District will be consistent with mobility goals in achieving a balance of pedestrian, bicycle, and vehicular mobility and increasing the amount of homes near multi-modal transportation systems.

General Purpose and Intent of Residential Mixed Use Districts – DZC 5.2.4

General Purpose - DZC 5.2.4.1

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

The proposed U-RX-3 Zone District supports the general purpose in that it will allow for safe active pedestrian-scaled areas through improved right of ways and street intersections. In addition, it will positively add to residential neighborhoods and character by allowing for quality affordable housing with a height limit consistent to adjacent properties.

Specific Intent - DZC 5.2.4.2 -

Residential Mixed use – 3 (U-RX-3)

U-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

The proposed U-RX-3 Zone District is consistent with this specific intent as the site is located in an area served by both local or collector streets and is consistent with surrounding development patterns or 1 to 3 stories.

Exhibits

EXHIBIT B: LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (PARCEL 1)

THAT PART OF LOT 2, BLOCK 2, H. WITTER'S NORTH DENVER ADDITION, CITY AND COUNTY OF DENVER, COLORADO, LYING NORTHEAST OF THE NORTHEAST LINE OF 18TH STREET PROJECTED NORTHWESTERLY, AS SAID STREET NOW EXIST BETWEEN BLOCKS 17 AND 18 OF KASSERMAN'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, COLORADO, EXCEPT THE NORTH 10 FEET OF THE EAST 95 FEET THEREOF AND EXCEPT THE EAST 5 FEET OF THE SOUTH 176.80 FEET THEREOF.

LEGAL DESCRIPTION (PARCEL 2)

THAT PORTION OF LOT 2, BLOCK 2, H. WITTER'S NORTH DENVER ADDITION LYING SOUTHWEST OF THE NORTHEAST LINE OF 18TH STREET PROJECTED NORTHWESTERLY, AS SAID STREET NOW EXISTS BETWEEN BLOCKS 17 AND 18 OF KASSERMAN'S ADDITION TO DENVER AND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 15, 1887 IN BOOK 344 AT PAGE 135 IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE COUNTY OF ARAPAHOE, STATE OF COLORADO, SITUATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY & COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 2;

THENCE SOUTH 00°04'23" EAST, ALONG THE WEST LINE OF SAID LOT 2 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SHOSHONE STREET, A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LIES ON THE NORTHWESTERLY EXTENSION OF SAID NORTHEAST LINE OF 18TH STREET;

THENCE SOUTH 45°06'59" EAST, DEPARTING SAID WEST LINE OF LOT 2 AND ALONG THE NORTHWEST EXTENSION OF THE NORTHEAST LINE OF 18TH STREET, A DISTANCE OF 123.04 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, BLOCK 2 AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 32ND AVENUE;

THENCE SOUTH 89°59'58" WEST, DEPARTING SAID NORTHWEST PROJECTION OF THE NORTHEAST LINE OF 18TH STREET AND ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 32ND AVENUE, A DISTANCE OF 87.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 2 AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF SHOSHONE STREET;

THENCE NORTH 00°04'23" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE FOR SHOSHONE STREET, A DISTANCE OF 86.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,780 SQUARE FEET OR 0.09 ACRES, MORE OR LESS

FOR THE PURPOSE OF THIS DESCRIPTION THE BEARINGS ARE BASED ON THE WEST LINE OF SAID LOT 2, BLOCK 2, H. WITTER'S NORTH DENVER ADDITION AS MONUMENTED BY A NAIL WITH A 1" BRASS TAG LS 23689 AT A 18.5' OFFSET TO THE NORTHWEST CORNER OF SAID LOT 2 AND BY A #5 REBAR W/ 1-1/4" ORANGE PLASTIC CAP STAMPED LS 38026 AT THE SOUTH END AND BEARS SOUTH 0°04'23" EAST.

The Housing Authority of the City and County of Denver
Map Amendment: 3220 N. Shoshone St.:



Exhibits

EXHIBIT C: PROOF OF OWNERSHIP

See proof of ownership on the following pages.

Parcel # 1 – 3220 N Shoshone proof of ownership is based off of Denver Assessor’s Record

New Search

3220 N SHOSHONE ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
HOUSING AUTHORITY OF THE PO BOX 40305 DENVER , CO 80204-0305	02282-35-027-000	H WITTERS N DENVER ADD & KASSERMANS ADD B2,17 & 18 L1 & 2 DIF BOOK 0941-195	RESIDENTIAL 4 THRU 8 UNITS	DENV

Parcel # 2 – 32nd & Shoshone Street (Right-of-way)

Right of way which is proposed to be vacated and deeded to DHA

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Denver Housing Authority
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:
 corporation
 nonprofit corporation
 limited liability company
 general partnership
 limited partnership

 registered limited liability partnership
 registered limited liability limited partnership
 limited partnership association
 government or governmental subdivision or agency
 trust (Section 38-30-108.5, C.R.S.)

3. The entity is formed under the laws of Colorado

4. The mailing address for the entity is 777 Grant St., Denver, CO 80203

5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Ismael Guerrero,
Executive Director

6.² The authority of the foregoing person(s) to bind the entity is not limited limited as follows:

7. Other matters concerning the manner in which the entity deals with interests in real property: N/A

Executed this 15 day of November, 2010

Ismael Guerrero
Signature (Type or Print Name Below)

ISMAEL GUERRERO

STATE OF COLORADO

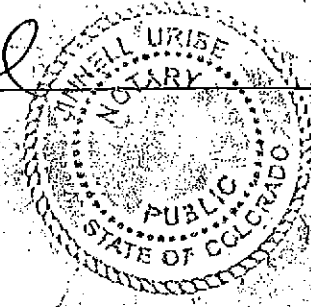
DENVER County of DENVER

ss.

The foregoing instrument was acknowledged before me this 15 day of NOVEMBER, 2010,
by ISMAEL GUERRERO

Witness my hand and official seal.
My commission expires: 1/11/14

[Signature]
Notary Public



¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.



The Housing Authority of the City and County of Denver
Map Amendment: 3220 N. Shoshone St.:



Exhibits

EXHIBIT D: OWNER AUTHORIZATION DOCUMENTS



12/18/2018

Community and Planning Development
The City and County of Denver

RE:

Zoning Map Amendment (Rezoning) Authorization Documentation – 3220 N. Shoshone Street

This letter serves as an authorization document designating and authorizing Ryan Tobin (Chief Development Officer of the City and County of Denver) and Chris Jedd (Portfolio Energy Manager for the City and County of Denver) to act on behalf of the Housing Authority of the City and County of Denver (DHA) to submit a zone map amendment application for a DHA property located at 3220 N. Shoshone St. Denver, CO 80211.

Respectfully,

Ismael Guerrero
Executive Director
The Housing Authority of the City and County of Denver

777 Grant Street Denver, CO 80208
720-932-3000

The Housing Authority of the City and County of Denver
Map Amendment: 3220 N. Shoshone St.:



Exhibits

EXHIBIT E: ASSESSOR’S PARCEL NUMBERS

Parcel # 1 - 3220 N. Shoshone
02282-35-027-000

Parcel # 2 – 32nd & Shoshone Street Intersection Owned by the City and County of Denver
No parcel # was available for right of way area

EXHIBIT F: DHA Community & Stakeholder Outreach Program

To capture community and stakeholder input into the redevelopment of the Property, DHA has participated in an extensive community outreach initiatives over the past one and a half years. DHA has met with the Highlands United Neighbors Inc. (“HUNI”) Planning and Community Development Committee (PCD), District 1 Councilman Rafael Espinoza, other City Council members, The City and County of Denver’s Community Planning and Development Department, Office of Economic Development, and Public works Department.

Through the outreach program, DHA gathered feedback from stakeholders and revised their massing studies and renderings 7 times to reflect changes requested by stakeholders including changes such as less units, lower density, setbacks, streetscapes, and fewer stories. Below is a summary to date of community outreach meetings DHA as participated in:

Date	Description	Contacts	Agenda
2/9/2017	Meeting City Council District 1	CM Espinoza & Staff	Preliminary discussions about DHA plans and rezoning
2/21/2017	Rezoning Pre Application Meeting	CPD Eugene Howard	Reviewed CPD’s take on site and rezoning
3/14/2017	HUNI PCD Meeting	Tim Boers and attendees	Preliminary discussions about DHA plans and rezoning
4/17/2017	Meeting at CCD Public Works	Brittany Price	Preliminary discussions regarding the improvements to the intersection at 32nd and Shoshone
1/3/2018	Meeting at CCD Public Works	Brittany Price	Reengage discussions around improvements to the intersection at 32nd and Shoshone
3/29/2018	Meeting City Council District 1	CM Espinoza & Staff	Update CM on DHA’s plans
5/8/2018	HUNI PCD Meeting	Tim Boers and attendees	Update HUNI PCD on plans and presented a 5 story building
6/12/2018	HUNI PCD Meeting	Tim Boers and attendees	Updated HUNI PCD revised building to address concerns
6/27/2018	DHA met with CPD	CPD Eugene Howard	Re introduce DHA’s plans for the property
7/10/2018	HUNI PCD Meeting	Tim Boers and attendees	Updated HUNI PCD revised building to address concerns
7/18/2018	Rezoning Pre Application Meeting	CPD Eugene Howard	Standard rezoning pre application meeting
8/22/2018	Design Charrette	HUNI PCD Members	Engaged with HUNI PCD members to discuss and explore potential solutions
9/7/2018	DHA send another iteration to PCD	Tim Boers and attendees	Updated drawings and zoning waivers to HUNI PCD
12/6/2018	DHA Meeting with City Council District 1	CM Espinoza	DHA staff, architects and CM Espinoza worked on fitting unit mix into a 3.5 story building
12/11/2018	HUNI PCD Meeting	HUNI PCD, CM Espinoza	CM Espinoza presented a building to HUNI PCD with 1/2 3 story, 1/2 4 story
12/17/2018	Meeting City Council District 1	CM Espinoza, Ryan Tobin (DHA Staff)	Discussions of possibly fitting building into 3 stories

The Housing Authority of the City and County of Denver
Map Amendment: 3220 N. Shoshone St.:



Exhibits

Exhibit G – Land Use Restriction

The subject property is currently restricted to the use of affordable housing and the proposed development will have similar restrictions as outlined below:

Current Land Use Restrictions:

The property is currently restricted from using the property for anything other than affordable housing through a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust (DOT) which is recorded against the property.

Proposed Land Use Restrictions:

The proposed development will be restricted to the use of affordable housing through a 40 year land use restriction agreement (LURA) with the Colorado Housing and Finance Authority (CHFA) and a HUD Declaration of Restrictive Covenant (DORC). Both the LURA and DORC will be recorded against the property.

Highland United Neighbors, Inc.

P.O. Box 11235, Denver, Colorado 80211

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Authorized by the Board of Directors to represent HUNI in all zoning and planning matters.

February 19, 2019

Denver Planning Board
City and County of Denver
Denver, CO

Re: 3220 Shoshone Street
Case No. #2018I-00095

Dear Planning Board Members:

The Planning and Community Development (PCD) Committee of Highland United Neighbors, Inc. (HUNI), met with the Applicant numerous times over the past 2 years. This committee voted 5-0 on February 12, 2019, to support this application for rezoning from U-RH-2.5 to U-RX-3.

The PCD Committee is authorized by the HUNI Board of Directors to represent HUNI in all zoning, land use, and planning matters, including Landmark issues. Membership in HUNI is open to all residents and businesses in the Highland Neighborhood, which is bounded by West 38th Avenue, Federal Boulevard, Speer Boulevard, and Interstate 25. There are approximately 7000 households within the HUNI boundaries and roughly 300 paying members of HUNI. 3-6 mailings go out per year to these households and email newsletters are sent out twice a month to those who have opted in. These emails and many of the mailings contain information regarding notices of meetings with detailed agendas. There were approximately 35 people present at our most recent meeting on February 12, 2019.

Our committee has worked with the applicants for the past two years to find a solution that provides retention and expansion of the affordable family housing currently existing on this site while protecting views and minimizing impacts on other Highland neighbors surrounding this site. These opposing goals required substantial compromise from all parties, and a great deal of patience from all parties. With the help of dedicated immediate neighbors, our committee meetings have been publicized and attendance at our meetings has been substantial whenever this proposal has been on the agenda.

While this committee supports the compromise represented by this rezoning application, we would be remiss if we did not recognize that support from individual neighbors is not universal and that some will oppose this rezoning. Individuals are impacted to greater or lesser degrees depending on their individual circumstances. This committee appreciates all the questions and comments we heard and received from our neighbors, as these helped us represent our neighborhood during negotiations with DHA. Ultimately, we support this rezoning for the following reasons:

1. The mix of unit types and targeted income levels proposed will provide family-oriented housing to a broad spectrum of people in Highland, where current development trends are eliminating much of our affordable housing. This will help with a long-standing goal of many in our neighborhood.
2. Current zoning allows two and one-half stories and 35' maximum height. The original DHA proposal for C-MX-5 zoning would have allowed 5 stories and 70' maximum height. The current rezoning application to change to U-RX-3 zoning will allow 3 stories and 45' maximum height. This represents a substantial compromise in number of stories and total height, and is the result of two years of negotiations and redesign. It is the result of substantial neighborhood involvement and effort.
3. DHA proposes to provide more parking than is required by the zoning code, all of it within a subterranean structure entered from West 32nd Avenue. This should minimize parking impacts and place any additional traffic on West 32nd, a collector street.
4. This project will also trigger the reconfiguration of the awkward 5-way intersection of 32nd Avenue / Shoshone Street / 18th Street / Erie Street. This intersection has long been identified by neighbors and this committee as one of our most dangerous intersections for pedestrians and for vehicles due to its wide-open nature. We will continue to work with DHA and Public Works to help develop the improvement plans for this intersection.

Again, while recognizing that not every neighbor will be in support of this rezoning, we think this is a successful compromise that, on balance, will be a substantial improvement over the existing conditions and provide Highland with affordable housing in a structure that does create a transition between 5-story and 2.5 story zone districts.

We hope the Planning Board will support this rezoning and recommend approval to City Council. Thank you for this opportunity to express our opinion and for your consideration of our position.

Sincerely,

HIGHLAND UNITED NEIGHBORS, INC.



Timothy C. Boers, AIA
Chair, Planning and Community Development Committee

Cc: Councilman Rafael Espinoza
HUNI Board President
Applicant
Committee Members

From: [Shaun Shanahan](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] 32nd and shoshone rezoning
Date: Wednesday, February 06, 2019 5:40:05 PM

To whom it may concern,

I am concerned about the rezoning at 32nd and Shoshone.

DHA has kept our neighborhood in the dark on most all the important details of their project. HUNI's repeated efforts to find compromise and request clarification on the design: height, number of units, parking, setbacks, etc. have been met repeatedly by DHA's push-back and stall tactics.

Now neighbors are in a last minute scramble to assess DHA's application, without ANY building design details, while DHA uses political clout to push their application through the City of Denver's rezone process as fast as it can.

Can we trust DHA to make good on one last minute, non-binding, "sketchy" design presentation? If they get the zoning they are after, what stops them from ignoring any/all neighborhood concerns and erecting a building designed to exclusively meet their goals, while ignoring those of neighbors.

DHA's tactics to railroad the neighborhood is unacceptable and they have not earned my trust!

Regards,
Shaun Shanahan
shaun.shanahan@gmail.com
720.938.1191

From: [Lee, Jim @ Denver DTC](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] DHA Shoshone Street re-zone
Date: Wednesday, February 06, 2019 8:37:47 AM

While I support the city's push to provide work force housing it's outrageous that the DHA would try to change the zoning to increase the allowed height of the building. What about the rights of the existing homeowners? How can the city support this? DHA seems to be using political clout to push their application through the city without sharing specifics on the design. Please slow this process down so that the neighborhood can have input. Thanks for your consideration.

James Lee
1955 W. 34th Avenue

Ella Stueve
Senior City Planner
Community Planning and Development
City and County of Denver
Ella.Stueve@denvergov.org

Ms. Stueve –

I am writing in support of the Denver Housing Authority's application to rezone the property at 3220 Shoshone St. from U-RH-2.5 to U-RX-3. The rezoning will allow DHA to increase to the diversity of housing stock in The Highlands by replacing 10 aging affordable units with 53 affordable-rate apartments.

As a resident of the Highland neighborhood I believe it is important to have a range of affordability in our neighborhood. The proposed project will take an underutilized property and increase DHA's capacity to assist under served members of our community while also building a project that fits well with the aesthetic of the neighborhood.

The proposed 3-story building fits well with the surrounding buildings. In fact, it is not even as high as adjacent buildings. Our neighborhood benefits from density.

I ask that Denver Planning Board and Denver City Council support this rezoning application.

Thank you,

Stephen Fagan
3728 Jason St.

February 10, 2019

Ella Stueve
Senior City Planner
Community Planning and Development
City and County of Denver
Ella.Stueve@denvergov.org

Ms. Stueve:

I am writing in support of the Denver Housing Authority's application to rezone the property at 3220 Shoshone St. from U-RH-2.5 to U-RX-3. The rezoning will allow DHA to increase to the diversity of housing stock in The Highlands by replacing 10 aging affordable units with 53 affordable-rate apartments.

As a local resident, I believe it is important to have a range of affordability in our neighborhood. The proposed project will take an underutilized property and provide additional housing / produce more affordable housing – something we desperately need in Denver.

The project will also address an intersection that is incredibly dangerous for vehicles and pedestrians. Addressing the 6-point intersection will contribute to the safety of our entire community; safety is something we can all get behind.

The proposed 3-story building fits well with the surrounding buildings and the density will contribute to the vibrancy of our neighborhood.

I ask that Denver Planning Board and Denver City Council support this rezoning application.

Thank you for your consideration,

Lane Edwards
1974 W 35th Ave. #308
Denver, CO 80211

From: [Scott Clobes](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Opposition to 32nd St and Shoshone St DHA Rezoning
Date: Monday, February 11, 2019 3:15:40 PM

Hi Ella,

I'm a resident in the Shoshone Lofts at 3201 Shoshone St. across the street from the above referenced property.

So far from the information (or lack of) that DHA has presented to adjacent residents and the HUNI PCD I'm not in support of the rezoning for the following reasons:

- 1) Lack of Information Regarding the Proposed New Development. Very few specifics, such as the height, exterior finishes, detailed site plan, etc. have been provided by DHA, even after repeated requests from HUNI PCD.
- 2) Height Concerns. Some massing studies that DHA has presented show a 4 or 5 story building that could be 50 ft height or more. Much taller than anything currently adjacent to it. There are nearby 4 and 5 story condo buildings that I believe were not rezoned before they were built.
- 3) Massing Concerns. This rezoning would allow for a building that is much higher and larger than any other structure adjacent to it. Also concerned about there being little to no setback on the Shoshone St. side.
- 4) Setting a Unfavorable Neighborhood Precedence. If the rezoning DHA requested is approved then almost any other developer in the neighborhood could justify potentially getting a same or similar rezoning for a nearby property. This could dramatically change the character of the neighborhood from a more residential feel to one of a more urban / higher density feel.
- 5) Parking and Traffic Concerns. The DHA property is in an area where there is already a parking problem and is also located at a dangerous 4 street intersection. This rezoning in my opinion would make both of these problems potentially worse with a large increase in the number of units on the property from 10 to ~50.

I would like to see that DHA be more attentive to resident and HUNI PCD requests and to the existing zoning and character of the neighborhood and to work within those parameters. It would nice for them to work with us and to address our concerns about the rezoning and the proposed redevelopment.

I thank you for taking my information and position on the rezoning into consideration.

Thank You,

Scott Clobes
E: swclobes@gmail.com

From: [Greg Gregory](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Rezone of w 32 Ave and the block West of shoshone
Date: Wednesday, February 06, 2019 3:40:52 PM

I and my neighbors at 1821 and 1819 1825 and 1829 are all in favor of higher density higher zoning for this block cmx five would be great In in fact we will be doing a new pre-app to have our properties rezoned as soon as we find out whether the city will be up zoning this parcel we want the up zoning

From: [Devin Field](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Cc: info@lohiright.org
Subject: [EXTERNAL] Shoshone St Rezone
Date: Wednesday, February 06, 2019 11:02:08 AM

Dear City and County of Denver, Community Planning Board,

I am writing to you out of grave concern for the upcoming Rezoning application being brought forward by DHA for the property on Shoshone St and 32nd street.

As an owner of a condominium in Shoshone Lofts (#301), this redevelopment will have a significant impact on me.

It goes without saying, the decision to buy my condo was heavily influenced by the strict zoning ordinances in place around the Highlands. LoHi has retained a certain charm that is being wiped away in many communities for the sake of a few dollars.

My impression of the Highlands was that new developments all seem to have been well thought out, and done in compliance with the broader ordinances in place. So from my perspective, I put my trust in the system that the planning commission would look out for the small guy, the existing property owner and secure the successful future of the LoHi community.

I have been shocked to learn of the silent war DHA is waging with the HUNI/LOHI community in order to maximize their return on investment. They are now rushing a process, in hopes that the community will not have time to adequately respond to the latest and greatest project.

The initial design submitted by DHA was so poorly thought out, without taking into account the surrounding neighborhood. The project would have been the white elephant of the Planning Board and the LoHi community. Rest assured it would have been the beginning of the destruction of my neighborhood. For them to have even submitted such a project, clearly shows they have no concern for the havoc and destruction they will create in the neighborhood. In acting in such a manner they have lost the trust of our community with their reckless and cavalier behavior. You only get one chance to make a good impression, and they missed the mark. LoHi is a treasure of Denver, please do not let it be ruined by overzealous investors.

DHA has recently submitted a revised rezoning plan, that sounded much closer to the expectations of the surrounding community, however, they are woefully short of details. There has been no rendering of the project so that the community could gauge the impact overall. They have made verbal commitments, that simply we cannot trust based on their track record. Please understand there are already parking and traffic concerns in the area with continued developments on every corner of LoHi. This will likely be the straw that breaks the back of LoHi if the planning board does not do its job to protect our community.

I fully understand that DHA must develop the land in order to meet an acceptable level of return,

and I support the need for DHA to have a viable business model. They provide an important service in creating sustainable affordable housing for low income. I support this initiative and welcome the continued (and growing) presence of affordable housing to our neighborhood.

Besides the willingness for the Planning Board to consider allowing DHA to rezone the property, the other two major objections I have are:

1. DHA has not provided a rendering of the rescaled project
2. The process now seems to be expedited to prevent the community from making a proper assessment.

I would ask the Planning Board to provide the proper oversight and balance the needs of the existing community against those of the powerful and politically influential DHA from railroading the community.

My Address:

Devin Field

3201 Shoshone St Unit 301

Thank You.

Devin Field

T: +1 303 629 8788 | **D:** +1 303 867 2275 | **M:** +1 720 422 1610

From: [Graig Bears](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Shoshone St. Rezone
Date: Friday, February 08, 2019 2:15:19 PM

Ms. Stueve:

I live six or seven blocks from the rezoning project and am concerned with a lot of what is happening in the neighborhood. The lack of parking and overall congestion is unfortunate and worrisome given the additional construction that continues in the neighborhood. Although I am all for replacing the ugly Shoshone development, I am concerned with rezoning the lots to build even more units. I have no doubt the neighborhood needs more affordable house, but I would like to see the housing somewhere that is not already so densely and overpopulated.

Thank you,

Graig

From: [sheilaporter1](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Shoshone St. Rezone
Date: Wednesday, February 06, 2019 11:01:28 AM

I am all in favor of maintaining what little diversity is left in this neighborhood and increasing it wherever possible.

I want no more oversight applied to this project than has been applied to the multiple big-box structures that are consuming every available inch of LoHi.

Let's not be an example of NIMBY.

Sheila Porter
1925 W. 32bd Ave. #201
Denver, 80211
303 908 4099

Sent from my Verizon, Samsung Galaxy smartphone

From: [Roy D Sparkman](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Shoshone Street Rezone
Date: Wednesday, February 06, 2019 9:53:00 AM

I live at the intersection of W 33rd and Quavas which is on the opposite corner of the proposed project. The traffic and parking availability in Lohi is horrible. This project will exacerbate this problem tremendously. It seems to me that the developers and builders are being allowed to do anything they want to do. Left to their desires every street will be at the bottom of a canyon of three and four story buildings. I moved to Lohi because of the uniqueness of the neighborhood. The character and uniqueness of the neighborhood is being destroyed!

Roy D Sparkman
rsparky@me.com

From: [Emily Brett](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: [EXTERNAL] Support for Shoshone St Rezone
Date: Friday, February 08, 2019 3:29:20 PM

Hi Ella,

I live at 3130 Wyandot, so just a few blocks from the DHA property on Shoshone. I fully support the rezoning and the plans for adding density to the site. I think its great that DHA is trying to have more families live at this great location. The scale DHA is requesting fits within the current development patterns for the neighborhood - we have been seeing many 3-5 story apartment buildings go up in recent years, including many immediately adjacent to this site. Additionally, I think having more density at this site will improve traffic safety at this intersection. It can be a dangerous intersection as it is so large, so anything that brings the building closer to the street line will help fill in the space.

I have owned my home at 3130 Wyandot St for 8 years and really hope this rezoning goes through. I hope to be welcoming more neighbors in a few years!

Thank you,

Emily Brett
3130 Wyandot St. (homeowner)

Emily Brett
emilypsb@gmail.com
303-819-1911

Jerrold L. Glick
3222 Zuni Street
Denver, CO 80211
P. 303-623-1221

February 05, 2019

Ella Stueve
Senior City Planner
Community Planning and Development
City and County of Denver
Ella.Stueve@denvergov.org

Ms. Stueve,

I am writing in support of the Denver Housing Authority's application to rezone the property at 3220 Shoshone St. from U-RH-2.5 to U-RX-3. The rezoning will allow DHA to increase the diversity of the housing stock in the Highlands by replacing 10 aging affordable housing units with approximately 53 affordable housing units.

As a resident I believe it is important to have a range of affordability in our neighborhood. The proposed project will take an underutilized property and develop a project that will fit within the context of the neighborhood and provide additional affordable housing – something we desperately need in Denver.

The project will also address an intersection that is incredibly dangerous for vehicles and pedestrians. Addressing the 6-point intersection will contribute to the safety of our entire community.

The proposed 3-story building fits well with the surrounding buildings and the density will contribute to the vibrancy of our neighborhood.

I ask that Denver Planning Board and Denver City Council support this rezoning application.

Thank you for your consideration,



Jerrold L. Glick

Andrew Cronin
3317 Shoshone St.
Denver CO, 80211

ATTN: Case manager
Planning Services
Community Planning and Development
201 W. Colfax Avenue, Dept 205
Denver, CO 80202

February 6th, 2019

Ms. Stueve & The Denver Planning Board,

I am writing to you regarding the proposal requesting a map amendment to rezone the property located at 3220 N. Shoshone St. Denver, CO 80211 from U-RH-2.5 to U-RX-3.

I am a resident residing in the immediate area adjacent to this proposed project on the North-West corner of 33rd & Shoshone. This proposed project will have a direct impact with my unobstructed city views and greatly concerns me. I am in a class of homeowners that are at "ground zero" with respect to any decision you and the board make. Your actions will impact my property and lively hood for years to come.

LoHi has undergone a rapid gentrification in such a short time. Our homogenous neighborhood has now an influx of diversity. There are many things to applaud about the power of gentrification. We have become Denver's most trendy urban neighborhood.

However, there is a social cost of this economic growth. This proposal will influx the LoHi balance though a drastic increase in units thus damaging the social and cultural fabric of our neighborhood.

By allowing this project to proceed will destroy the "soul" of our neighborhood.

I vehemently oppose the proposed rezoning and urge you deny the request.



Andrew J. Cronin

Shoshone Redevelopment Letter of Support

Ms. Ella Stueve
Senior City Planner | Community Planning and Development
City and County of Denver
Ella.stueve@denvergov.org

Dear Ms. Stueve,

On behalf of Urban Land Conservancy (ULC), I am writing to strongly support the Denver Housing Authority's (DHA) application to rezone the property at 3220 Shoshone St. from U-RH-2.5 to U-RX-3. This rezoning would allow DHA to increase needed diversity of housing stock in the Highlands neighborhood dramatically. In a gentrified neighborhood, where the average household income is over \$100K (up from \$56K in 2010), affordability has been all but lost. DHA's redevelopment would positively impact the community by replacing 10 affordable units with 53 permanently affordable, mixed-income family units, bringing additional affordability to the Highlands.

As a real estate nonprofit dedicated to creating equitable communities through affordable real estate, ULC recognizes that it is important to have a range of affordability in our neighborhoods. We believe that DHA's proposed redevelopment will leverage an underutilized property by multiplying the current affordable housing stock fivefold. According to a [2018 Westword article](#), the Highlands neighborhood is now the 6th most expensive neighborhood in Denver. With an average rental price for a two-bedroom apartment being \$2,389, a household would need to earn a minimum of \$96,000 per year to avoid being cost burdened.

With 34 real estate investments across the Greater Denver region, ULC acquires, develops and preserves real estate in underserved areas for long term community benefit. Unfortunately, ULC was not able to invest in the Highlands before it became cost prohibitive. This is why we strongly support DHA's redevelopment, as one of the only remaining affordable offerings in the community. The Highlands neighborhood sits directly in between two of ULC's developments – Mile High Vista (West Colfax neighborhood) and Race TOD (Elyria Swansea neighborhood). In both instances, ULC proactively intervened in the real estate marketplace to acquire critical land for the future development of affordable housing and community serving space.

Today, Mile High Vista is home to 80 units of affordable housing, the Rodolfo "Corky" Gonzales Library and future community serving space to be developed. Future development at ULC's Race TOD property will include 150 units of permanently affordable housing (with 45 units serving households at or below 30% AMI without a reliance on housing vouchers), community serving space and a local health clinic providing culturally competent care and health services to the medically underserved.

In addition to the neighborhood's affordable needs, the proposed project would also address a dangerous intersection for both vehicles and pedestrians. The 6-point intersection is host to numerous accidents, and DHA's redevelopment would significantly enhance the safety of the community. On behalf of Urban Land Conservancy, I ask that the Denver Planning Board and Denver City Council support DHA's 3220 Shoshone Street rezoning application. If you have any questions, please do not hesitate to contact me directly at: aaron@urbanlandc.org or 720.699.0313

Sincerely,



Aaron Miripol
President & CEO, Urban Land Conservancy

From: [Evan](#)
To: [Stueve, Ella C. - CPD CE0429 City Planner Senior](#)
Subject: Fwd: [EXTERNAL] Support for Shoshone St Rezone
Date: Tuesday, February 12, 2019 9:55:14 AM

Ella,

Good morning. I live at 3130 Wyandot which is a few blocks from the DHA property on Shoshone. I fully support the rezoning and the plans for adding density to the site. I think its great that DHA is trying to have more families live at this great location. The scale DHA is requesting fits within the current development patterns for the neighborhood - we have been seeing many 3-5 story apartment buildings go up in recent years, including many immediately adjacent to this site. If DHA decided to sell the property, that would displace existing residents and drive a developer to build more (either through rezoning or not) more market rate apartments or for sale townhomes/condos. Diversity and density are keys to making this neighborhood a good one for the long term.

Additionally, I think having more density at this site will improve traffic safety at this intersection. It can be a dangerous intersection as it is so large, so anything that brings the building closer to the street line will help fill in the space.

I have owned my home at 3130 Wyandot St for 8 years and really hope this rezoning goes through. I hope to be welcoming more neighbors in a few years!

Thanks,

Evan

Evan Berlin

3130 Wyandot St. (homeowner)