



TO: Land Use, Transportation & Infrastructure Committee of Denver City Council
FROM: Jason Morrison, Senior City Planner
DATE: January 27th, 2022
RE: Official Zoning Map Amendment Application #2021I-00111

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends the Land Use, Transportation & Infrastructure Committee move application #2021I-00111 forward for consideration by Denver City Council.

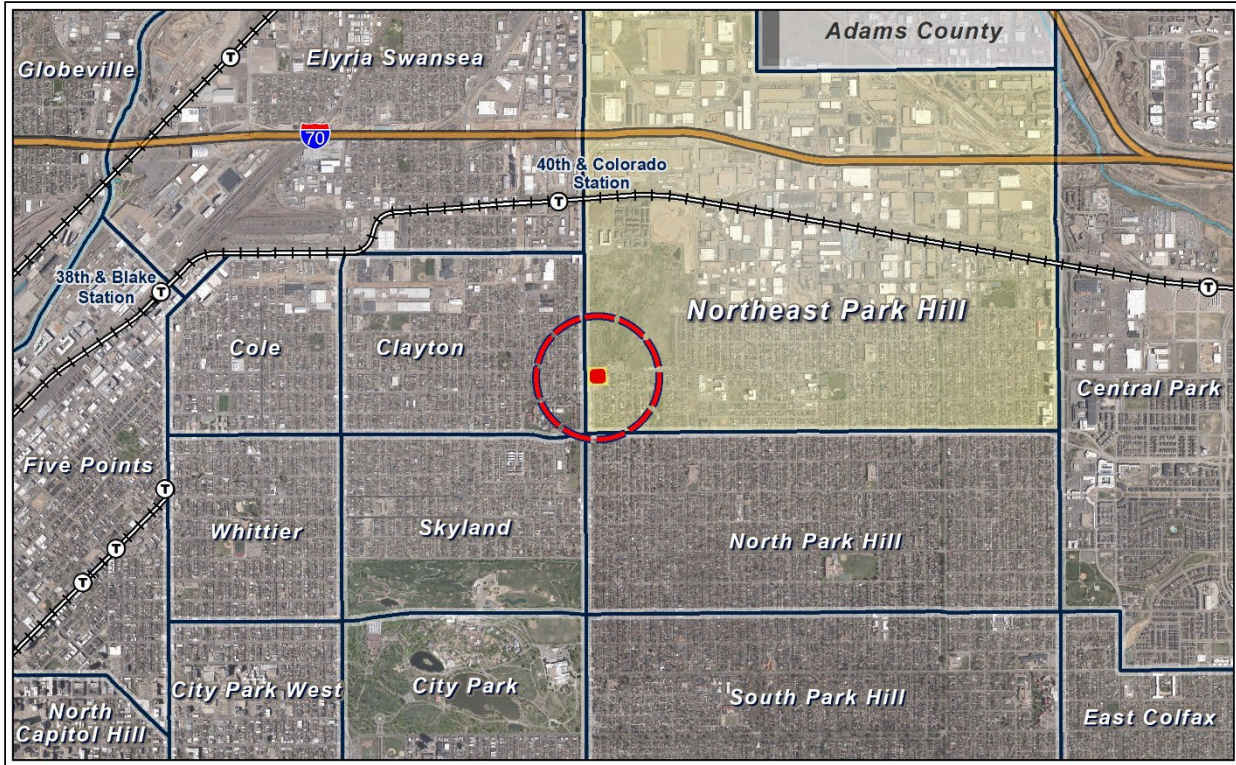
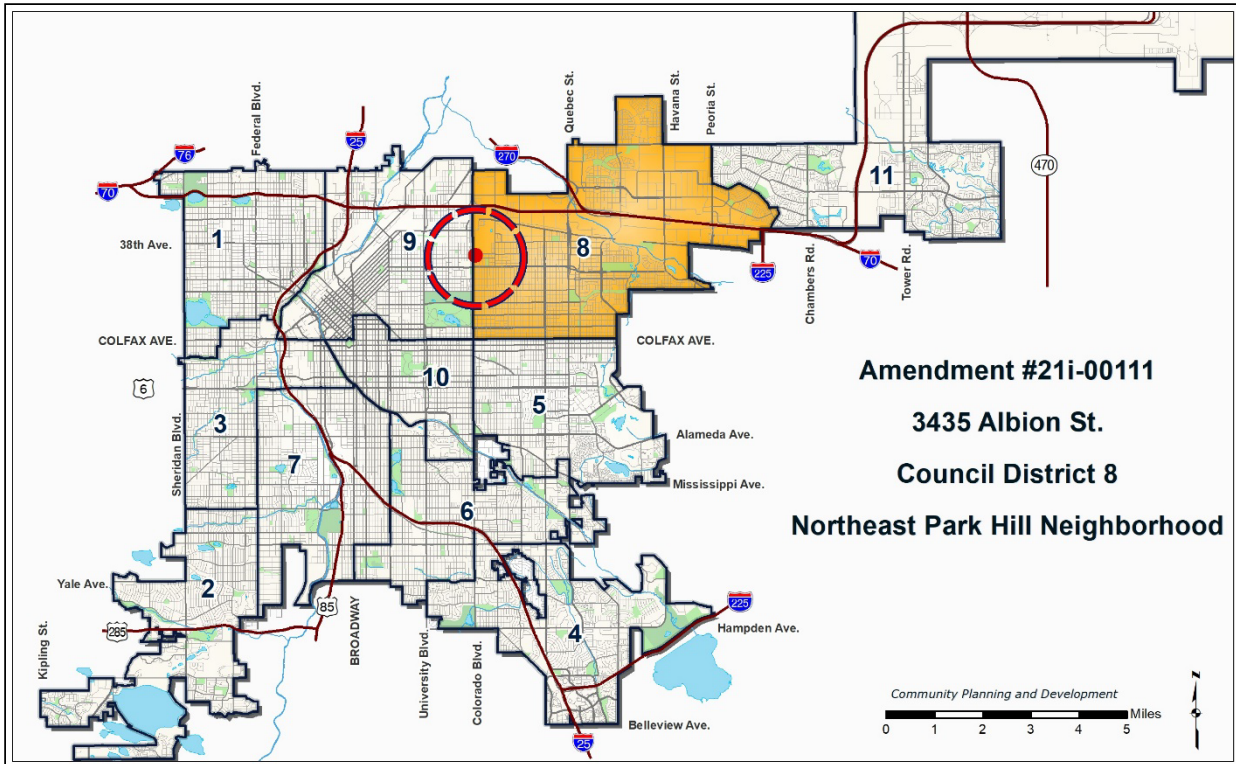
Request for Rezoning

Address: 3435 N. Albion Street
Neighborhood/Council District: Northeast Park Hill Neighborhood / Council District 8
RNOs: UCAN, The Points Historical Redevelopment Corp., Greater Park Hill Community Inc., Clayton United, Opportunity Corridor Coalition of United Residents, Northeast Park Hill Coalition, Reclaim the East Side, United Neighbors of Northeast Denver, District 9 Neighborhood Coalition, Denver for All, East Denver Residents Council, District 8 Neighborhood Coalition, Inter-Neighborhood Cooperation (INC)
Area of Property: 14,062 square feet or 0.32 acres
Current Zoning: PUD 539
Proposed Zoning: E-MX-2x
Property Owner(s): 3435 Albion, LLC.
Owner Representative: Mark Kung (KUNG Architecture)

Summary of Rezoning Request

- The subject site is zoned PUD 539 which is a custom zone district based on Former Chapter 59 and adopted in 2002. PUD 539 allowed for the expansion of an existing restaurant use and the addition of a sunroom to the existing single-unit Victorian structure (the restaurant is no longer operational). A maximum building height of two stories (38 feet applies) to the site and minimum setbacks and encroachments conform to the B-1 zone district (Former Chapter 59).
- Under a separate Landmark Designation application, the existing 132-year-old Victorian single-unit structure on the property is in the process of being designated as a contributing historic structure. Built in 1889, the Robinson House is one of the oldest homes in the area and was added to the National Register of Historic Places in 2003. The property owner is requesting the rezoning to provide additional residential units for the neighborhood, while preserving this important piece of Northeast Park Hill.
- The E-MX-2x (Urban Edge Neighborhood, Mixed Use, 2 story maximum height) zone district is intended to provide safe, active, and pedestrian-scaled, diverse areas in established residential neighborhoods. The “x” indicates that allowed uses and building forms are more limited than in the E-MX-2 zone district. Further details of the zone districts can be found in Article 4 of the Denver Zoning Code (DZC).

Existing Context





The site is located in the Northeast Park Hill neighborhood at the southwest corner of North Albion Street and East 35th Avenue which is one half block east of Colorado Boulevard and directly south of the former Park Hill Golf Course. The area is generally characterized as a mix of residential uses, with a concentration of commercial and retail uses along Colorado Boulevard. The Clayton Early Learning Campus is located to the southwest of the site, across Colorado Boulevard. The City of Axum Park is located four blocks east, and City Park Municipal Golf Course is located 1 mile south. Transit access includes the Regional Transportation District (RTD) 34 bus route along Bruce Randolph Avenue and the RTD 40 bus route along Colorado Boulevard. Colorado Boulevard is identified as an enhanced transit corridor and a high frequency transit corridor (15-minute routes). Additionally, the 40th and Colorado Commuter Rail Station is located approximately 1 mile to the north.

The following table summarizes the existing building form context proximate to the subject site:

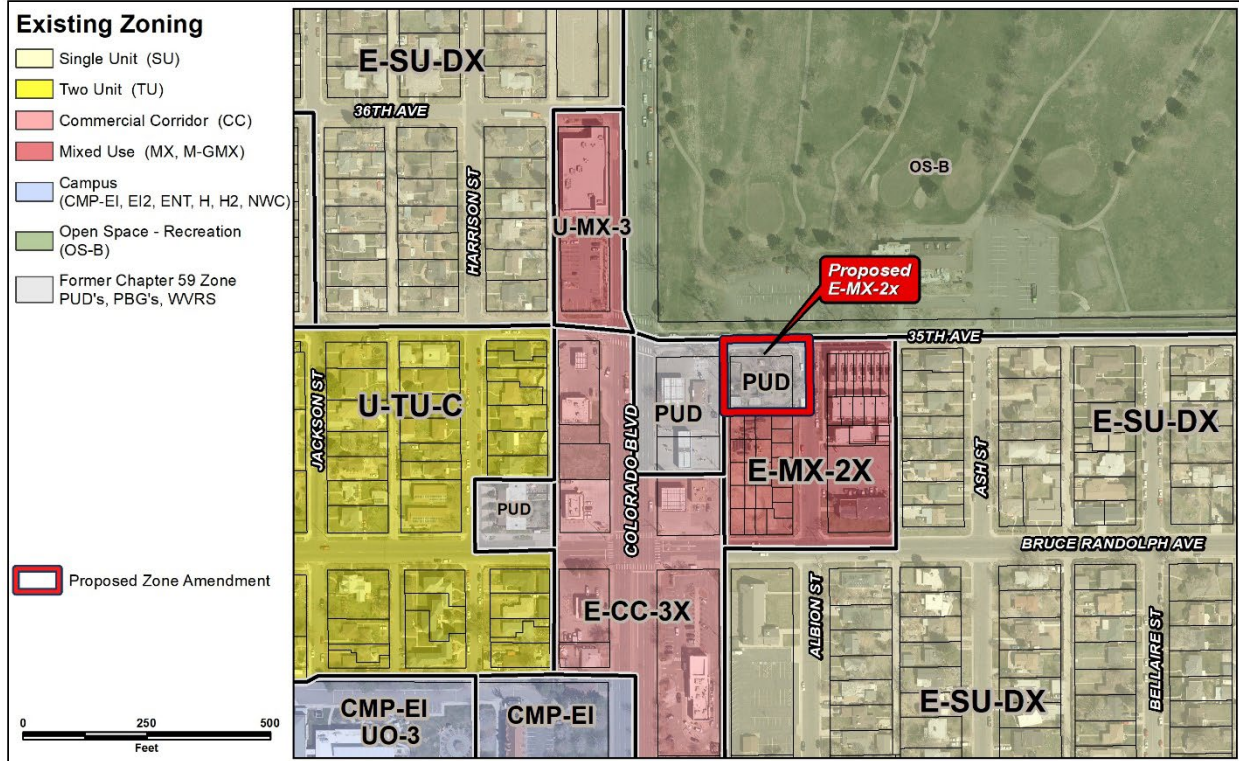
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 539	Mixed-Use	2-story Victorian-style residential structure converted to a commercial use with medium to large setbacks	Generally regular grid of streets interrupted to the north by the Park Hill Golf Course
North	OS-B	Open Space - Recreation	Open Space with public parking available and structures that serve the recreational golf course use	

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
South	E-MX-2X	Multi-Unit Residential	Two-story residential (townhouse) duplex with a shallow setback from Albion Street and Bruce Randolph Avenue	Block sizes and shapes are generally consistent and rectangular. Rear-loaded garages with alleys.
West	E-CC-3x, PUD 22	Commercial/Retail	Multiple 1-story auto-oriented and drive-through commercial buildings with large setbacks	
East	E-MX-2x	Multi-Unit Residential	Two-story residential (townhouse) with minimal setback from 35 th Avenue	

1. Historic District or Structures

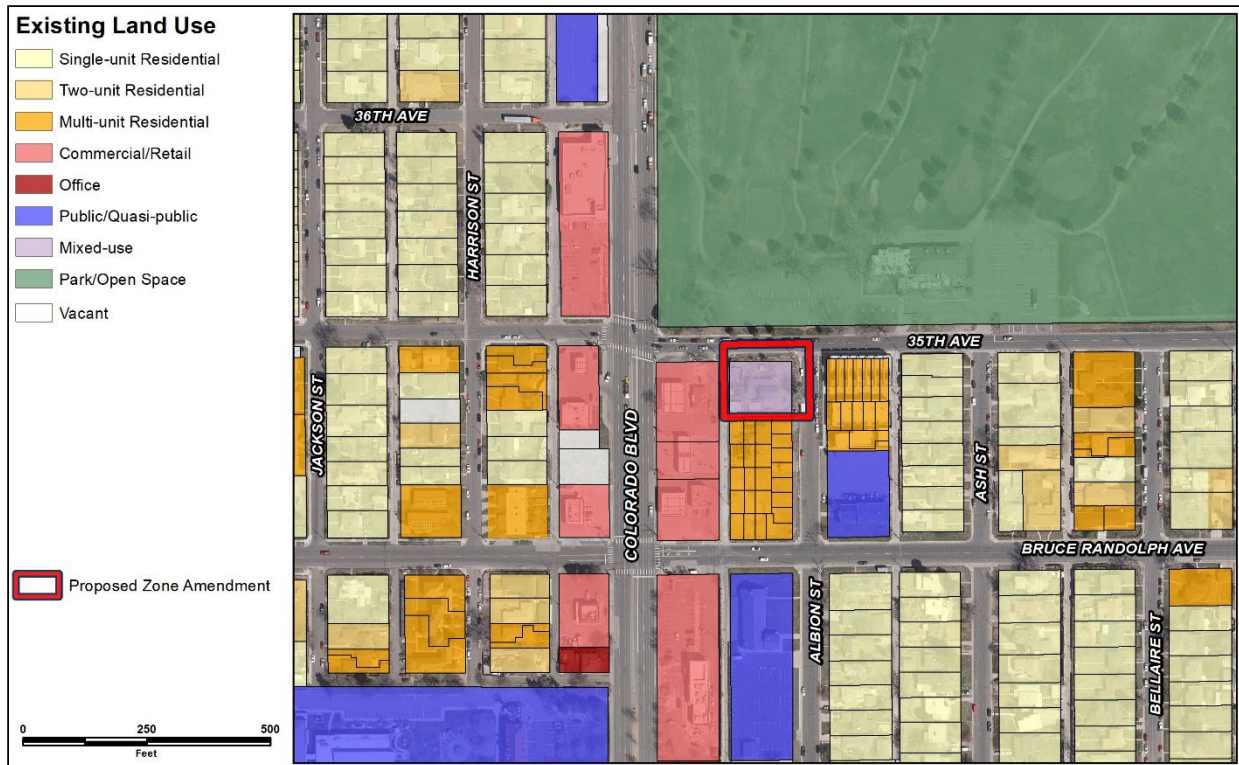
Under a separate Landmark Designation application, the applicant is proposing to locally designate the existing 132-year old Victorian structure on the subject site as a Landmark Structure. This will ensure the historical, architectural, geographical, and cultural importance of this structure will be protected through City review of building modifications.

2. Existing Zoning



The subject site is currently zoned PUD 539 which was established in 2002 and is a custom zone district from Former Chapter 59 zoning that allows for the expansion of the existing restaurant use and adds a sunroom to the single-unit Victorian structure. A maximum building height of two stories or 38 feet applies to the subject site and the Maximum Gross Floor Area for the proposed uses can't exceed 3,772 square feet. Minimum setbacks and permitted encroachments must conform to Section 59-249(b) of the B-1 zone district (Former Chapter 59). Additional information on PUD 539 can be found attached to this staff report.

3. Existing Land Use Map



The existing land use on the subject site is mixed-use. Surrounding land use includes multi-unit residential, commercial/retail and park/open space.

4. Existing Building Form and Scale

All images are from Google Street View.



Subject site facing west from North Albion Street.



Park Hill Golf Course north of the subject site, facing north from 35th Avenue.



Multi-unit (2-story) residential east of the subject site, facing south from 35th Avenue.



Multi-unit (2-story) residential south of the subject site, facing north from Bruce Randolph Avenue.



Commercial (Gas Station) west of the subject site, facing east from Colorado Boulevard

Proposed Zoning

The requested E-MX-2x zone district is found in the Urban Edge neighborhood context. The intent of the district is to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods.” (DZC, Section 4.2.4). It is a multi-unit zone district that allows for a mix of uses in a variety of building forms including Townhouse, General and Shopfront primary building forms. The “x” indicates that allowed uses and building forms (including Drive Thru Services and Drive Through Restaurants) are more limited than in the E-MX-2 zone district. The maximum building height for all primary building forms is two stories or 30 feet maximum. Minimum vehicle parking requirements in the E-MX-2x zone district are generally the same or lower than the minimum vehicle parking requirements in the existing PUD 539. For additional details of the requested zone district, see Article 4 of the Denver Zoning Code.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized here:

Design Standards	Existing PUD 539	Proposed E-MX-2X
Primary Building Forms Allowed	Single-Unit	Townhouse, General and Shopfront
Height in Stories / Feet (max)	2 stories / 38 feet	2 stories / 30 feet
Primary Street Build-To Range (min)	N/A	70-75%*
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	16 feet	0 feet – 10 feet*
Building Coverages (max)	20%	N/A
Primary Street Transparency	N/A	40-60%**

*Standards vary by building form

**Standards vary by building form and use

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Comments

Asset Management: Approved – No Comments

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Comments

Denver Parks and Recreation: Approved – No Comments

Public Works – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – See Comments Below

1. Approve Rezoning Only - Will require additional information at Site Plan Review
2. The application lists the intent for a zone lot split. A zone lot amendment pre-application meeting would be needed through the Zoning Administration Team prior to site plan submittal. As the existing building is indicated to remain, the location of a future zone lot boundary will be subject, but not limited to Fire and Building Code separation requirements.
3. The proposed building forms allowed in the E-MX-2X zone district are Townhome, General, and Shopfront. The existing structure does not meet the building form criteria for those forms, so would be designated either compliant or non-conforming. Both designations impact the ability for future additions, renovations, repairs, and replacements. The existing structure is more in line with Urban or Suburban House forms that are permitted in different zone districts.
4. The application indicates intent for a future Townhome project on the north end of the parcel. Per Section 13.1.5.3.C. the Primary Street would need to be 35th Avenue for the Townhomes due to the OS-B condition to the north and the Residential Collector status in Blueprint Denver. Albion would need to be a side street, and rear zone lot lines on the south and west.
5. The townhome project would be subject to a two-phase concept plan and Site Development Plan review process. It is highly recommended to submit a concept plan concurrent with the formal rezoning process so dimensional compliance can be vetted for your goals before obtaining a new zoning designation. The depth of the zone lot from 35th Avenue to the south rear zone lot line may limit the ability to site townhomes with parking and drive aisle access from the alley.
6. The 5-Townhome project would need to fully comply with the Townhouse building form standards for the E-MX-2X zone district and parking requirements. Units would need to face 35th Avenue if located within 20' of the zone lot lines.
7. Plans and permits for the remaining single-family home would be processed through the residential review team after the zone lot amendment is completed.

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – See Comments Below

1. DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be determined once this property begins the redevelopment process.

Development Services- Wastewater: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	9/28/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	11/16/2021
Unanimous recommendation of approval from Denver Planning Board:	12/1/2021
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	1/21/2022
Land Use, Transportation and Infrastructure Committee of the City Council:	2/1/2022
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	2/21/2022
City Council Public Hearing (tentative):	3/14/2022

- **Registered Neighborhood Organizations (RNOs):** At the time of this staff report, staff has received one letter of support from the Northeast Park Hill Coalition. A copy of this letter is attached to this staff report.
- **Other Public Comment:** At the time of this staff report, staff has received no public comment.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Park Hill Neighborhood Plan (2000)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies. The following strategies apply from the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood* (p. 28).

The requested E-MX-2x zone district will allow a mix of multi-unit housing options, including the Townhouse, General and Shopfront primary building forms. The subject site is located blocks away from high-capacity transit along Colorado Boulevard and within 1 mile of the 40th and Colorado Commuter Rail station served by the Regional Transportation District. The request is therefore consistent with the above strategies in the Equitable, Affordable and Inclusive vision element.

The following strategies apply from the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

In addition to offering additional housing types for a diverse and growing population, the proposed zone district also introduces mixed-uses which provide additional goods and services to the community. Furthermore, the zone district will also apply current, form-based zoning code standards, ensuring quality development appropriate for the neighborhood. The proposed zone district is of similar intensity

to the existing zone districts adjacent to the subject site and offers increased access to amenities. The request is therefore consistent with the strategies in the Strong and Authentic Neighborhoods vision element.

Similarly, the application is also consistent with the following strategies in the Environmentally Resilient vision element:

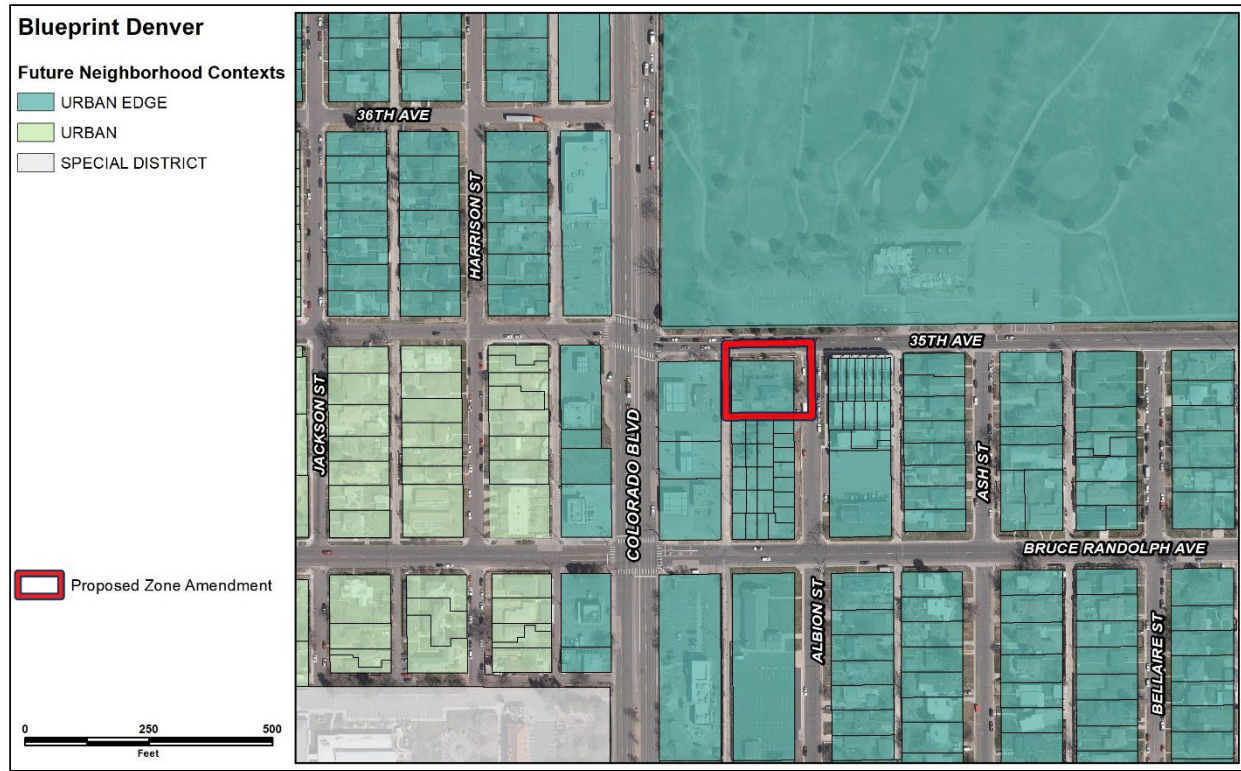
- *Environmentally Resilient Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place* (p. 54).
- *Environmentally Resilient Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors* (p. 54).

This site is an infill location where infrastructure is already in place allowing residents to live, work and play in the area. Similarly, the proposal focuses any future growth that results from this rezoning close to high-capacity transit (Colorado Boulevard and the 40th and Colorado Commuter Rail station). Compact infill development near transportation options and existing infrastructure assists in improving public health indicators while reducing water usage. Rezoning to facilitate redevelopment of this site advances the Environmentally Resilient strategies of *Comprehensive Plan 2040*.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a Low-Medium Residential area within the Urban Edge neighborhood context and provides guidance from the future growth strategy for the city.

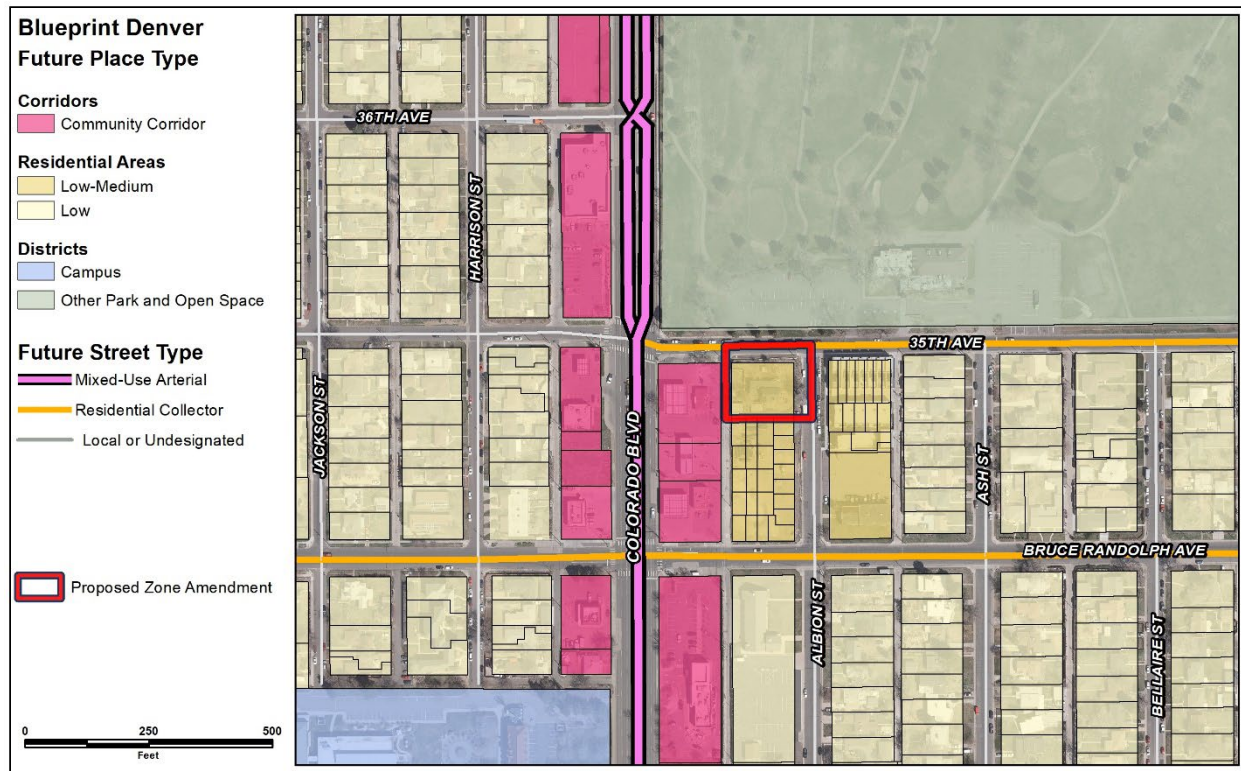
Blueprint Denver Future Neighborhood Context



The subject site is shown on the context map as an Urban Edge neighborhood context, the description of which is used to guide appropriate zone districts (p. 66). *Blueprint Denver* describes the Urban Edge neighborhood context as follows: “Residential areas generally are single-unit and two-unit uses, with some low-scale multi-unit embedded throughout. Commercial nodes are generally found along key corridors or at intersections. Block patterns are generally a mix of suburban and urban elements—streets may be rectangular or curved and alleys are sometimes present. Multi-unit buildings and commercial nodes are generally low-scale” (p. 206).

The proposed E-MX-2x zone district is a mixed-use zone district in the Urban Edge Context and is intended, to “promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC, Section 4.2.4). The proposed rezoning to E-MX-2x is appropriate and consistent with the Urban Edge neighborhood context plan direction as it will allow for the development of an appropriately scaled mixed use node embedded in a 1-unit and 2-unit residential area, and will ensure quality development appropriate for the Northeast Park Hill neighborhood.

Blueprint Denver Future Places



Within the Urban Edge Neighborhood Context, the subject property is categorized as a Low-Medium Residential future place with a land use and built form defined by *Blueprint Denver* as a “mix of low- to mid-scale multi-unit residential options interspersed between single- and two-unit residential [with] limited mixed-use along arterial and collector streets and at some intersections” (p. 216). *Blueprint Denver* also notes that buildings are generally three stories or less in height within this future place.

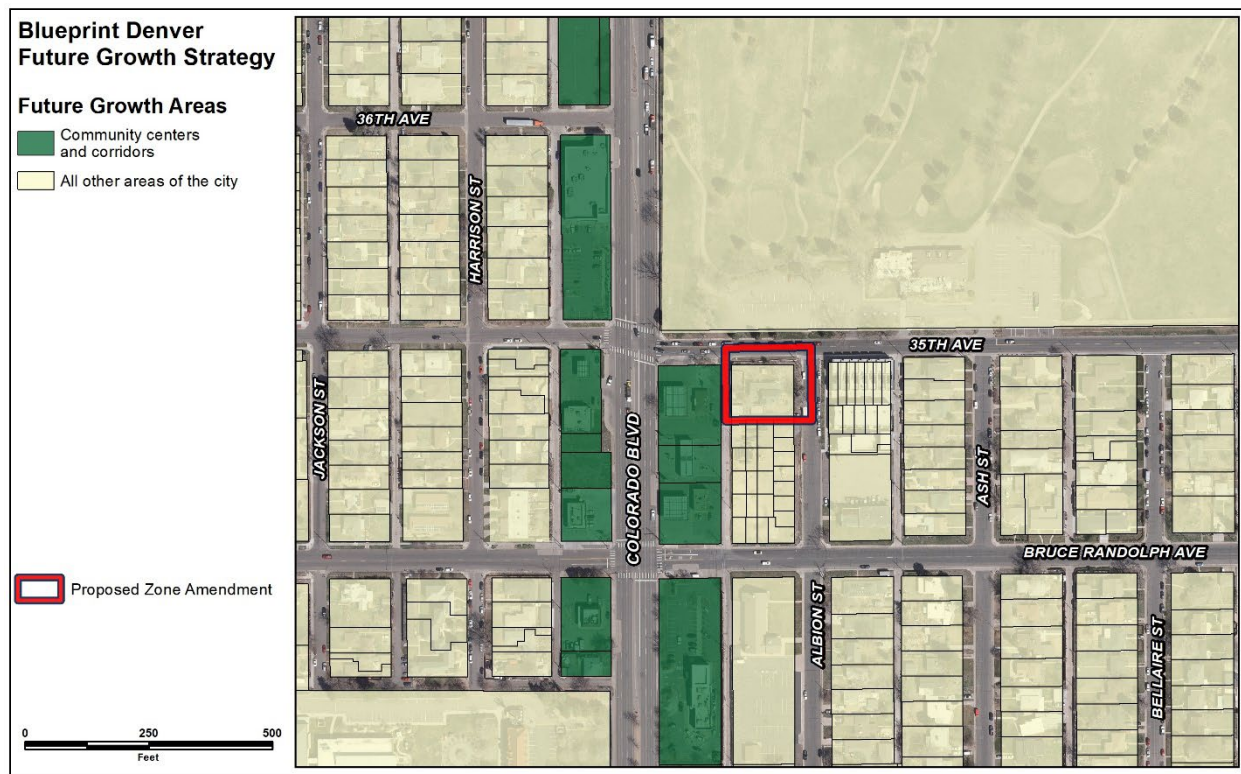
The proposed rezoning to E-MX-2x is appropriate and consistent with Low-Medium Residential designation as it allows for both residential uses and limited, low-scale mixed use along 35th Avenue which is classified as a Residential Collector. Additionally, the maximum height guidance of two stories in the E-MX-2x aligns with this plan direction. Any new development that may result from this rezoning will comply with building form standards, design standards, and uses that work together to ensure new development contributes positively to established residential character in Northeast Park Hill, and improves the transition between commercial development along Colorado Boulevard and adjacent residential uses to the east. Therefore, the request to rezone to E-MX-2x is consistent with the overall intent of the Future Places map, and the E-MX-2x zone district appropriately balances plan direction and the existing condition.

Blueprint Denver Street Types

Blueprint Denver street types work with future place designations to evaluate the appropriateness of the intensity of the adjacent development (p. 67). *Blueprint Denver* classifies 35th Avenue as a Residential Collector and North Albion Street as an undesignated local street. Residential Collector streets “collect movement from local streets and convey it to arterial streets” whereas Local streets “are designed for the highest degree of property access and the lowest amount of through movement” (p. 154). Both street types typically contain primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses.

The proposed E-MX-2x zone district is consistent with this plan direction for this location as the zone district specifically applies to small sites served primarily by local streets embedded within an existing neighborhood (DZC 4.2.4.2). Additionally, this type of mixed-use district is appropriate along corridors, such as 35th Avenue (DZC 4.2.4.1).

Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is located within “All Other Areas of the City”, which are anticipated to see around 20% of new housing growth and 10% of new employment growth by 2040 (p. 51). The proposed map amendment to E-MX-2x will enable compatible mixed-use growth for this location.

Strategies

Blueprint Denver provides recommendations related to properties that retained zoning from the Former Chapter 59 zoning code. Land Use & Built Form: General Policy 3, Strategy B, says, “Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73). That same policy also speaks to custom zoning such as PUDs; Strategy B says, “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73). Therefore, the proposed rezoning to come from custom zoning under Former Chapter 59 to a standard zone district such as E-MX-2x under the DZC is consistent with *Blueprint Denver*.

This rezoning request also furthers many of the general goals in *Blueprint Denver* via the following policies:

- Encouraging higher-density development in transit-rich areas (General Land Use & Built Form Policy 01)
- Diversifying housing options by exploring opportunities to integrate missing middle housing into low residential areas (Housing Land Use & Built Form Policy 02)
- Incentivizing the preservation of structures that contribute to the established character of an area (Design Quality and Preservation Policy 06)

Small Area Plan: Park Hill Neighborhood Plan

The Park Hill Neighborhood Plan was adopted by Denver City Council in 2000 and applies to the subject site. The format of the Park Hill Neighborhood Plan includes general land use goals and recommendations that apply throughout the planning area. Applicable goals and recommendations of the Plan include:

- Maintain existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities;
- Maintain and enhance the small-scale neighborhood character of the business areas and foster the development of “main street” type imagery;
- Minimize the visual impacts and create an improved buffer area between the industrial, commercial, and residential areas;
- Preserve the land areas of historical significance through historic districts or historic landmark designation;
- Maintain and enhance viability of residential and commercial land uses on Colorado Boulevard;
- Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds

The E-MX-2x district allows for the townhouse, shopfront and general building forms all with a maximum height of 2 stories or 30’ feet. Although the proposed E-MX-2x zone district will allow more than just low-scale residential uses, it is the lowest intensity mixed use district in the Urban Edge

context, which helps “maintain and enhance the small-scale neighborhood character” as cited in the Park Hill Neighborhood Plan. The scale of any future development will provide an important transition between the prevailing neighborhood pattern of single- and two-unit to the east, and the higher-density activity along Colorado Boulevard to the west. The proposed E-MX-2x zone district is an appropriate zone district at this corner and will encourage any development that results from this rezoning to be consistent with the adjacent established residential uses.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to E-MX-2x will result in the uniform application of zone district building form, use, and design regulations on this site as they are applied to any other sites zoned E-MX-2x.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City’s adopted plans and by allowing for redevelopment in a manner that will provide for the construction of additional neighborhood-serving residential and amenities, thereby providing residents more opportunities to live, work, and play within their neighborhood. The proposed rezoning would also facilitate housing density near a mix of uses and transit amenities, which have been linked to increased physical activity,¹ decreased obesity,² and decreased driving.³

4. Justifying Circumstance

The application identifies changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4., “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: c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.” The zoning on the subject site is a Former Chapter 59 PUD. Rezoning from Former Chapter 59 zoning into the Denver Zoning Code is an appropriate justifying circumstance. Additionally, rezoning out of the existing PUD 539 will provide more flexibility to modify the site to accommodate changing conditions in the neighborhood as evidenced by recent redevelopment east and south of the subject site.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested E-MX-2x zone district is within the Urban Edge Neighborhood Context. The neighborhood context generally consists of single-unit and two-unit residential uses, with small-scale

¹ Ewing, R., and R. Cervero. 2010. "Travel and the Built Environment: A Meta-Analysis." *Journal of the American Planning Association* 76 (3): 265-94

² Ewing, R., T. Schmid, R. Killingsworth, A. Zlot, and S. Raudenbush. 2003. "Relationship between Urban Sprawl and Physical Activity, Obesity, and Morbidity." *American Journal of Health Promotion* 18: 47-57.

³ Frumkin, Frank, and Jackson 2004; Fran et al. 2006; Ewing et al. 2008; Stone 2008.

multi-unit residential uses and commercial areas embedded in residential areas. The proposed rezoning to E-MX-2x is consistent with the neighborhood context description. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets. (DZC 4.1.1). The proposed rezoning to E-MX-2x is consistent with the Urban Edge neighborhood context description because of its low-scale nature and the site is served by a local street (Albion Street).

The proposed rezoning is also consistent with the general purpose of mixed-use districts to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping, and public gathering within and around the city's neighborhoods. The Mixed-Use districts are appropriate along corridors, embedded in neighborhoods and on large sites (DZC 4.2.4.1). The rezoning is consistent with the general purpose of the urban edge mixed use districts as this is an existing neighborhood site and will promote a pedestrian scaled area along 35th Avenue.

According to the zone district intent stated in the Denver Zoning Code, the E-MX-2x district "applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses" (DZC Section 4.2.4.2). The proposed rezoning at 3435 N. Albion is located on the corner of a local street and residential collector, is limited to one parcel with low-scale building forms and low intensity uses, and is within an existing neighborhood. The request is therefore consistent with the stated intent of the E-MX-2x zone district.

Attachments

1. Existing PUD
2. Application
3. RNO/Public Comment



Application for Zone Map Amendment

City and County of Denver
Department of Zoning Administration

200 W. 14th Avenue, Room 201
Phone: 720-865-2975 Fax: 720-865-3057

Application Number
4575

2. Date Submitted
7/09/02

3. Fee
\$1500

4. Applicant (attach completed ownership information sheet)
Lynn M. Smith

5. Address
3435 Albion St
Denver, Co 80207

6. Phone Number
303-333-4816

7. Interest
Owner

8. Contact Person
Randall Steinke

9. Contact Person's Address
3296 E Fair Place
Centennial, CO 80121

10. Contact's Phone Number
720-260-7093
303-398-9257 fax

11. Location of proposed change
3435 Albion St Denver CO 80207

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)

Lots:
26,27,28,29 & 30

Block:
39

Addition:
J Cook Jr North Division of Capital Hill Denver

13. Area of subject property.

14,062 sq. ft. .322 acres

14. Present Zone.
PUD 68/B-1

15. Proposed Zone.
PUD # 539

16. Describe the nature and effect of the proposed amendment.

The proposed new expanded PUD would incorporate undeveloped vacant land into an existing development. The expansion would allow a better and greater use of the present land uses. This expanded PUD would support the objectives of the existing Enterprise Zone designated by the City and County of Denver and the Denver Comprehensive Plan 2000.

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.

An existing restaurant exists at 3435 Albion. The restaurant, which is located in a Denver Enterprise zone, is seeking to expand due to improving business which is a result of City encouragement of new development in the neighborhood. The area just north of the existing site is to undergo a large retail development. With this development, the applicant is seeking this new PUD in order to expand an ongoing business, which would create additional business development and employment in this enterprise zone.

18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.

The proposed PUD would only expand an existing PUD which supports the existing restaurant by adding a sunroom to the existing Victorian structure. The remainder of the lots added to the PUD would then be landscaped to match the existing landscaping of the existing restaurant grounds. The expansion of the restaurant would commence 60 days (Bldg. Permit, Contractor mobilization, etc) after the City Council approval of this PUD.

19. List all the attached exhibits
Ownership Statement
Existing Condition Map
District Map
Zoning Map - Elevations

20. Applicant's signature.

1. SCHEDULE

- a. Date of pre-application conference May 14, 2001.
 City representative(s) present Matt Selet, Doug Hendrixson,
Damoni Rems.
- b. Submittal date of preliminary application _____.
- c. Submittal date of completed application _____.
- d. Application is scheduled for a:
 Planning Board Hearing on _____
 Planning Office Hearing on _____
 Planning Staff Review.

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE

	Use	Maximum Square Feet
A.	Restaurant (Includes sunroom addition)	2340
B.	Existing Single Dwelling Unit (SUD)	1000
C.	Existing Garage (Storage for restaurant)	432
D.		
	Total Square Feet	3772

MAXIMUM FLOOR AREA RATIO (F.A.R) .197 : 1

The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot.

MAXIMUM NUMBER OF DWELLING UNITS: 1.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 1:32

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES

	SQUARE FT	% OF SITE AREA
Maximum area of building coverage (including garage(s) and all other accessory structures):	2772	.197
Maximum area of drives and parking: (in gravel below)		
Maximum area of other impervious surfaces:		
MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES	2772	.197

*

c. LANDSCAPED AND/OR PERMEABLE AREAS

	SQUARE FEET	% OF SITE AREA.
Minimum area of live or organic landscaped lot coverage:	7470	.531
Approximate area of non-live material coverage (graveled PARKING) or other areas with permeable surfaces):	3820	.271
MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:	11290	.802

*

d. PROJECT AREA TOTALS (totals of "b" and "c" above)

	SQUARE FEET
Building and impervious surfaces:	2772
Landscaped and/or permeable areas:	11290
TOTAL SITE AREA: (This area must equal the site area listed on page 1)	14062

*

e. SETBACKS

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>44</u> feet	Front:	_____ feet	
South:	<u>20</u> feet	OR	Rear:	_____ feet
East:	<u>16</u> feet	Side:	_____ feet	
West:	<u>32</u> feet			

The minimum spacing between buildings shall be N/A feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – 249(b) of the B-1 zone district.

Official Parkway Setback requirements for this P.U.D. are: N/A feet for buildings and N/A feet for signs.

f. MAXIMUM HEIGHTS OF STRUCTURES

The maximum height of structures shall be 2 stories which shall not exceed a total of 38 feet NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 3 feet.

Bulk plane restrictions shall shall not be required. If required, bulk plane restrictions shall conform to Section 59 - _____ of the _____ zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

*

g. OFF-STREET PARKING

This project shall contain 6 off-street parking spaces on gravel area used for employee parking and deliveries as shown on the District Plan.

The parking spaces are tandem parking spaces 2 deep x 3 across on gravel area accessible off the alley and are for employee parking only. Customer parking is available on Albion Street or across Albion in a Denver City parking lot or in the Clayton Trust parking area adjacent which the applicant has written permission to use. The existing parking across the street is zoned B-1 and parking is a use by right. The fact that the proposed PUD area is surrounded by many parking lots has lead the applicant to provide employee parking only in this PUD application.

2370
Use A (Restaurant)

468:1 square feet
Parking Ratio

P.U.D at

3435 Albion Street

(Address)

1000
Use B (Dwelling Unit)

1000:1 square feet
Parking Ratio

432
Use C (Garage)

_____ square feet
Parking Ratio

Use D

_____ square feet
Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES PER
DWELLING UNIT:

1

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS
WITH DISABILITIES: 0.

Does this P.U.D. comply with the use and maintenance requirements of Section
59-585(2)-(9)? Yes No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements
of Section 59-586, Chart No. 1? Yes No. If **no** complete the following
section:

PARKING SPACE

Universal space dimensions

9x16

Compact space dimensions

Large space dimensions

Ratio of compact spaces to large spaces

DRIVING AISLES

Aisle widths

N/A

Angle of stalls

N/A

Will this project contain parking for bicycles? Yes No If yes, bicycle
parking requirements shall be _____.

Will this (these) bicycle parking area(s) comply with the rules and regulations for
dimensional and equipment standards of Section 59-582(e)? Yes No . If
not, bicycle parking fixtures and locations shall be approved by the City Bicycle
Planner (720-865-2453).

h. OFF-STREET LOADING

This project contains 0 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes No If not, off-street loading space dimension requirements shall be: _____.

i. SURFACE DRAINAGE

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes No Does the site contain wetland areas? Yes No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

k. EASEMENTS

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: N/A.

l. LANDSCAPING AND BUFFERING

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved.

NUMBER OF EXISTING TREES: 8.

MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 3.

On public right of way or in tree lawns: 0.

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-

2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): N/A.

Deciduous (caliper): 1".

Ornamental (caliper): N/A.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: 12.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: 4.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: 5 gal. & 2 ft

Does the proposed P.U.D. comply with parking lot parking lot landscaping requirements of Section 59-585(10) Yes No

All foliage shall be maintained in a healthy, growing and safe condition.

FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 3 feet and a maximum of 6 feet

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 3 feet and a maximum of 4 feet

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes No Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms or mounds shall be a minimum of _____ feet and a maximum of _____ feet.

m. **BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE**

Boat, camper, trailer and recreation vehicle storage is is not permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of _____ feet and a maximum of _____ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: N/A.

n. **DEDICATIONS AND IMPROVEMENTS**

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

o. **EXTERNAL EFFECTS**

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-81(a) of the B-1 zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure. Yes No

Existing decks and proposed new decks will be used for outdoor dining during the hours the restaurant is open only till 10 p.m.

p. **NATURAL TERRAIN**

The existing grade of the site **will not** be altered.

q. **UTILITIES**

Describe where the utilities (public and private) serving the property are located Water & Gas lines are located in Albion St and electrical & telephone Service from the Alley – The new PUD does not need to alter the present Utility services to the present use.

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

r. **SIGNS**

The project is regulated by the following:

Section 59-537, Signs permitted in all districts
 Section 59-538, Sign area measurement
 Section 59- 549, Sign regulations for the B-1 zone district.

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS: _____
 MAXIMUM SIGN AREA: _____
 TOTAL MAXIMUM SIGN AREA: _____
 NUMBER OF GROUND SIGNS ALLOWED: _____
 NUMBER OF JOINT ID SIGNS ALLOWED: _____
 MAXIMUM SIGN AREA PER JOINT ID SIGN: _____
 TOTAL MAXIMUM JOINT ID SIGN AREA: _____
 TEMPORARY SIGNS ALLOWED: _____
 NUMBER OF CANOPIES AND AWNINGS: _____
 CANOPIES AND AWNINGS WILL BE BACKLIT? Yes No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan. None in project.

s. **OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials is is not permitted. If permitted, what products and/or materials are allowed? _____.

Fences for outdoor storage areas shall be provided. Said fences are solid and shall be a minimum of _____ feet and a maximum of _____ feet in height.

Outdoor storage of solid waste is permitted. If permitted, fences for such outdoor storage areas shall be provided. Said fences shall be solid and shall be a minimum of 6 feet and a maximum of 6 feet in height.

NOTE: All outdoor storage areas must be shown on the District Plan.

*Trash pickup is provided by the City of Denver. The trash dumpster is located on the District Plan, and is accessed from the Alley.

t. **TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

PUBLIC TRANSPORTATION

The nearest bus stop is located (where?): Southeast and Northwest corner on Colorado Blvd and East 34 Ave.

*

u. **SCHOOLS**

Future school sites **will not** be dedicated as a part of this project.

*

v. **HOME OCCUPATIONS**

Home occupations **are not** permitted. If so permitted, home occupations shall conform to Section 59-_____ of the _____ zone district.

*

w. **USES BY TEMPORARY PERMIT**

Uses by temporary permit are regulated by Section 59-80(5)(b) and 59-80(4)(c) of the B-1 zone district.

x. **ACCESSORY USES**

Accessory uses are regulated by Section 59-80(6) of the B-1 zone district.

y. **INTERIM USES**

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: Existing uses.

*

z. **PHASING**

Will the project be developed in phases? Yes No If yes, specify the phasing and the improvements to be constructed in each phase. _____.

Anticipated starting date

Fall 2002.

Anticipated completion date

Winter 2002.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).
- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

4. EXISTING CONDITIONS MAP

The Existing Conditions Map is attached following the written statement described above.

5. DISTRICT PLAN

The District Plan is attached following the Existing Conditions Map.

This application includes the following listed and attached drawings or renderings:

- architectural concepts
- building elevations

P.U.D at _____ 3435 Albion Street _____
(Address)

- facade treatments
- exterior building materials
- and/or other important features (list): _____

6. ACKNOWLEDGMENT

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Lynn M. Smith

Print or type Applicant's Name(s)

[Signature]

Applicant's Signature(s)

PUD SUMMARY SHEET

Application # 4575
Address/Location 3435 Albion St
Total Land Area 14,062 sf

Permitted Uses	
Use A	Restaurant
Use B	Single Unit Dwelling
Use C	Garage

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	2340	1000	432	3772
Floor Area Ratio (nonresidential uses)	.197	.197	.197	.197
Maximum Number of Dwelling Units		1		1
Density (dwelling units per acre)		1:.32		1:.32
Land Coverage				
Buildings:	2340		432	2772
Drives and Parking:	3820			3820
Other				
Parking				
Number of Spaces	5	1		6
Ratios (spaces:gross floor area):	1:468	1000:1		
Landscaping				
Area of Live Landscaping (sq. ft.):	7470			7470
Area of Non-Live Landscaping (sq.ft.):	3820			3820

Building Setbacks					
North	44	Feet	Front		feet
South	20	Feet	Rear		feet
East	16	Feet	Side		feet
West	32	Feet			

Parkway Setbacks					
Buildings		Feet	Signs		feet
Required Separation Between Buildings:					
					feet
Maximum Building Height					
Stories	2		Feet	38	

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4575

Written statement:**a. The proposed P.U.D. and the market which it is intended to serve.**

The proposed PUD involves expanding an existing PUD restaurant to allow for additional seating on a existing vacant parcels zoned B-1. The current restaurant is currently open for breakfast and lunch only and is closed after 3:00 pm. After close the restaurant which is in a 19th century farm house which was originally part of the Clayton Estate and is located directly south of the Park Hill Golf Course.

The present restaurant is open of breakfast and lunch only and is closed to the public at 3:00 pm. With the addition of the sunroom the restaurant will be able to serve the present number of patrons all on the first floor.

The market area will be northeast Park Hill with the addition of citywide diners as the reputation for the charm of the restaurant grows.

b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan.

1-B Establish priorities for small-area planning based on the following criteria, focusing first on neighborhoods characterized by one or more of the following:

Evidence of disinvestment; deteriorating housing; and high vacancy, unemployment and poverty rates.

Needs for public facilities and/or physical improvements.

Opportunities for infill or redevelopment.

1-C Strengthen the sense of place in each neighborhood with adequate and well-designed, public-realm facilities such as branch libraries, recreation centers, fire stations, **neighborhood businesses** and retail areas. Continue to help activate neighborhood-based facilities such as places of worship and schools. Continue City support for public art and **historic preservation** as a focus for neighborhood identity and pride.

1-D Ensure high-quality urban **design in neighborhoods by enhancing their distinctive natural, historic and cultural characteristics**; strengthen neighborhood connections to urban centers; and reinforce Denver's unifying design features such as street trees in the tree lawns, parkways and the grid system of streets.

3-A **Continually update Denver's target industries** in terms of industry advancements and emerging clusters. Currently, Denver's target industries include information technology, **tourism**, business and financial services, environmental products and services, and mining and energy exploration and services.

3-B **Support retention and expansion of businesses** in industries historically important to Denver, **including small business**, health care, manufacturing, and federal and state government.

Encourage quality infill development that is consistent with the character of the surrounding neighborhood; **that offers opportunities for increased density and more amenities**; and that broadens the variety of compatible uses.

4-A Encourage mixed-use, transit-oriented development that makes effective

use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.

Strengthen the positive attributes and distinctive character of each neighborhood to help sustain Denver as a healthy, vital city.

4-B Enhance existing business centers and establish new business centers in a manner that offers a variety of high-quality uses that support Denver's business environment, complements neighboring residential areas, **generates public revenue, and creates jobs**.

Continue to strengthen and, where necessary, revitalize Denver's commercial corridors, such as East and West Colfax, Broadway, **Colorado Boulevard**, East Evans and South Federal.

As significant redevelopment tracts become available, and as needs of declining neighborhoods are addressed, engage in a master planning process to attract the **highest-quality uses** and the best development techniques. Reinvest in the city's historical industrial crescent to keep it **viable for a wide range of business** and employment opportunities.

5-A Support small-scale economic development in neighborhoods using the following key strategies:

Incorporate neighborhood-based business development into the City's neighborhood planning process.

Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.

Support the development of sustainable economies in Denver's poorer neighborhoods. To accomplish this:

Identify neighborhoods throughout Denver that need additional assistance in **strengthening the economies of their communities.**

Provide essential retail and consumer services and neighborhood-based employment to residents.

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

c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

The character of the neighborhood immediately surrounding this proposed PUD is highly diverse. Immediately surrounding the site is an abundance of parking lots. This PUD is a lone area of green space within 200 feet of parking area. The proposed PUD sits just off Colorado Blvd which is high volume, noisy, and commercial (gas stations, car wash, and fast food restaurants). The other buildings surrounding the site are churches in buildings built in the 60's and 70's, and the Park Hill Golf Course to the North.

It is difficult to say how the existing PUD or this expanded PUD relates to the surrounding neighborhood. The existing restaurant is in a turn of the century building surrounded by parking lots and newer structures; this makes it one of a kind. What the applicant can say however, is that they will provide Park Hill with a wholesome and charming environment.

EXISTING CONDITIONS

APPLICATION #4575 SCALE 1"=100'

3435 ALBION STREET
DENVER COLORADO



PUD #68

**PARKHILL GOLF CLUB
0-1**

PARKHILL GOLF COURSE
PARKING LOT
VACANT LOT

R-1

35TH AVE (4250 ADT)

PUD #22

R-2

CHURCH
PARKING
LOT

DENVER PARKING LOT
CLAYTON TRUST PARKING
LOT

B-2

B-1

PROPOSED PUD FROM
EXISTING PUD #68
(RESTAURANT) & B-1
(VACANT LOT) ZONING

* CURB CUT

PROPOSED WILL INCREASE
ADT ON 35TH AVE BY APPROX
30

ASH ST (ADT NOT AVAIL)

R-2

ALBION ST (ADT NOT AVAIL)

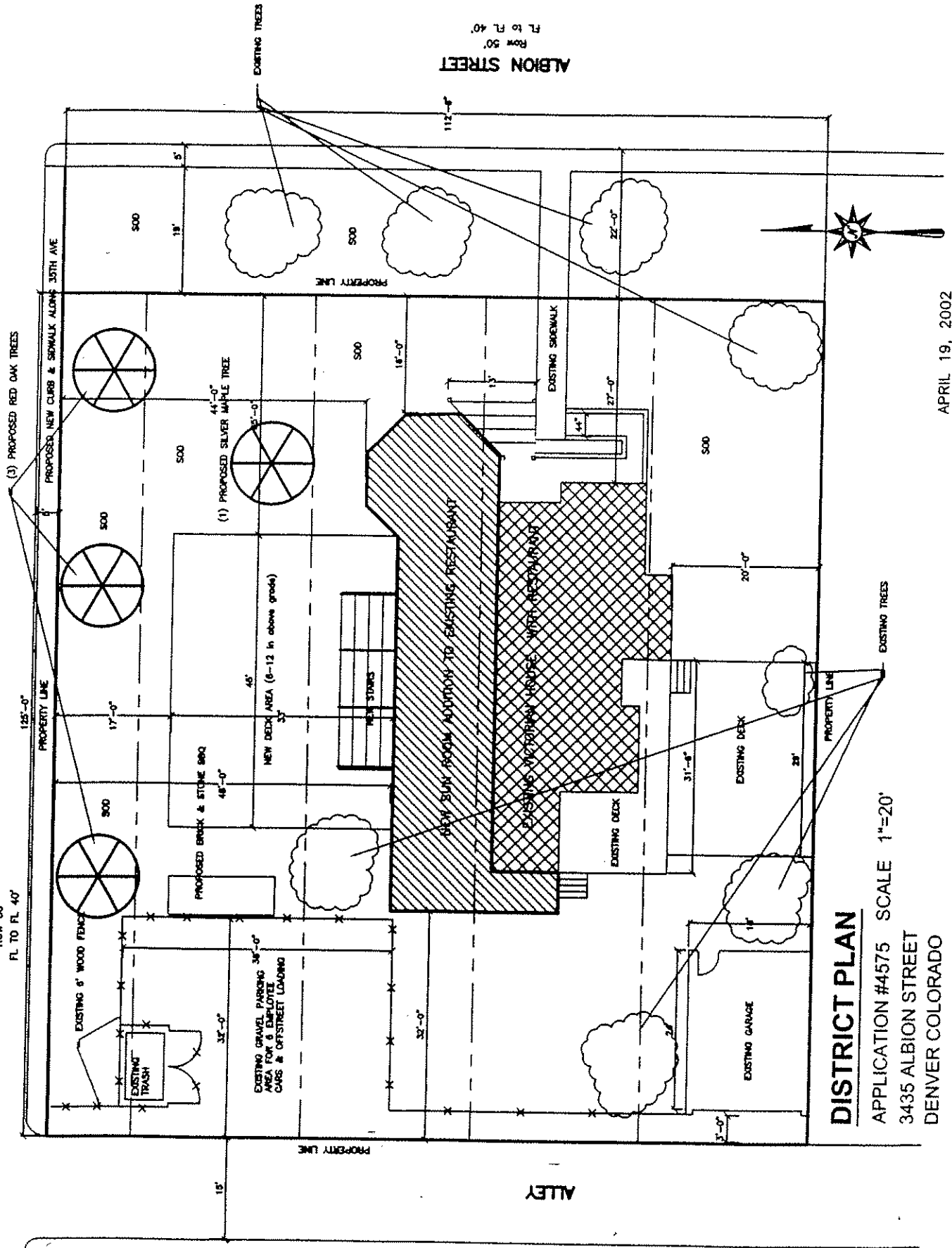
34TH AVE (ADT NOT AVAIL)

R-3

R-4

E. 35TH AVENUE

ROW 50'
FL TO FL 40'



ALBION STREET
ROW 50'
FL TO FL 40'



DISTRICT PLAN

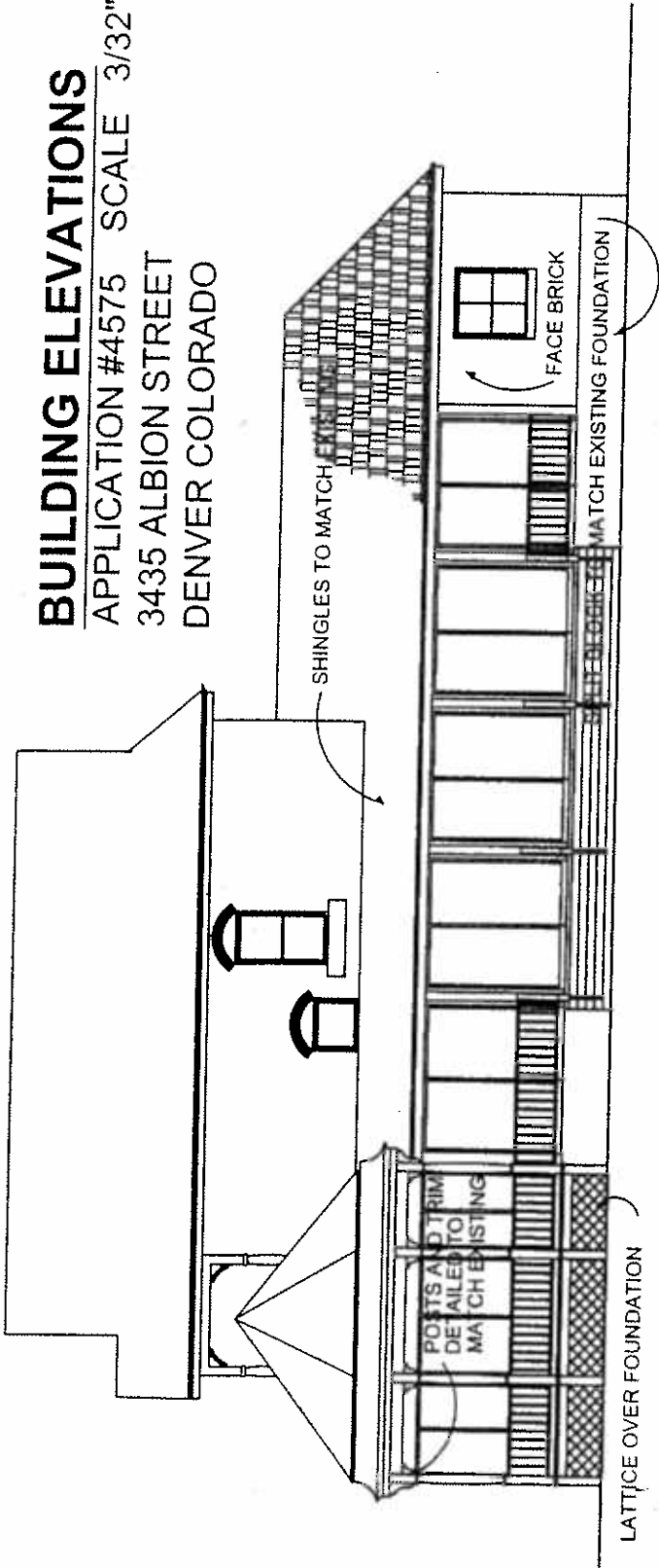
APPLICATION #4575 SCALE 1"=20'
3435 ALBION STREET
DENVER COLORADO

APRIL 19, 2002

BUILDING ELEVATIONS

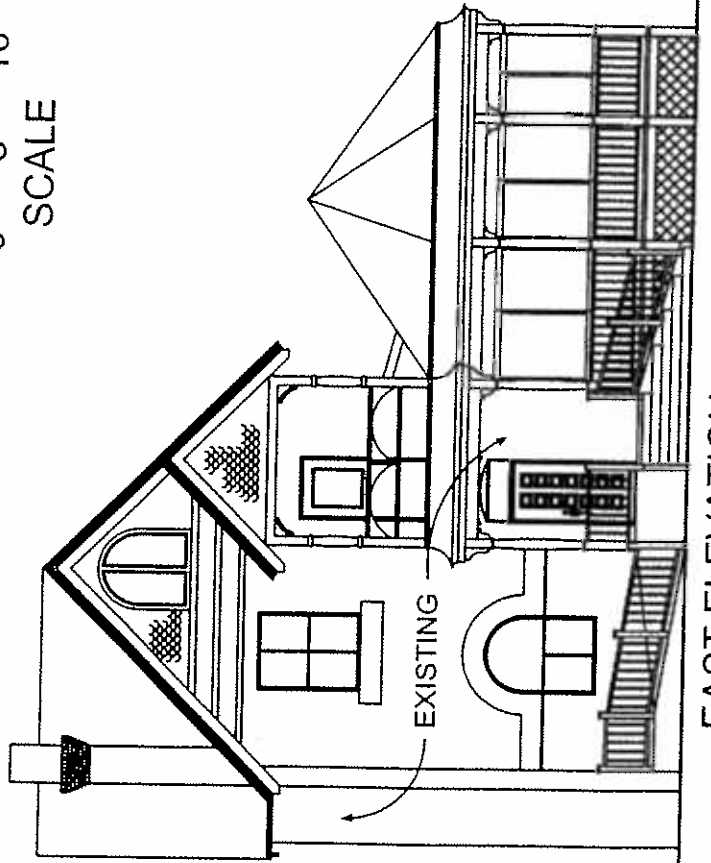
APPLICATION #4575 SCALE 3/32"=1'-0"

3435 ALBION STREET
DENVER COLORADO



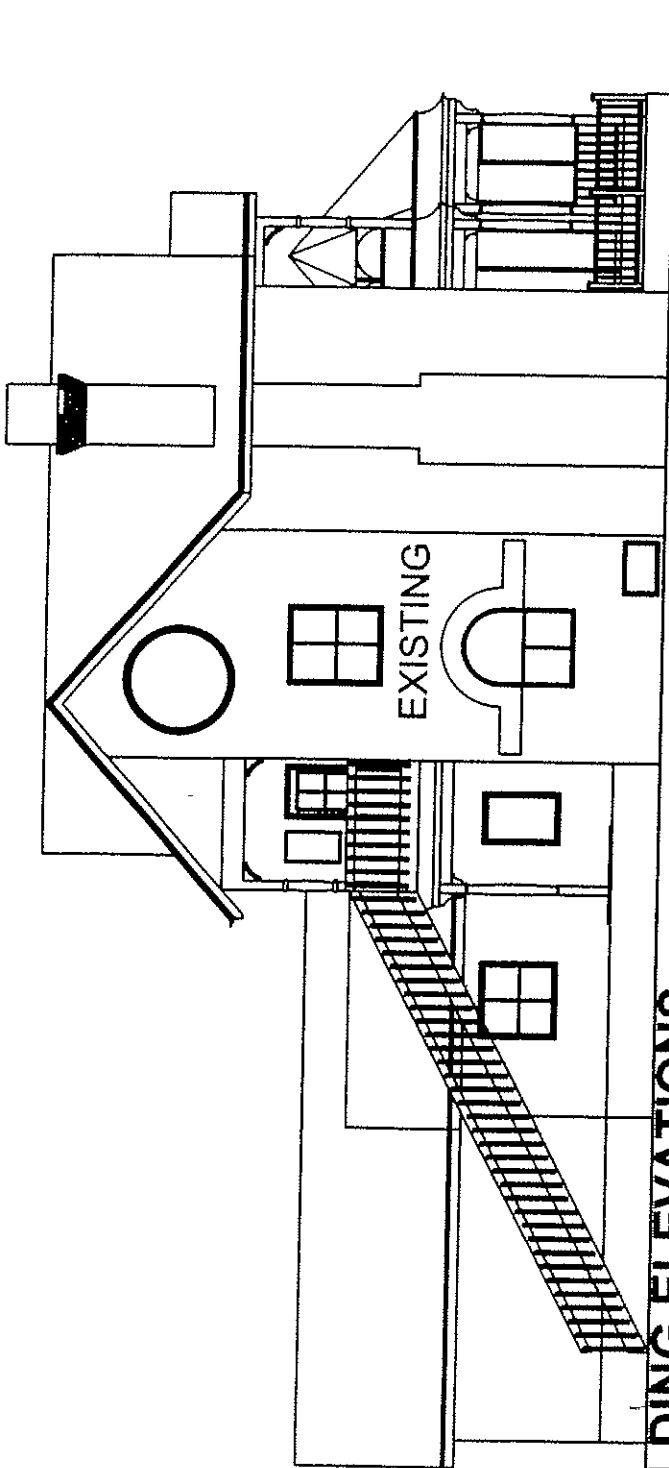
NORTH ELEVATION

0 5 10'
SCALE



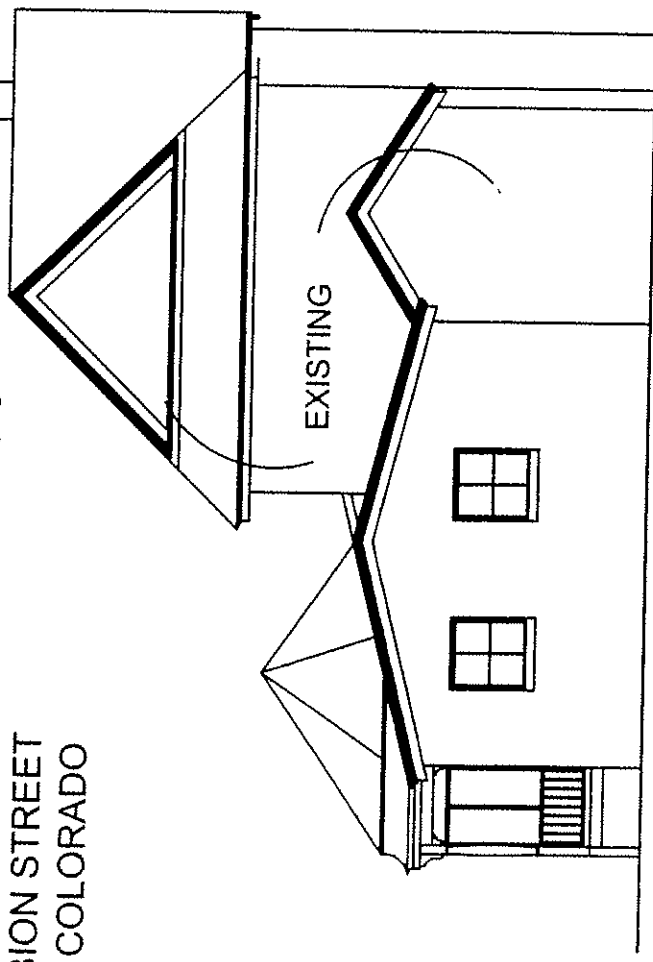
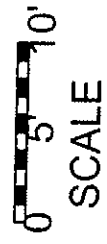
EAST ELEVATION

MAY 20, 2002



BUILDING ELEVATIONS SOUTH ELEVATION

APPLICATION #4575 SCALE 3/32"=1'-0"
3435 ALBION STREET
DENVER COLORADO



WEST ELEVATION

MAY 20, 2002



Kate's
at 35th Avenue

3435 Albion Street
Denver, CO 80207
(303) 333-4816

Meera Mani, Executive Director
Clayton Foundation

Dear Ms. Mani:

January 24, 200

In order to develop the vacant lot which borders Kate's on the north, we are being required to rezone the property. Included in that rezoning, is a requirement for 13 off-street parking spaces.

Though our lot is large enough to accommodate these 13 spaces, we feel it would be a shame to destroy the little bit of greenspace that exists on that block, in order to add 13 more spaces to the current sea of unused asphalt. (see attached picture)

We are requesting the permission of the Clayton Foundation to use your parking lot—which is located across the street- in order to satisfy these off-street parking requirements.

In the event this lot is needed by The Clayton Foundation (or the City of Denver, which owns 1/3 of the lot), we will develop the required spaces on our 3435 Albion zoning plot. In the interim, however, we are hoping this agreement will satisfy the parking requirements, so this application can move forward without adding more asphalt to the neighborhood..

Thank you for your help.

Sincerely,

Lynn M. Smith, Owner
Kate's at 35th Avenue

Lynn,
I have read this
and it is acceptable
to me.
Meera Mani

NEIGHBORHOOD ORGANIZATION CONTACT CONFIRMATION
(For PUD Rezoning Applicants)

Neighborhood Organization Name: GREATER PARK HILL COMMUNITY, INC.

To Whom It May Concern:

A PUD rezoning application has been filed with the City & County of Denver for the property located at "3401" ALBION (35TH & ALBION - WEST LOT) for the purpose of SUNROOM ADDITION + LANDSCAPING TO KITES AT 35TH AVENUE - 3435 ALBION.

Because this PUD rezoning is located within your neighborhood organization's boundaries, the Denver Planning & Community Development Office and the Denver Planning Board encourages the rezoning applicant to discuss the plans with you and take into consideration neighborhood issues in the continued development of the proposal. If there is evidence that this has been or is being accomplished, please indicate by signing below and establishing what, if any, initial position your organization is taking on this matter. The PUD applicant is responsible for returning this letter to the Planning & Community Development Office.

If there is evidence that the applicant is affirmatively addressing neighborhood concerns, the Planning Office may make a determination that the PUD rezoning application may be eligible for an abbreviated review process wherein a public hearing by the Denver Planning Board may be waived. Final approval on this matter by the Denver City Council will not be affected.

It is understood by all parties involved that the position taken by the organization is preliminary, based on the information available at this time, and shall not be considered as a final recommendation from your organization on this matter.

Please indicate position of organization below:

- At this time the organization does not oppose the PUD application
- At this time the organization opposes the PUD application
- At this time the organization takes no position on this application or there is not enough information available to establish an organization position

Authorized Neighborhood Organization Representative (Please Print Name)

Address

Signature

DANIEL J. SHANNON 5325 E. 17TH AVE DENVER, CO 80220 [Signature]
Date: 7-6-2001



Re: Case# 2021I-00111, LOS for proposed rezoning at 3435 Albion St.

October 4, 2021

Dear Mr. Morrison, Members of the Planning Board, and City Council,

NEPHC is in support for the proposed rezoning application at 3435 Albion St. that amends the current zoning PUD 539 to E-MX-2X. The property is located within the boundaries of Northeast Park Hill Coalition, and Mr. Davis/3435 Albion LLC, the applicant, attended our monthly meeting on June 10, 2021, to inform our membership about the proposed changes. During the meeting, at least one member had expressed interest in affordable housing options.

NEPHC recognizes that the City and County of Denver is experiencing an unprecedented lack of affordable housing options, but we also believe in the preservation of historic landmarks. NEPHC was pleased to see that the applicant made an effort to get approved for affordable housing but, "It was determined that the size of the project coupled with the preservation of the Robinson House did not warrant inclusion in [the affordable housing program]." We also understand that the costs to return the property back to its original design could reach exorbitant amounts, and as a result we support the proposal to include five market units to help offset the costs.

Additionally, we find that Mr. Davis' history of saving other historic properties from potential demolition (e.g. Bosler House and Dickson House) shows his commitment to preservation and seeing projects through to the end. As a result, we are asking that you approve this application.

Sincerely,

Northeast Park Hill Coalition Board

nephcoalition@gmail.com