

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

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input 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 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 type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <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 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.
	<input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

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:

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
Helen Strader	1430 Race Street Denver, CO 80206 303-521-0272 S54600@aol.com	100%	<i>Helen Strader</i>		A	yes

List of Exhibits

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14 (A&B))
- Exhibit D:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit E:** Proof of Ownership, Assessors Record
- Exhibit F:** Signature Authority Authorization for A Capital Inn Inc

EXHIBIT A

Property Legal Description

1430 RACE STREET

LOTS 25, 26 AND 27, BLOCK 31,
WYMAN'S ADDITION TO THE CITY OF DENVER,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

EXHIBIT B

Description of Consistency with Adopted City Plans

Exhibit B

Statement of Compliance with General Review Criteria (DZC § 12.4.10.7)

This application proposes to rezone the approximately 0.215-acre properties located at 1430 Race Street from Former Chapter 59 PUD 554 to G-RX-3, (the "Property") to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is located in the Cheesman Park Neighborhood and the Wyman Historic Landmark District. The Property is on the east side of Race Street, north of 14th Avenue. Today the Property is zoned PUD 554 allowing only Bed and Breakfast Inn or Former Chapter 59 R-3 uses. Existing context surrounding the Property include: G-MU-3 UO-3, G-MU-20 UO-3, C-MS-5, G-MS-5, U-RH-2.5 UO-3, U-RH-3 UO-3. Located within 1 ½ mile of the Civic Center Transit Station and within ¼ mile of major RTD transit routes via Colfax Avenue, 12th Avenue, York Street, and Josephine Street. There are dedicated bike lanes within a ¼ mile on 16th Avenue and on 12th Avenue. Denver as a city has been experiencing exponential growth, especially areas in close proximity to downtown. These changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the G-RX-3 Zone District. This would allow the Property to be utilized for a variety of uses rather than only Bed and Breakfast Inn or R-3 uses per PUD 554. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing historic character of the neighborhood. It will contribute to zoning conformity by being removed from its Former Chapter 59 zoning.

REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), East Colfax Small Area Plan (2004), and Capitol Hill / Cheesman Park Neighborhood Plan (1993).

The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.

STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

GOAL 3: Preserve the authenticity of Denver's neighborhoods and celebrate our history, architecture and culture.

STRATEGIES:

- *Support the stewardship and reuse of existing buildings, including city properties.*

GOAL 4: Ensure every neighborhood is economically strong and dynamic

VISION ELEMENTS: ECONOMICALLY DIVERSE AND VIBRANT

GOAL 3: Sustain and grow Denver’s local neighborhood businesses.

STRATEGIES

- *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.*

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.

STRATEGIES

- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*
- *Focus growth by transit stations and along high- and medium-capacity transit corridors.*

The proposed G-RX-3 zone district would enable a mix of uses to a property in an area that continues to be a desirable and historically rich neighborhood. It is a contributing structure in a historic district which protects the building from being demolished, thus encouraging adaptive reuse of an existing structure. The Property is close to designated bike lanes/routes and multiple RTD transit routes that connect riders to the Civic Center Station allowing it to be accessible by multiple forms of transportation. This rezoning will enable residential and commercial uses within an existing structure in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:

The **Blueprint Denver** *Place* designation for the subject property is *Low-Medium Residential* in a *General Urban* neighborhood context.

General Urban neighborhoods are described as:

“General urban neighborhoods are vibrant places with proximity to Denver’s major centers like Downtown and Cherry Creek. Homes in this context vary from apartment/condo complexes to compact single-unit homes. Development should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context are well served by transit and enjoy access to abundant amenities and entertainment options. (BPD pg. 213)

General urban neighborhoods are typically located at the edge of higher intensity contexts like urban center and downtown. They are largely residential, with a significant amount of neighborhood services and office embedded within. Larger mixed-use areas are often located along key streets. Example neighborhoods in this context include Cherry Creek North and large portions of Capitol Hill, Speer and West Colfax neighborhoods.” (BPD pg. 222).

Low-Medium Residential areas are described as:

“Areas where the predominate use is residential. Although they are primarily residential in nature, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, parks and commercial/retail uses.” (BPD pg. 246)

General Urban Low-Medium Residential Land use and Built Form:

“This area is primarily residential, with a mix of unit types. Single- and two-unit homes are interspersed with lower scale multi-unit buildings. Limited neighborhood serving commercial can be found, particularly at intersections. Heights are generally up to 3 stories. Lot coverage may be high and setbacks should generally respect the existing character with buildings orienting to the street.” (BPD pg. 246)

The G-RX-3 zoning is an appropriate district that compliments the characteristics of General Urban neighborhoods and complies with the vision of a Low-Medium Residential area. RX zone districts are primarily intended to accommodate residential uses, commercial uses are secondary. G-RX-3 has a max height of 3 stories, which is the designated max height for Low-Medium residential. It will appeal to the desired uses of multi- unit residential, office, and low intensity commercial through modest density. With the Civic Center Station and multiple RTD bus routes nearby along with bike friendly routes and dedicated lanes, this makes it an excellent multi modal accessible location for both residents and those visiting for work, offices, or services.

Growth Strategy for this area is designated as:

All other areas of the city: *10% of new jobs and 20% of new households.*

The RX zoning appeals to the City’s growth strategy for this area by allowing residential uses. The zoning equally allows office and low intensity commercial uses which could increase the potential of new jobs.

Street Type for the Property is designated as:

Local: *“Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.” (BPD pg. 160)*

Cross street to the north: *Colfax Avenue - Main Street Arterial*

Cross street to the south: *14th Avenue - Residential Arterial*

The Property is located on Race Street, an undesignated local. The RX zoning is primarily a residential zone district which is appropriate and comply with the characteristics for this street type. The Property is also located between Colfax Avenue, a Main Street Arterial and a 14th Avenue, a Residential Arterial. Main Street Arterials are characterized by a mix of uses including retail, services and restaurants, as well as residential. Residential Arterials are described as having primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. The RX zoning is a great transiting zone district from the commercial and retail intense Colfax Avenue, to the predominantly residential zoning along 14th Avenue. (BPD pg. 158-160)

The proposed map amendment is consistent with the objectives of the Capitol Hill / Cheesman Park Neighborhood Plan (1993) including:

DENSITY RECOMMENDATION 1a:

SUPPORT COMPATIBLE HIGHER DENSITY

Support higher density residential development in the neighborhood, when that development is located and designed to be compatible with the character and livability of the neighborhood, particularly the immediate area and when that development does not necessitate the demolition of an historic or architecturally significant structure.

BUSINESS RECOMMENDATION 2:

ENCOURAGE A DIVERSITY OF BUSINESSES

Direct economic development programs in the neighborhood primarily to encouraging small, diverse businesses. Similarly, support building designs and land use patterns which encourage small, pedestrian-oriented businesses. The exception to this recommendation would be destination businesses which would help draw customers to other, smaller businesses. Large destination businesses should be carefully located, most likely on East Colfax, Lincoln, or Broadway.

“CHEESMAN PARK NORTH” DISTRICT

“Zoning in the district is primarily R-3 (a high density apartment zoning district), although the commercial property facing onto East Colfax is zoned B-4 (a general business zoning district)

The Cheesman Park North District is largely residential, with a combination of single-family homes, apartment conversions of single-family homes, older low-rise apartments and newer mid-rise and high-rise apartments. The district has a legacy of large, architecturally significant Victorian homes and mature landscaping.” (CHCPNP pg. 110)

VISION

“Cheesman Park North will be stabilized as a desirable, well maintained medium density residential area with a diversity of rental and owner-occupied housing opportunities for singles, couples, and families of various sizes and income levels. While there will be some residential infill development, the historic character of the neighborhood will be preserved and enhanced. The impact of traffic along 13th, 14th, and Colfax Avenues will be mitigated. Transit will be readily accessible and the parking demand will be accommodated. Pedestrian accessibility to Cheesman Park and City Park will be improved.” (CHCPNP pg. 110)

USES

Residential areas: SINGLE AND MULTIPLE FAMILY RESIDENTIAL

Retail areas: RETAIL AND RESIDENTIAL / RETAIL MIXED-USE PROJECTS

The G-RX-3 zoning, by offering a mix of uses, is an appropriate district that complies with the recommendations of the Capitol Hill / Cheesman Park Neighborhood Plan by supporting both residential, office, and low intensity commercial uses through the utilization of historic buildings. This zoning contributes to maintaining the residential character of the “Cheesman Park North” district through low to mid-rise building heights and mixed-use projects that embraces and enhances its historic charm. Today, the Cheesman Park North area is predominantly residential, even 25+ years after the implementation of the neighborhood plan. As the neighborhood grew, the integration of a few neighborhood serving retail along 13th Avenue became a good fit and addressed needs of the community. The Property being located

between pedestrian active 13th Avenue and business driven Colfax avenue makes it an appropriate location for a residential mixed- use zone district. This district will contribute to the plan’s vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

The proposed map amendment is consistent with the objectives of the East Colfax Small Area Plan (2004) including:

Vision Statement (ECSAP pg. 70)

Colfax Avenue in 2020 will be a multi-modal, commercial and residential “Main Street” that complements and sustains the nearby neighborhoods and encourages walking, biking and transit use. The corridor teems with activity on the street and captures the attention of commuters and visitors.

- *Housing density on the corridor supports transit and sustainable urban growth.*
- *Significant structures have been preserved and adaptively reused.*

Colfax welcomes and embraces neighborhood diversity that encompasses a wide variety of ages, lifestyles, economic circumstances, ethnic groups and family types. Colfax exemplifies the best of what a city can offer: a vibrant, hip, and progressive urban avenue.

Additional Infill & Building Remodel (ECSAP pg. 71):

- *Preservation & infill promotes strong architecture*
- *Efficient land use pattern provides more housing options*
- *More residents promote a viable business climate*

Future Land Use Concept Map: Medium Density Residential

Goals (ECSAP pg. 80)

- *Encourage the location of commercial, housing, employment, open space and civic uses within walking distance of transit stops.*
- *Provide a mix of housing types (townhouse, rowhouse, duplex, multi-family, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low-income, affordable and market rate).*
- *Encourage infill and redevelopment along East Colfax that complements historic resources along and near the corridor.*
- *Preserve and adaptively reuse historic resources in the study area.*

Recommendations (ECSAP pg. 81)

- *Support infill development of retail, office and residential uses. Consider the complementary nature of a project in the context of surrounding or nearby uses. Encourage both horizontal and vertical mixed use. Mixed-use projects, with commercial or public uses on the ground floor and residential (including low-income, affordable housing and market rate) and/or office on the upper levels, are especially appropriate. Minimize construction projects with extremely low site coverage ratios. Discourage low density, single use development with excessive parking.*

The East Colfax Small Area Plan designates this property as being in a *Mixed-Use District: Midtown Colfax* (ECSAP pg. 120)

Mixed-Use District - Midtown Colfax Vision (ECSAP pg. 126)

Infill development (Ramada Inn, the Upper Colfax Business Center) and adaptive reuse of historic resources (Colonnade, Alta Court, Rosenstock, Bourbon Square) in the Upper Colfax Historic Business District form the basis of the identity and future redevelopment model for Midtown Colfax. Office, or residential, over retail characterizes the mix of uses.

The G-RX-3 zoning is an appropriate district that complies with the vision, goals, and recommendations of the East Colfax Small Area Plan. The proposed zone district contributes to maintaining the historic residential character of the Wyman district while embracing the Midtown Colfax vision through low to mid-rise building heights and mixed-use projects. Rezoning to G-RX-3 allows for adaptive reuse for a historic building. The Property being located right off Colfax avenue makes it an appropriate location for a residential mixed- use zone district, directly implementing the goals of the plan. This district will contribute to the plan’s vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

REVIEW CRITERION DZC § 12.4.10.7.B – 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.

Future development of the Property will result in uniformity of G-RX-3 district regulations and restrictions.

REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City’s adopted plans.

Applying Equity Concepts for Small Rezoning:

In Blueprint Denver Section 3.1; Plan In Action: Applying Blueprint Denver to Rezoning, Blueprint states:

“Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings”.

While Blueprint Denver acknowledges that Equity Concepts are difficult to apply to small single-parcel rezonings such as this one we believe these are important criteria to address in our city. This rezoning may help this small property contribute to a more equitable Denver in the following ways:

Equity Concept 1: Expanding Housing and Jobs Diversity - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

The Importance of Housing and Jobs Diversity

It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD pg. 40)

The G-RX-3 zone district will open the property to a variety of uses that are not offered in the current PUD, which only allows Bed & Breakfast. This zone district would allow for a variety of housing options along with commercial and office uses that could create new job opportunities. While it is uncertain how a property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that a G-RX-3 zoning introduces more housing and job opportunities to the area than with the PUD zoning today.

The rezoning allows the introduction of housing and employment opportunities that do not exist today. The property is well located near major employment centers to include the hospital district 5 blocks north and downtown to the west.

Equity Concept 2: Improving Access to Opportunity - creating more equitable access to quality-of-life amenities, health and quality education.

The proximity of an amenity (including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods.” (BPD pg. 32-35)

Nearby Amenities:

Grocery with fresh fruit and vegetables:

- King Soopers, Safeway (2), Sprouts, 12th Ave Market

Transit:

- RTD Bus Routes 15, 24
- Bike lanes: Cheesman Park, 12th Ave, 16th Ave, Williams / Lafayette Sts. MLK, E 31st

Parks and Recreation:

- Cheesman Park is 3 blocks away

Schools:

- East High
- Morey Middle School
- Dora Moore Elementary

Health Care Services:

- Presbyterian St. Lukes Hospital
- Kaiser Permanente
- St. Joseph Hospital
- Children's Hospital

The 1430 Race Property has relatively more Access to Opportunity and so is an ideal place to introduce mixed use zoning. Rezoning to G-RX-3 will allow more uses of the property to have access to these quality of life amenities than does the more limiting Chapter 59 PUD.

Equity Concept 3: Reducing Vulnerability to Displacement - stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

The 1430 Race Property is in an area that is designated as relatively more vulnerable to displacement. The proposed G-RX-3 zone district would enable residential and a mix of neighborhood serving uses that do not exist in the PUD today, this includes a mix of low scale residential uses and low intensity commercial uses the ability to add housing and jobs here should help mitigate displacement.

The Property is in a historically rich neighborhood that continues to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. The building is a contributing structure in a historic district, protecting it from demolition. Successful rezoning will result in a variety of options for reuse of the unique building all of which have the chance to positively address these important city-wide equity concepts.

EXHIBIT C

Description of Justifying Circumstances and Neighborhood Context

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)

CRITERION DZC § 12.4.10.8.A - Justifying Circumstances - One of the following circumstances exists:

“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: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning”

Today, the Property is under a Former Chapter 59 Zoning PUD 554.

“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: Changed or changing conditions in a particular area, or in the city generally”

The .215-acre Property is located in the Cheesman Park neighborhood in the Wyman Historic Landmark District. As a General Urban neighborhood immediately outside of downtown, this area has experienced and is continuing to experience substantial change. Hundreds of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services. Cheesman Park’s historic character is supported by its unique residential charm and local retail, restaurants, and services.

With the tremendous growth in Denver in recent years, this part of Denver continues to be a popular neighborhood to live in and play in, this warrants the introduction of residential, office, and low intensity commercial uses which are not allowed in its current PUD. The desire and need for residential options with allowed mixed-uses in the area is growing and a G-RX-3 zone district will contribute to these community wants and needs.

CRITERION DZC § 12.4.10.8.B – 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.

G-RX-3 is in the General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. The Denver Zoning Code’s intent for G-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. (Denver Zoning Code 6.2.4.2)

“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. 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. 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.” (Denver Zoning Code 6.2.4.1)

Today, the neighborhood context around the Property is a mix of commercial, multi-unit residential and mixed-use zoning. The proposed G-RX-3 zone district of the Property is fitting with the existing context and will allow the Cheesman Park neighborhood area to continue to grow into the General Urban Neighborhood the city plans are envisioning. It will allow for residential-focused mixed-use developments in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services. Rezoning to G-RX-3 on the Property meets the intent and purpose of the zone district.

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

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

**A CAPITOL INN INC
1430 RACE STREET
DENVER, CO 80206**

April 25, 2019

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent A Capitol Inn Inc for the purpose of submitting and processing the rezoning application for the property owned by A Capitol Inn Inc at 1430 Race Street in Denver, CO.

Sincerely,



Helen Strader

Title:

EXHIBIT E

Proof of Ownership, Assessors Record

1430 N RACE ST

Owner	A CAPITOL INN INC 1430 RACE ST DENVER , CO 80206-2014
Schedule Number	05021-03-005-000
Legal Description	WYMANS ADD B31 L25 TO 27
Property Type	COMMERCIAL - HOTEL
Tax District	188A

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	1300
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	9,371	Zoned As:	PUD

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

Current Year			
	Actual	Assessed	Exempt
Land		\$613,000	\$72,350 \$0
Improvements		\$1,085,000	\$123,950
Total		\$1,698,000	\$196,300

Prior Year			
	Actual	Assessed	Exempt
Land		\$572,200	\$67,530 \$0
Improvements		\$632,300	\$71,710
Total		\$1,204,500	\$139,240

Exhibit F
Signature Authority Authorization

7

WARRANTY DEED

THIS DEED, Made this 4th day of October, 2002, between
JOHN CREMMINS, JIM CREMMINS AND AMY CREMMINS

of the city and County of DENVER and State of COLORADO, grantor, and
A CAPITOL INN, INC., A COLORADO CORPORATION

whose legal address is 9071 W. 66TH AVE.
ARVADA, CO 80004

of the County of JEFFERSON and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of (\$ 799,000.00) SEVEN HUNDRED
NINETY-NINE THOUSAND & 00/100

DOLLARS, the receipt and sufficiency of which is hereby
acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the
grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said
city and County of DENVER and State of Colorado described as follows:

Lots 25, 26 and 27, Block 31,
WYMAN'S ADDITION TO THE CITY OF DENVER,
City and County of Denver,
State of Colorado.

also known by street and number as: 1430 RACE STREET, DENVER, CO 80206

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and
assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with
the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above
conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and
lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all
former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except
those specific Exceptions shown on the attached as "EXHIBIT 1".

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

John Cremmins by Jim Cremmins as attorney in fact.
JOHN CREMMINS BY JIM CREMMINS AS ATTORNEY IN FACT
Creminns

JIM CREMMINS

Amy Cremmins
AMY CREMMINS

State of COLORADO)

**EXHIBIT 1
EXCEPTIONS**

File Number: 90138194

1. Distribution utility easements (including cable TV).
2. Those specifically described rights of third parties not shown by the public records of which Buyer has actual knowledge and which were accepted by Buyer in accordance with paragraph 8b of contract Form No. CBS 1-9-99 [Matters Not Shown by the Public Records].
3. Inclusion of the Property within any special taxing district.
4. The benefits and burdens of any declaration and party wall agreements, if any.
5. Taxes for the year 2002, and subsequent years thereto.
6. Terms, conditions, provisions and obligations contained in Ordinance No. 74, Series of 1993, designating the Wyman Historic District as a district for preservation and adopting design standards, recorded October 20, 1993, at Reception Number 9300145233.
7. Terms, conditions, provisions and obligations contained in Ordinance No. 40, Series of 1996, relating to zoning, recorded January 22, 1996, at Reception Number 9600009118.
8. Existing leases and tenancies.

ARTICLES OF INCORPORATION

Form 200 Revised July 1, 2002

Filing fee: \$50.00

Deliver to: Colorado Secretary of State

Business Division,

1560 Broadway, Suite 200

Denver, CO 80202-5169

This document must be typed or machine printed

Copies of filed documents may be obtained at **Error! Bookmark not defined.** ABOVE SPACE FOR OFFICE USE ONLY

20021230415 C

\$ 50.00

SECRETARY OF STATE

08-20-2002 14:38:26

Pursuant to § 7-102-102, Colorado Revised Statutes (C.R.S.), the individual named below causes these Articles of Incorporation to be delivered to the Colorado Secretary of State for filing, and states as follows:

1. The entity name of the corporation is: A Capitol Inn INC.
** The entity name of a corporation must contain the term "corporation", "incorporated", "company", or "limited", or an abbreviation of any of these terms. §7-90-601(3)(a), C.R.S.*

2. The corporation is authorized to issue: (number) 100 shares of (class) A
(number) _____ shares of (class) _____

If more classes are authorized, include attachment indicating class(es) and number of shares in each class.

3. The street address of the corporation's initial registered office and the name of its initial registered agent at that office are: Street Address (must be a street or other physical address in Colorado)
1430 Race Street, Denver, CO 80206

If mail is undeliverable to this address, ALSO include a post office box address. _____

_____ ; Registered Agent Name: Helen Strader

4. The address of the corporation's initial principal office is: 1430 Race St, Denver, CO 80206.

5. The name and address of the incorporator is:
Name Helen Strader
Address: 1430 Race St., Denver, CO 80206

6. If applicable, these articles are to have a delayed effective date of September 15, 2002 (not to exceed 90 days)

7. The (a) name or names, and (b) mailing address or addresses, of any one or more of the individuals who cause this document to be delivered for filing, and to whom the Secretary of State may deliver notice if filing of this document is refused, are: Helen Strader 9071 W. 66th Ave. Arvada, CO 80004

OPTIONAL, The electronic mail and/or Internet address for this entity is/are: e-mail S54600@aol.com
Web site _____

The Colorado Secretary of State may contact the following authorized person regarding this document:
name Helen Strader address 9071 W. 66th Ave. Arvada, CO
voice 303-467-0389 fax _____ e-mail S54600@aol.com

MR

rm