



TO: Land Use, Transportation and infrastructure Committee
FROM: Fran Penafiel, Senior City Planner
DATE: September 8, 2022
RE: Official Zoning Map Amendment Application #2022I-00044

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends approval for Application #2022I-00044.

Request for Rezoning

Address:	2147 & 2151 Tremont Place
Neighborhood/Council District:	Five Points / Council District 9
RNOs:	Inter-Neighborhood Cooperation (INC); Clements Historic District Neighborhood Association; Capitol Hill United Neighborhoods, Inc.; Curtis Park Neighbors; Opportunity Corridor Coalition of United Residents; Neighbors for Greater Capitol Hill; Welton Corridor Property Owners; United Northeast Denver Residents; The Heart of Five Points.
Area of Property:	6,260 + 4,331 = 10,591 square feet
Current Zoning:	PUD 194 & PUD 369
Proposed Zoning:	G-MU-3 UO-3 with waiver
Property Owner:	Arvind Doshi
Owner Representative:	John Hersey – STARBOARD Realty

Summary of Rezoning Request

- The adjoining properties are in the Five Points neighborhood, between 21st Avenue and 22nd Avenue along Tremont Place, in the Clements Historic Landmark District.
- Each property currently has a single-unit house used as a bed and breakfast lodging as allowed by PUD 194 and PUD 369.
- The property owner, with John Hersey as their representative, are requesting to rezone the properties out of Former Chapter 59 zoning and into the Denver Zoning Code.
- The property owner also owns the adjacent single-unit house at 2137 Tremont Place.
- The proposed G-MU-3, General Urban, **Multi Unit, 3** stories, zone district allows the urban house, duplex, garden court, town house and apartment primary building forms. The maximum height of the allowed primary building forms ranges from 30 to 40 feet and there are no protected districts within the surrounding blocks. This district is intended for use in the General Urban Neighborhood Context, which is intended to promote and protect higher density residential neighborhoods.
- The proposed UO-3, (Use Overlay 3, the Historic Structure Use Overlay) allows limited office, lodging and artist studio uses in Historic Structures (structures designated as Landmarks) located in residential zone districts.

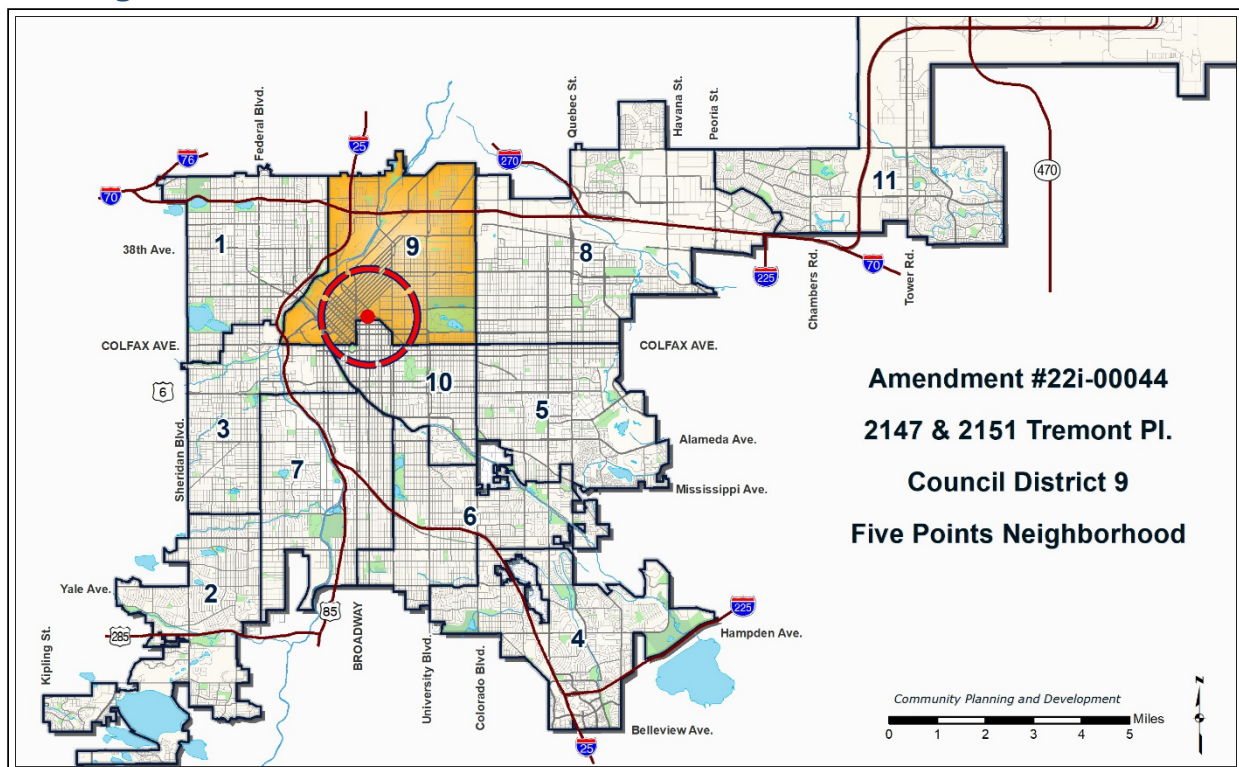
Waiver

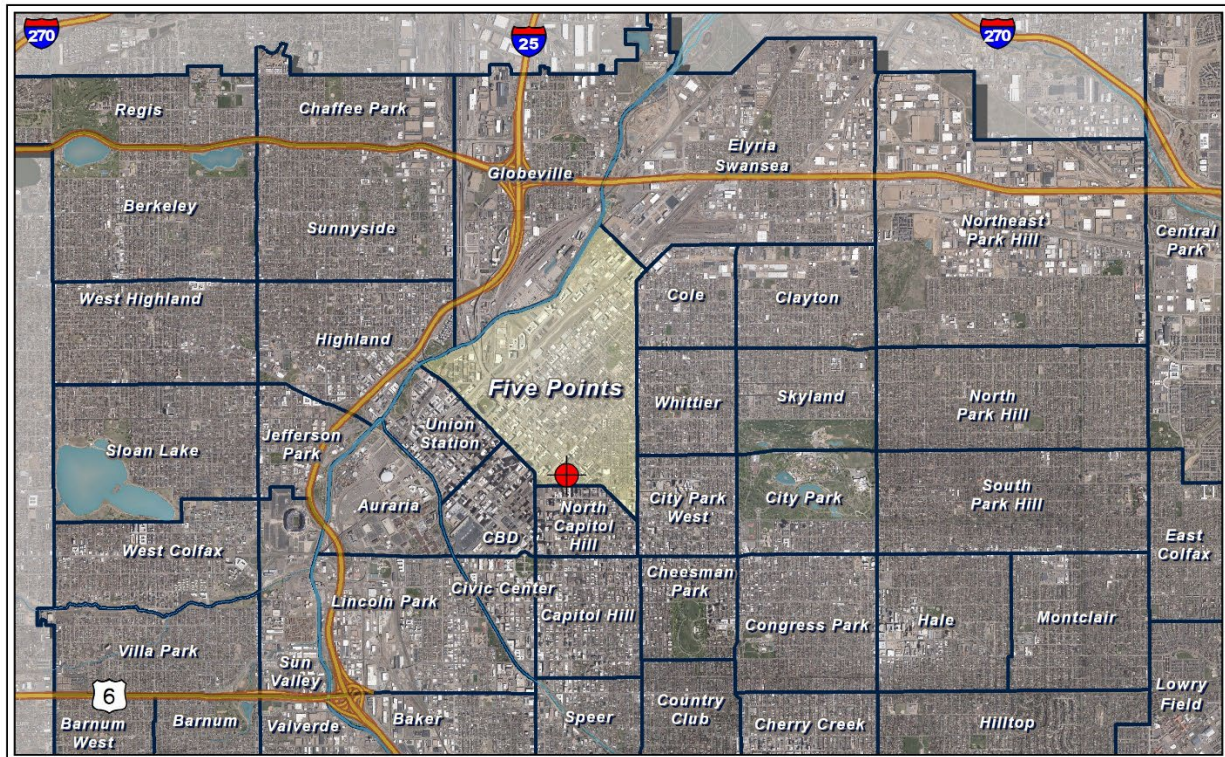
Section 12.4.10.6 of the DZC enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for one waiver, as detailed in the attached application and which would read as follows:

1. Waive the provision in DZC 9.4.4.8.F.1 that “The applicant for establishment of the bed and breakfast lodging use is the owner of record and uses the structure as his/her principal residence,” and instead, a manager or operator of the bed and breakfast lodging use, who may or may not be the property owner, shall use a structure located at either 2137, 2147 or 2151 Tremont Place as his/her principal residence. The intent of the waiver is to remove the UO-3 requirement that the owner of the structure housing the bed and breakfast use that same structure as their principal residence and instead require a business manager or operator, who may or may not be the property owner, to live on site or adjacent to the permitted bed and breakfast lodging use.

The bed and breakfast lodging use allowed under the UO-3 requires the owner of the structure to use it as their principal residence. The proposed waiver would remove that requirement, instead requiring a manager, who may or may not be the property owner, to live on site or adjacent to the subject sites. This would align the residency requirement of the bed and breakfast lodging use allowed under the UO-3 with the residency requirement for bed and breakfast lodging uses established under mixed-use zone districts (DZC 11.12.4.5 B.1).

Existing Context





The subject properties are located at the southern edge of the Five Points neighborhood a block away from the RTD rail line running on Welton Street. The sites are across the street from Benedict Fountain Park, which provides open park space, play areas and public gathering areas. The sites are three blocks south of Lawson Park and the Blair-Caldwell Library, which collectively provide recreational/social gathering spaces, educational opportunities, and other resources. The Polaris at Ebert Elementary School is located two blocks to the northeast of the site. There are numerous shops, restaurants and services located within close proximity of the sites in all directions.

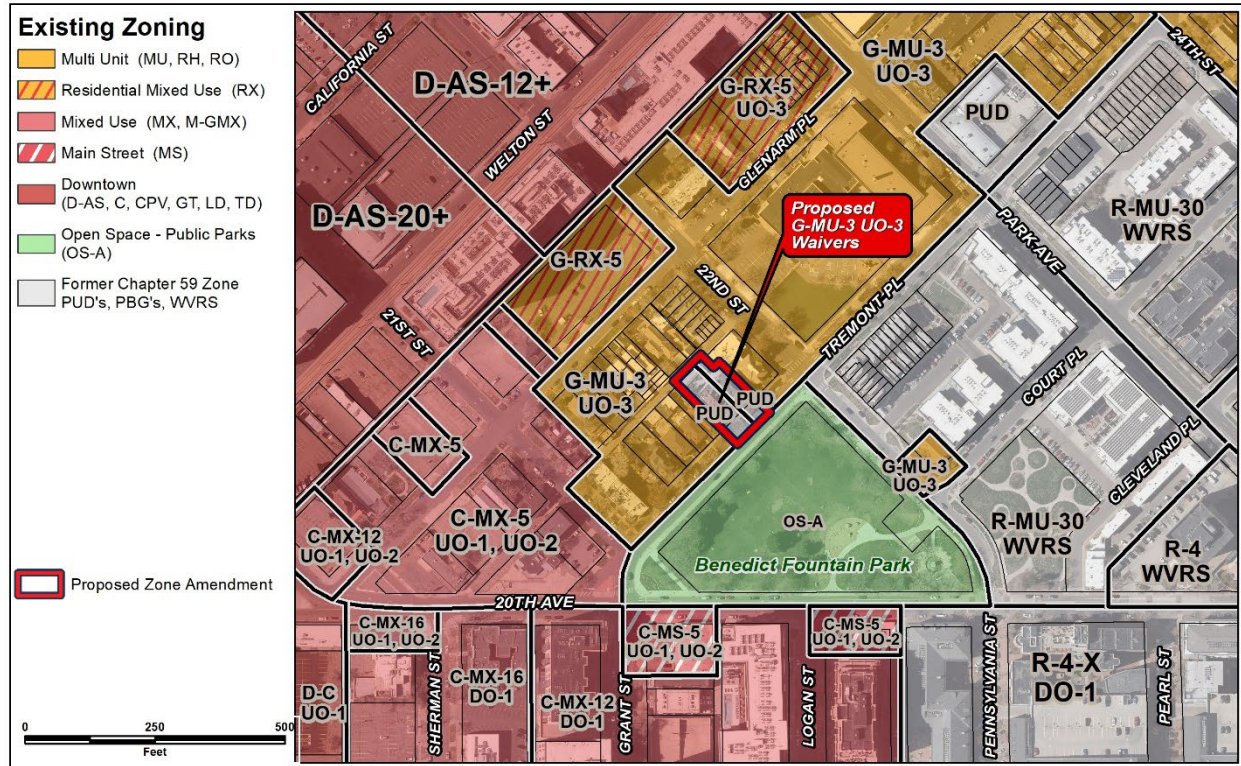
Major corridors that serve the site include Park Avenue and North Broadway.

There are two RTD light rail stations in close proximity to the sites. The 20th Street/Welton Station, approximately one and a half blocks southwest of the site, services light rail line L. The 25th Street/Welton Station is approximately 4 blocks to the northeast and also provides access to the L line. Numerous RTD bus routes are accessible within a 3-block radius of the site.

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

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
2147 Tremont Pl.	PUD 194	Hotel with mixed use	2.5-story single-unit Queen Anne house	Generally regular grid of streets (streets are oriented northwest-southeast and northeast-southwest in this part of the city); block sizes and shapes are consistent and rectangular.
2151 Tremont Pl.	PUD 369	Hotel with mixed use	2 story single-unit Queen Anne house	
Northwest	G-MU-3 UO-3	Multi-unit residential	2.5-story multi-unit brick structure	
Southeast	OS-A	Park	Park/open space	
Northeast	G-MU-3 UO-3	Office	2-story Italianate office/religious organization	
Southwest	G-MU-3 UO-3	Single-unit residential	2-story single-unit house	

1. Existing Zoning



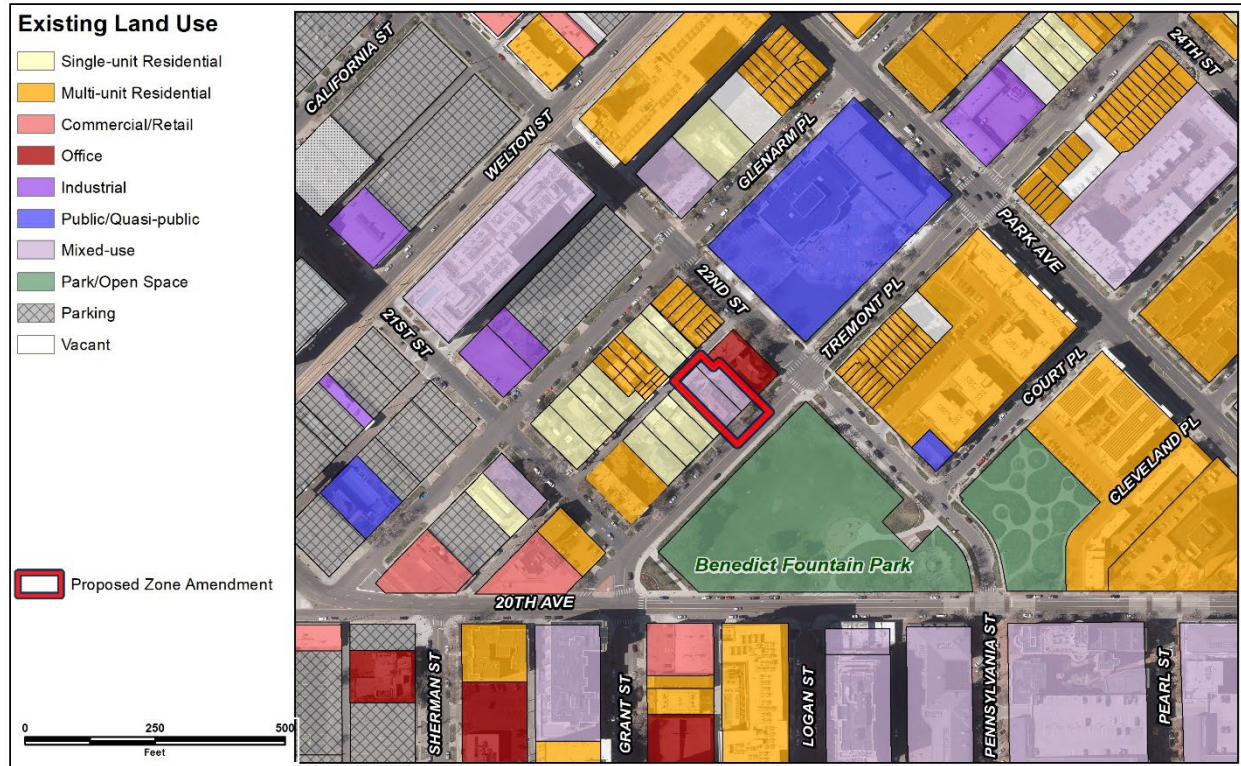
PUD 194 was adopted in 1985 and applies to 2147 Tremont Place. The PUD was intended to allow for the bed and breakfast use in the existing structure with up to 11 rental rooms or bedrooms not exceeding 6,000 square feet total. The PUD allows a kitchen, entry hall, dining room, a 600 square feet business office was permitted in conjunction with the bed and breakfast operations. Also, a 1,000 square feet retail space for sale of books, gifts and flowers was permitted. PUD 194 requires a minimum of 5 parking spaces and does not require the owner or manager to live on the property.

PUD 369 was adopted in 1995 and applies to 2151 Tremont Place. Similar to PUD 194, PUD 369 was intended to allow for the bed and breakfast use in the existing structure, with up to five overnight bedrooms or suites. The PUD allows a kitchen, food and beverage (subject to obtaining appropriate licenses), a dining room and living room. It allows for a business office, retail space for sale of books, gifts and flowers and laundry in conjunction with the bed and breakfast operations. PUD 369 specifies that the owner of the property shall reside at either 2151, 2147 or 2137 Tremont Place. That owner shall also be actively involved in the management of the overnight accommodation operations. This PUD requires a minimum of 2 parking spaces.

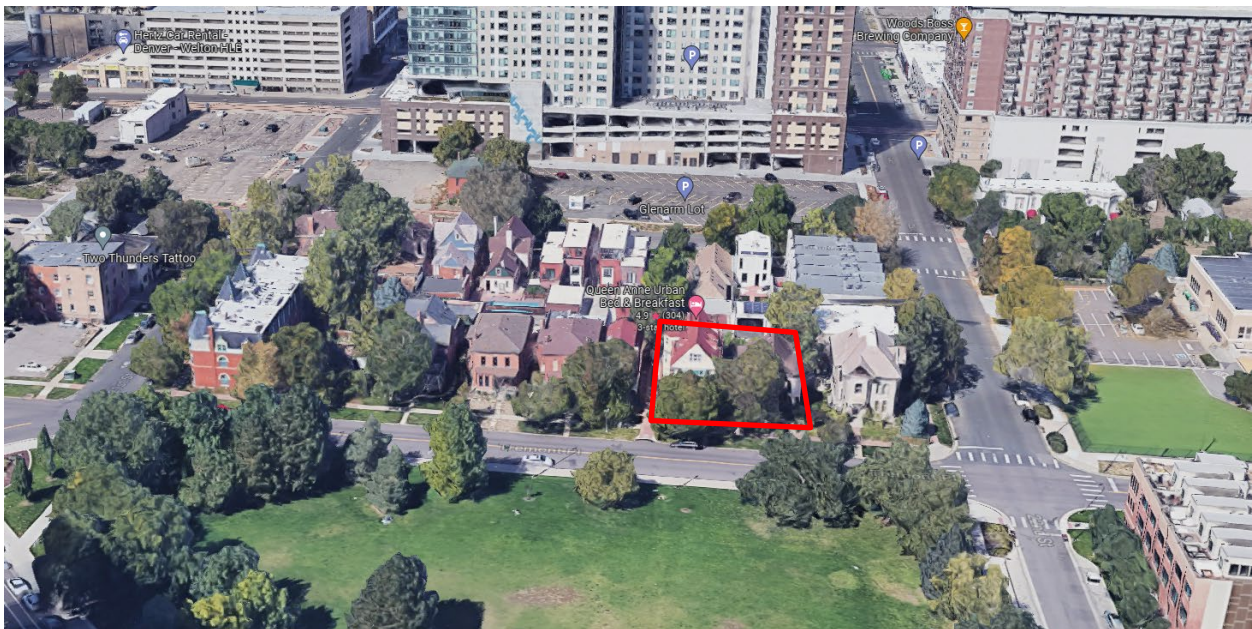
2. Historic District or Structures

The subject properties are within the Clements Historic District, which was established in 1975. The subject properties are contributing structures to the district, qualifying them as Historic Structures as defined in Article 13 of the DZC. All demolition or new construction on the property will require review and approval by the Landmark Preservation Commission to ensure changes are compatible with the character of the historic designation.

3. Existing Land Use Map



4. Existing Building Form and Scale (source for all images: Google Maps)



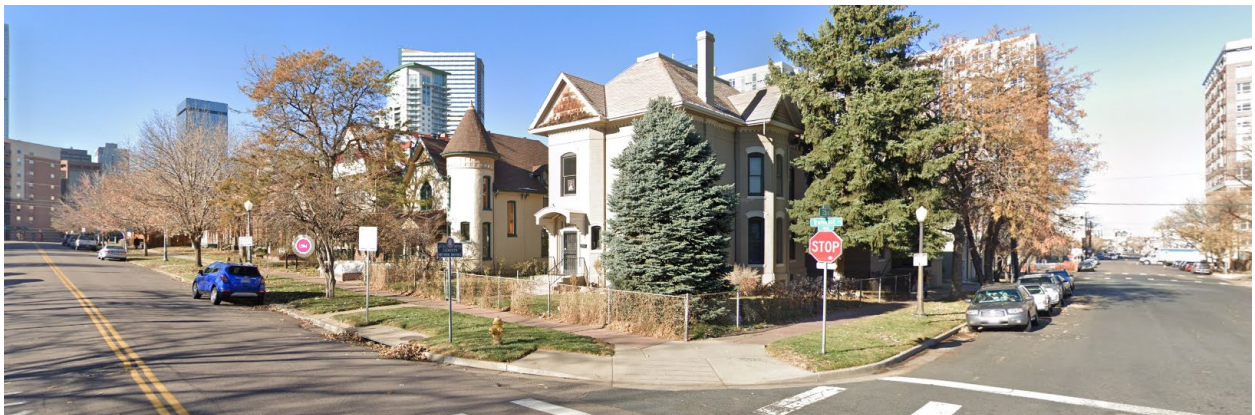
Sites – Aerial view, looking northwest.



Subject properties – from Tremont Place, looking northwest.



Southwest – from Tremont Place, looking northwest.



Northeast – from the corner of Tremont Place and 22nd Street, looking west.



Southeast – from the corner of Tremont Place and 22nd Street, looking southwest



Northwest – from Glenarm Place, looking southeast.

Proposed Zoning

G-MU-3 Zone District

The requested G-MU-3 zone district has a maximum height of 40 feet with allowable encroachments. The G-MU-3 zone district is a multi-unit district allowing urban house, duplex, garden court, town house, and apartment building forms. Block sensitive setback apply to all building forms in the G-MU-3 zone district. A variety of residential uses, including multi-unit, are allowed. Minimum vehicle parking requirements in the G-MU-3 zone district are generally the same or lower than the minimum vehicle parking requirements in the existing PUD 194 & PUD 369 zone district. For additional details of the requested zone district, see Denver Zoning Code Article 6.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	PUD 194	PUD 369	G-MU-3 UO-3 w/ waiver
Primary Building Forms Allowed	N/A	N/A	Urban House, Duplex, Garden Court, Town House, Apartment
Height in Stories / Feet (max)	3/60'	2/41'	3 stories / 30-40 feet*
Primary Build-To Percentages (min)	N/A	N/A	60-70%*
Primary Build-To Ranges	N/A	N/A	10' to 20'*
Minimum Zone Lot Size/Width	N/A	N/A	3,000 sf / 25'
Primary Street Setbacks (min)	N/A	N/A	10' to 20'*
Building Coverages (max)	31%	47.5%	50% to N/A

*Standard varies between building forms

UO-3 Historic Structure Use Overlay

The applicant also proposes to establish the UO-3 Historic Structure Use Overlay District on this site, which would be consistent with the zoning of surrounding properties. The UO-3 district is intended to encourage preservation, protection, adaptive reuse and enhancement of structures designated as City Landmarks and may only be established in conjunction with an underlying Residential Zone District, such as the proposed G-MU-3. The overlay allows three commercial uses (with use limitations) in qualifying Historic Structures:

1. Office, not including dental/medical office or clinic
2. Art studio
3. Bed and breakfast lodging

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 Response.

Asset Management: Approved – No Comments.

Denver Public Schools: Approved – No Response.

Department of Public Health and Environment: Approved Rezoning only – Will require additional information at the Site Plan Review.

Denver Department of Public Health & Environment - Division of Environmental Quality (EQ) does not guarantee approval of any proposed development project at this site by providing a response to this Official Map Amendment Referral Agency Review Request. Future development is subject to existing land use controls and other environmental requirements in accordance with applicable local, state, and federal environmental regulations and statutes. EQ recommends the Property Owner conduct an environmental site assessment to determine the potential presence, nature, and extent of possible contamination on the site and to identify specific cleanup needs associated with future development. EQ may have additional information about localized potential environmental concerns at the site. However, providing such information about a specific site is beyond the scope of these zoning application comments.

Denver Parks and Recreation: Approved – No Comments.

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

Development Services - Transportation: Approved – No Response.

Development Services – Wastewater: Approve – No Comments.

Development Services – Project Coordination: Approved – See Comments Below.

Development Services Project Coordinator does not take exception with proposed rezoning. Scope of any proposed redevelopment of this Site will likely not require a complete Site Development Plan review with Development Services.

Development Services – Fire Prevention: Approved – No Response.

Planning Services – Landmark: Approved – See Comments Below.

Landmark Preservation staff, which have been engaged throughout this process, support the rezoning. We particularly support the waiver allowing a manager, rather than owner, to reside on-site. This change will allow for the continued reuse of the structures, which in turn will help support their preservation.

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:	6/24/22
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:	8/23/22
Planning Board Meeting: (Recommended approval unanimously)	09/07/22
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:	8/29/22
Land Use, Transportation and Infrastructure Committee of the City Council meeting:	9/13/22
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:	10/10/22
City Council Public Hearing:	31/10/22

Public Outreach and Input

- **Registered Neighborhood Organizations (RNOs)**
 As of the date of this report, staff has not received any written comment from an RNO pertaining to this application.
- **Other Public Comment**
 As of the date of this report, staff has not received written public comment pertaining to this application.
- The applicant included nine letters of support as attachments to the application. Those letters can be found at the end of the application.

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 apply to this property:

- *Denver Comprehensive Plan 2040* (2019)
- *Blueprint Denver* (2019)
- *Downtown Area Plan* (2007)
- *Northeast Downtown Neighborhoods Plan* (2011)

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, which are organized by vision element.

The proposed rezoning would allow for improved access to amenities within an established neighborhood by allowing a broader range of uses and facilitating the continued use of a historic structure, consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy C - Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

The proposed G-MU-3 zoning coupled with the historic structure use overlay (UO-3) would allow for the properties to continue to operate as a bed and breakfast as a contributing structure in the Clements Landmark District for a broader variety of uses including multi-unit residential and limited commercial uses at an intensity consistent with the desire for dense, walkable, historic neighborhoods close to downtown. Further, the application of multi-unit zoning contributes to the city's aspirational network of

well-connected mixed-use corridors and is therefore consistent with the following strategy in 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).
- Strong and Authentic Neighborhoods Goal 3, Strategy C – Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most (p. 34).
- Strong and Authentic Neighborhoods Goal 3, Strategy E – Support the stewardship and reuse of existing buildings, including city properties (p. 34).

The proposed G-MU-3, UO-3 zone district would allow the Historic Property to continue to operate as a bed and breakfast as a Contributing Structure in the Clements Landmark District, creating a complete neighborhood, preserving the City's authenticity, and ensuring a strong local economy.

The proposed rezoning would allow additional commercial uses, promoting small businesses consistent with the following strategy in the Economically Diverse and Vibrant vision element:

- Economically Diverse and Vibrant Goal 3, Strategy A – Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver (p. 46).

The proposed rezoning would allow for compatible commercial uses in an established neighborhood, consistent with the following strategies from the Environmentally Resilient vision element:

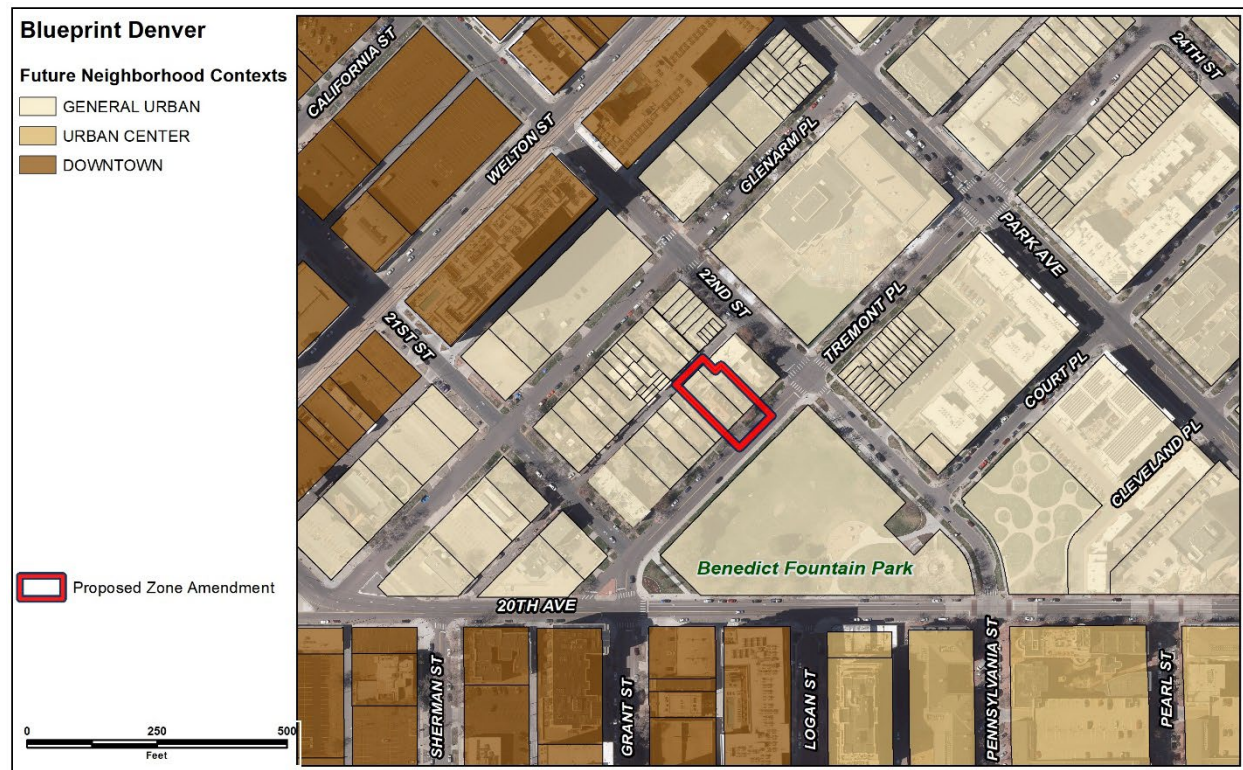
- Environmentally Resilient Goal 8, Strategy A- Promote infill development where infrastructure and services are already in place (p. 54).
- Environmentally Resilient Goal 8, Strategy B- Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).

Overall, the proposed map amendment would allow for additional compatible commercial uses in an established neighborhood while preserving two historic buildings, consistent with the goals of Comprehensive Plan 2040.

Blueprint Denver (2019)

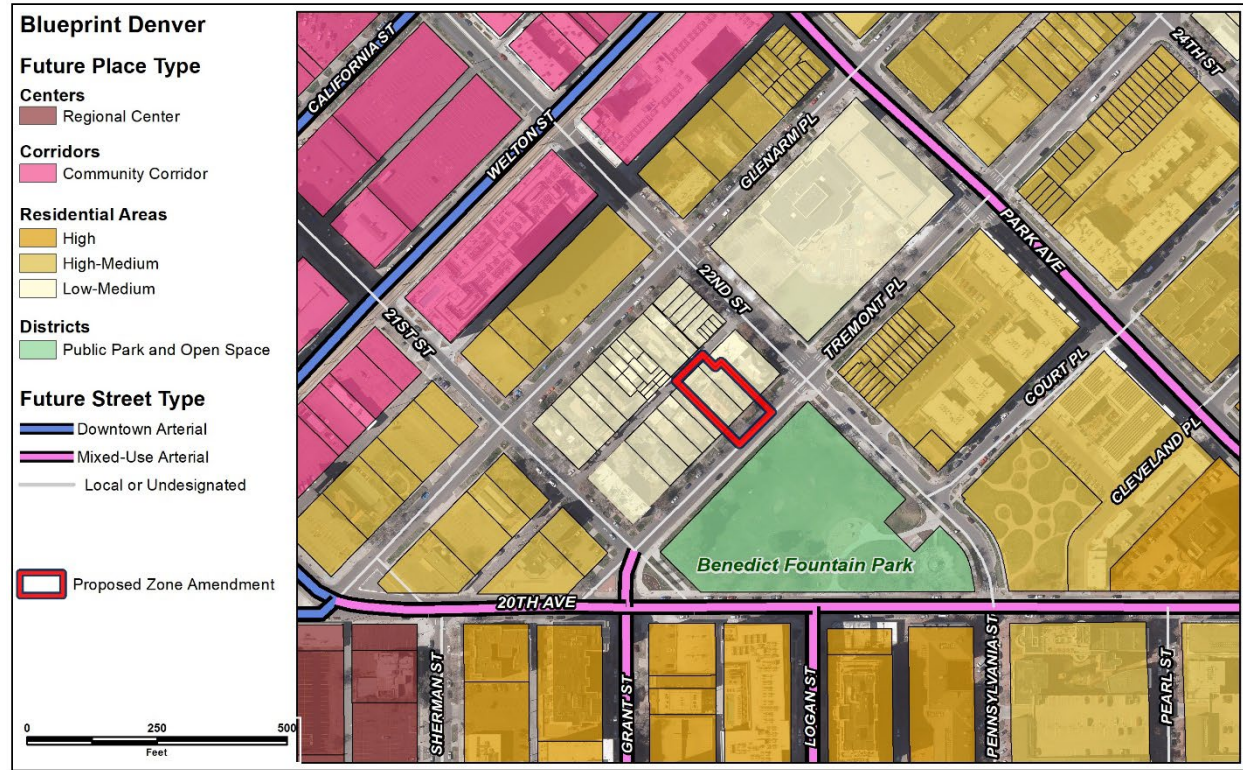
Blueprint Denver was adopted in 2019 as a supplement to Comprehensive Plan 2040 and establishes an integrated framework for the city's land use and transportation decisions. Blueprint Denver identifies the subject properties as part of Low Medium Residential future place type within the General Urban Neighborhood Context and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



In Blueprint Denver, future neighborhood contexts are used to help understand differences between neighborhoods and their land use, built form, and mobility options at a higher scale. The subject properties are shown on the context map as the General Urban neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). In the General Urban neighborhood context, there are “predominantly multi-unit structures. 1-unit and 2-unit residential and low scale mixed-use are embedded within the multi-unit areas. Block patterns are generally regular with consistent alley access. Buildings are medium scale and close to the street” (p. 137). The proposed G-MU-3, UO-3 zone district is part of the General Urban neighborhood context and would allow multi-unit structures, consistent with the intent of the General Urban neighborhood context in Blueprint Denver.

Blueprint Denver Future Places

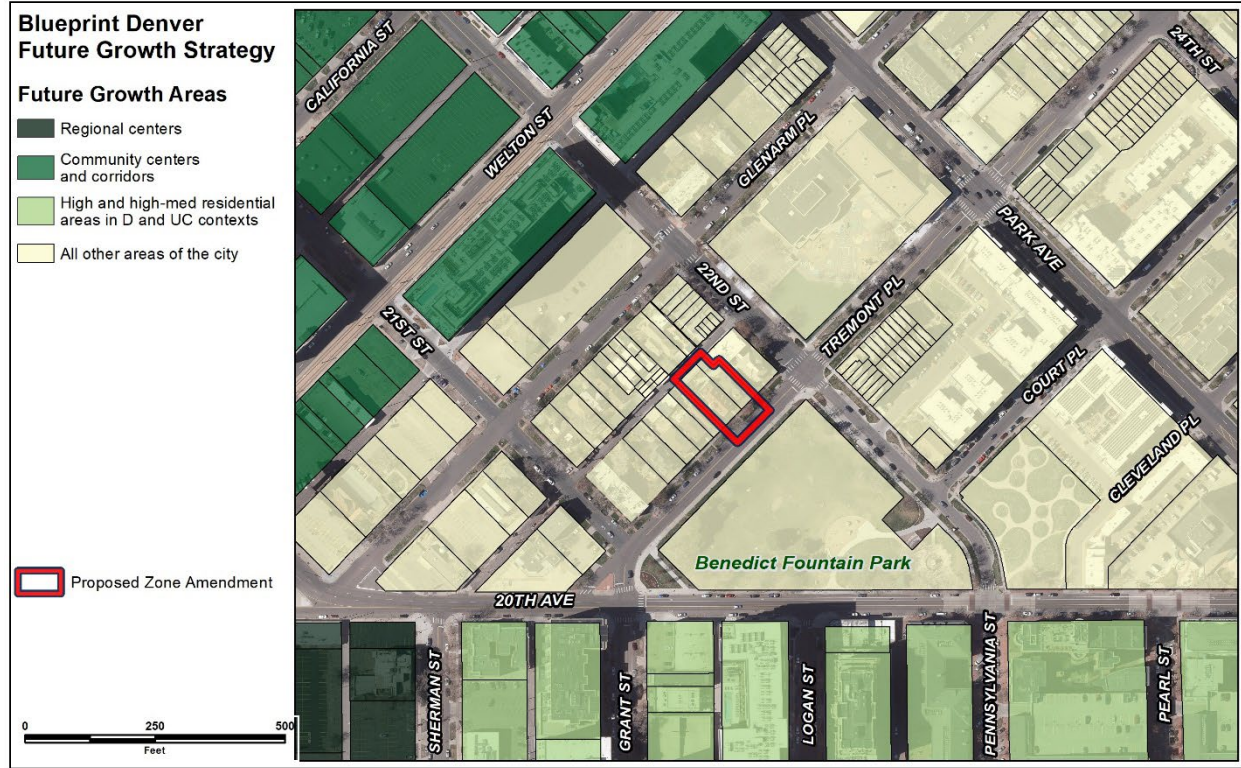


The General Urban Neighborhood Context provides nuance to the aspirations of the individual places shown on the map. The Future Places Map shows the subject properties as part of a Residential Low-Medium place type. *Blueprint Denver* describes the aspirational characteristics of Residential Low-Medium places in the General Urban context as, “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” (p. 246). The proposed zone district of G-MU-3, UO-3 would allow additional residential and limited commercial uses embedded within the adjacent multi-unit residential areas.

Street Types

In *Blueprint Denver*, Future Street Types work in concert with the Future Places to evaluate the appropriate intensity of adjacent development (p. 67). *Blueprint Denver* classifies Tremont Place as a Local or Undesignated Future Street Type, which “can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). Given the flexibility for adjacent uses and building forms for this Street Type, the proposed G-MU-3, UO-3 district is consistent with this street type because it would allow for primarily residential uses in a largely residential established neighborhood.

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 properties are part of the “All other areas of the city” growth area. These areas anticipate experiencing around 20 percent of new housing growth and 10 percent of new employment growth by 2040 (p. 51). This growth area contains “mostly residential areas with embedded local centers and corridors (that) take a smaller amount of growth intended to strengthen the existing character of our neighborhoods” (p. 49). The proposed G-MU-3, UO-3 zone district is appropriate in this growth area as it add the opportunity for both housing growth. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

Additional Strategies

In Blueprint Denver, there are recommendations that form a comprehensive list of policies and strategies to guide implementation of the plan. They are organized by the three elements of complete neighborhoods. There are several strategies around historic preservation and promoting small businesses that the rezoning request is consistent with. One includes:

- Land Use and Built Form, General – Policy 02 Strategy E: In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures (p. 72).
- Use and Built Form, Design Quality and Preservation – Policy 02 Strategy A: Continue the city’s commitment to existing historic districts and landmarks and use historic designation to preserve

the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance (p.99)

- Use and Built Form, Design Quality and Preservation – Policy 02 Strategy I: Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver’s neighborhoods (p. 99).

The proposed map amendment would promote the preservation of these existing Queen Anne houses, which are contributing structures to a historic district, and facilitate their continued use, consistent with these recommendations from Blueprint Denver.

Blueprint Denver also provides recommendations related to properties that retained zoning from the Former Chapter 59 zoning code.

- Land Use & Built Form: General Policy 3, Strategy B: 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).

The proposed rezoning would rezone the properties zoned with Former Chapter 59 to the G-MU-3 UO-3 zone district within the Denver Zoning Code, and therefore, is consistent with this policy guidance.

Waivers

Blueprint Denver provides the following direction on how to limit the use of custom zoning including waivers: “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). More detail on the challenges of custom zoning is provided on page 73 of the plan. In this instance, the unique and extraordinary circumstances are the historic structures and the need to modify the requirement for owner occupation in order to facilitate the continued use and preservation of the structures. Additionally, the proposed waiver serves as a bridge to a future text amendment to more closely align the standards for the bed and breakfast lodging use under the UO-3 with those under standard mixed-use zone districts. Therefore, in this specific instance, the use of a waiver is appropriate and consistent with Blueprint Denver’s recommendations for site-specific, customized zoning and the proposed map amendment is consistent with the context, place, growth strategy, street type, and strategy recommendations of the plan.

Downtown Area Plan (2007)

The Downtown Area Plan is a tool to help community leaders, decision-makers, and citizens build upon Downtown’s assets and guide future development to reflect the community’s vision of a livable, healthy, sustainable, and vibrant Downtown. The Downtown Area Plan divides the Plan Area into different “Districts” and provides specific goals, objectives, and strategies for each. The subject properties are in the Arapahoe Square District.



Key recommendations for the Arapahoe Square District include:

- Encourage appropriate redevelopment of surface parking lots and underutilized properties. (p. 57)
- Identify redevelopment opportunities adjacent to the Welton Street Light Rail Transit line. (p. 57)

The proposed rezoning would facilitate the preservation and re-use of these two existing properties within a block of the Welton Light Rail Transit Line and therefore is consistent with the objectives for this area from the Downtown Area Plan.

Northeast Downtown Neighborhoods Plan (2011)

The Northeast Downtown Neighborhoods Plan represents the land use, urban form and transportation vision for the Northeast Downtown Neighborhoods area, including a long-range vision and guiding principles for the development and future of the area. Guiding principles (p. 10) established in the Plan relevant to this rezoning include:

- Complete and enhance the public realm
- Enhance and support existing retail corridors
- Create a development friendly atmosphere
- Protect neighborhood fabric
- Create appropriate transitions between neighborhoods

The proposed rezoning is consistent with these guiding principles since the G-MU-3 zone district includes urban design standards that will result in pedestrian friendly streets, will facilitate the re-use of residential units in the area to support the Welton retail corridor and in close proximity to light rail transit. It also helps provide a transition in scale from the taller buildings on the Welton Corridor to the lower scale areas east of the subject properties.

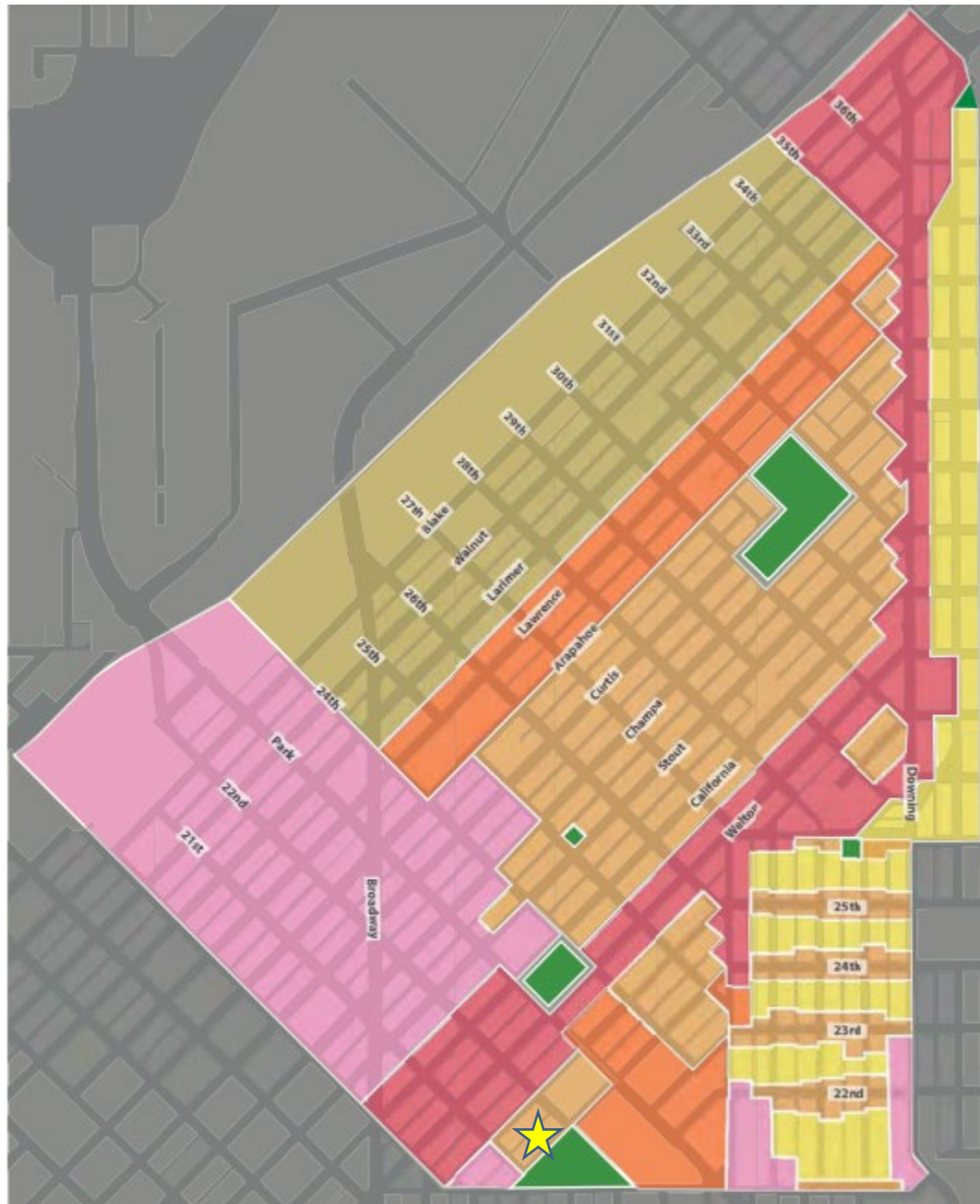
The Northeast Downtown Neighborhoods Plan identifies a series of “Land Use Concepts” for properties in the Plan Area. The subject properties are classified as “Single Family/Row House.” The Plan calls for the following for properties with this classification: “Single Family Rowhouse: Single family rowhouse residential areas are moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses. There is a mixture of housing types, including single-family houses, duplexes, rowhouses, and small apartment buildings. This land use concept is called Single Family/Duplex in Blueprint Denver but is Single Family/Rowhouse in this plan to better represent the more diverse range of building forms found in Northeast Downtown.” (p. 16)

The proposed zone district would allow moderately dense housing and limited small-scale commercial uses at a height that is appropriate with the character of the area and transitions to the lower scale neighborhoods to the east.


The plan also provides specific recommendations on “Adaptive Reuse and Historic Preservation” for properties in the Plan Area. The plan states that “adaptive reuse of existing building stock and preservation of historic structures are critically important to maintaining and enhancing the unique character of each neighborhood”. The plan recommends:

- Promote the reuse of existing buildings. Existing buildings, whether historic or not, are important character-defining elements throughout the Northeast Downtown Neighborhoods.
- Support historic preservation within existing historic districts and by identifying additional potential landmark structures and districts.
- Preserve sandstone sidewalks as a historic resource within Northeast Downtown.

The proposed zone district would also allow for the adaptive reuse and historic preservation of these two historic structures. For these reasons, the proposed rezoning would be consistent with the Northeast Downtown Neighborhoods Plan’s guidance for land use.



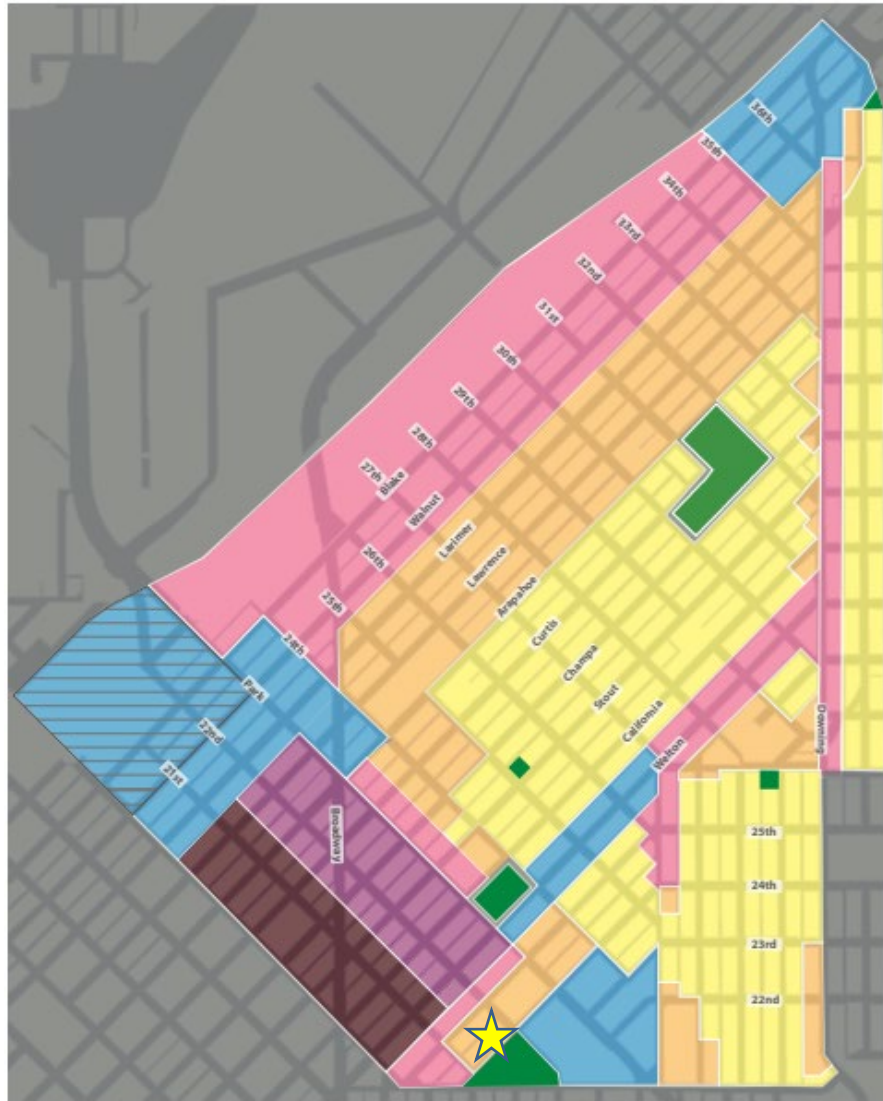
Future Land Use Map

 Proposed Rezoning

-  Single Family
-  Single Family/Row House
-  Urban Residential
-  Mixed Use
-  TOD
-  Mixed Use - Industrial
-  Park

Future Land Use Map (Northeast Downtown Neighborhoods Plan).

The Northeast Downtown Neighborhoods Plan provides specific building height guidance for the area, including calling for a maximum of three stories for the subject property. Since the proposed zone district limit building heights to a maximum of three stories, the rezoning is consistent with the height guidance in the Northeast Downtown Neighborhoods Plan.



Concept Height Map

CONCEPT BUILDING HEIGHTS AMENDED IN 2016

The 38th & Blake Station Area Height Amendments, as adopted under Ordinance 2016-0760, refines and updates the building height recommendations of this plan as applied to the area near the 38th and Blake commuter rail station. The future building heights map included in 38th & Blake Station Area Height Amendments supersedes building height maps and recommendations included in this plan.



★ Proposed Rezoning

Concept Height Map (Northeast Downtown Neighborhoods Plan).

2. Uniformity of District Regulations and Restrictions

The G-MU-3 UO-3 zoning with a waiver is a unique zone district. The proposed rezoning will result in the uniform application of zone district building form, use and design regulations within the unique zone district.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through implementation of the city's adopted land use plan, contributing to a walkable, mixed-use area, and fostering the preservation of a historic structure.

4. Justifying Circumstance

The application identifies several 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 a change may include: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.

The adoption of the UO-3 use overlay is also a justification under DZC Section 12.4.10.8.A.5, "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."

It is in the public interest to establish the UO-3 Historic Structure Use Overlay at this location to allow for the rehabilitation and adaptive reuse of two unique historic structure that have been used for nonresidential purposes for several decades. Denver Zoning Code Sec. 9.4.1 stipulates that Overlay Zone Districts "are generally intended, in special and unique cases, to provide a vehicle to supplement otherwise generally applicable zone district standards with additional use or design limits, allowances, and prohibitions." Furthermore, Sec. 9.4.4.1 sets forth the intent of the Historic Structure Use Overlay District Establishment of the UO-3 as follows: "to encourage the continuing preservation and adaptive reuse of Historic Structures." Establishment of the UO-3 Use Overlay at this location is consistent with the intent of Overlay Districts in general and the Historic Structure Use Overlay. The UO-3 Overlay may only be established in conjunction with an underlying residential zone district per Sec. 9.4.4.8.B. This request will be established with the residential G-MU-3 district and thus meets this criterion.

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

The requested G-MU-3 zone district is within the General Urban Neighborhood Context. The neighborhood context generally is characterized by multi-unit residential uses in a variety of building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an

orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. The proposed rezoning to G-MU-3 is consistent with the neighborhood context description since it would allow multi-unit residential uses with commercial uses mixed in and the site is located on a local street within an orthogonal street grid with a consistent presence of alleys.

The general purpose of the General Urban residential zone districts is to “promote and protect residential neighborhoods within the General Urban Neighborhood Context” and “reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts” (DZC Section 6.2.2.1). The proposed G-MU-3 UO-3 zone district with a waiver would foster reinvestment in an existing structure in the Urban House building form, consistent with the general purpose of the General Urban residential districts.

The specific intent of the G-MU-3 zone district is to allow “urban house, duplex, garden court, town house, and apartment building forms. The tallest building form has a maximum height of three stories” (DZC Section 6.2.2.2.B). The proposed rezoning would allow building forms consistent with the intent of the G-MU-3 zone district, while allowing additional uses to facilitate the preservation of the historic structure and neighborhood look and feel.

The intent of the Historic Structure Use Overlay (UO-3) is to encourage the continuing preservation and adaptive reuse of designated Historic Structures by permitting limited nonresidential uses. This proposed rezoning would preserve the existing two-unit residential zone district, while allowing for some limited nonresidential uses that will encourage rehabilitation and ongoing preservation of a historic residential structure that has not been in residential use for many years.

Attachments

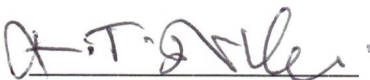
1. Application
2. Waiver

Waiver for the properties located at 2147 Tremont Place and 2151 Tremont Place.

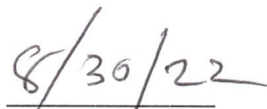
Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the G-MU-3 UO-3 zoning classification of the land described herein include the following waiver:

1. Waive the provision in DZC 9.4.4.8.F.1 that "The applicant for establishment of the bed and breakfast lodging use is the owner of record and uses the structure as his/her principal residence," and instead, a manager or operator of the bed and breakfast lodging use, who may or may not be the property owner, shall use a structure located at either 2137, 2147 or 2151 Tremont Place as his/her principal residence. The intent of the waiver is to remove the UO-3 requirement that the owner of the structure housing the bed and breakfast use that same structure as their principal residence and instead require a business manager or operator, who may or may not be the property owner, to live on site or adjacent to the permitted bed and breakfast lodging use.

Agreed to by:



Property Owner



Date

(Include property owner name and signature)

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		PROPERTY OWNER(S) REPRESENTATIVE** <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	
SUBJECT PROPERTY INFORMATION			
Location (address):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
PRE-APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?		<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)	
Did you contact the City Council District Office regarding this application ?		<input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)	

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☐ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☐ Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☐ Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☐ **Written narrative explaining reason for the request** (optional)
- ☐ **Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- ☐ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.)
- ☐ **Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Arvind T. Doshi	2147 & 2151 Tremont Pl. Denver, CO 80205 () - email:	100%	<i>A-T-Doshi</i>	04/28/22	A	YES
						YES
						YES
						YES

List of Exhibits

Exhibit A	Narrative Explaining Request
Exhibit B	Property Legal Descriptions
Exhibit C	Statement of Consistency with Adopted City Plans
Exhibit D	Statement of Uniformity of District Regulations and Restrictions
Exhibit E	Statement of Furthering Public Health, Safety, and General Welfare
Exhibit F	Statement of Justifying Circumstances and Neighborhood Context
Exhibit G	Statement of Consistency with Neighborhood Context and Proposed Zone District
Exhibit H	Waiver for the Properties Located at 2147 Tremont Place and 2151 Tremont Place
Exhibit I	Letters of Support from Neighborhood Stakeholders
Exhibit J	Letter of Authorization for STARBOARD Realty Group, LCC to Act as Representative
Exhibit K	Proof of Ownership vis-à-vis Assessor Record
Exhibit L	Council District 9 Correspondence

Exhibit A

Narrative Explaining Request

This application proposes to rezone the approximately 0.243-acre adjoined properties located at 2147 and 2151 Tremont Place (the "Property"). The Property is a bed-and-breakfast located northwest of Benedict Fountain Park in the Five Points neighborhood.

Different PUDs on each parcel of the Property are inconsistent with the uniformity of district regulations and restrictions. Rezoning the Property would make the Property consistent with the district. In particular, a zoning waiver would replace UO-3 requirement for property-owner occupancy with a requirement for property-manager occupancy, maintaining the intent of the overlay zone district. The proposed rezoning is justified by updating the property from Former Chapter 59 zoning to the Denver Zoning Code.

If approved, the proposed official map amendment would allow the property owner to continue to own the property while allowing an on-site manager to further the bed-and-breakfast's success.

Exhibit B

Property Legal Descriptions

2147 TREMONT PLACE

LOTS 27 & 28, BLOCK 190, CLEMENTS' ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

2151 TREMONT PLACE

LOT 29 AND THE SOUTHWESTERLY $\frac{1}{2}$ OF LOT 30, BLOCK 190, CLEMENTS' ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO. EXCEPT THAT PORTION DESCRIBED IN BOOK 6271 AT PAGE 175, IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER'S OFFICE.

Exhibit C

Statement of Consistency with Adopted City Plans

The proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), the Northeast Downtown Neighborhood Plan, and the Downtown Area Plan 2007.

The proposed map amendment furthers several goals of the [Comprehensive Plan 2040's](#) Strong and Authentic Neighborhoods Vision Element, including:

- Goal 1: Create a city of complete neighborhoods.
 - Build a network of well-connected, vibrant, mixed-use centers and corridors.
 - Ensure neighborhoods offer a mix of housing types and services for a diverse population.
 - Ensure neighborhoods are safe, accessible and well-connected for all modes.
 - 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.
 - Create a citywide preservation plan to preserve the diversity of historic places, and complete Discover Denver, the citywide building survey identifying historic resources.
 - Continue the city's commitment to existing historic districts and landmarks and increase public awareness of the benefits of historic preservation through education and outreach.
 - Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.
 - Expand resources to preserve and enhance neighborhood culture.
 - Support the stewardship and reuse of existing buildings, including city properties.
- Goal 4: Ensure neighborhood is economically strong and dynamic
 - Grow and support neighborhood-serving businesses.
 - Embrace the international nature of our neighborhoods through support of immigrant-owned businesses.
 - Make city-led catalytic investments in neighborhoods to advance community goals.

The proposed G-MU-3, UO-3 zone district would allow the Historic Property to continue to operate as a bed and breakfast as a Contributing Structure in the Clements Landmark District, creating a complete neighborhood, preserving the City's authenticity, and ensuring a strong local economy.

The proposed map amendment satisfies several components of [Blueprint Denver's](#) interest in this Low-Medium Residential Area, including:

- Land Use & 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.
- Mobility: In most instances, vehicular access is taken from an alley. A continuous and connected pedestrian network with detached sidewalks. Bicycle network is sometimes protected as well as on-street.

- **Quality-of-Life Infrastructure:** Access to parks and outdoor spaces of various sizes. Street trees should be regularly spaced in tree lawns or planting areas. Trees and plantings should also occur on private property.

The proposed official map amendment from PUD to G-MU-3 UO-3 will allow the Property to maintain a neighborhood-serving commercial use in a walkable neighborhood with exceptional access to Benedict Fountain Park.

Finally, the proposed map amendment complies with the [Northeast Downtown Neighborhoods Plan](#)'s and [Downtown Area Plan](#)'s interest in protecting the existing neighborhood fabric, appropriately transitioning between neighborhoods, and maintaining pedestrian activation in the public realm with the lasting bed-and-breakfast use. In particular, the proposed map amendment addresses each of the Downtown Area Plan's concept evaluation criteria:

- **Neighborhood Connections and Character:** Maintaining the unique character of each neighborhood in Northeast Downtown, and ensuring that new development on neighborhood edges contributes to the successful transition between areas.
- **Mobility:** Enhancing the multimodal transportation system to balance the needs of all users and modes, including automobiles, pedestrians, bicyclists, transit, freight, and delivery vehicles.
- **Economic and Development Opportunity:** Encouraging new investment by attracting new businesses, supporting the growth of existing businesses, encouraging the reuse of existing structures, attracting new development, and increasing employment opportunities. Housing development opportunities should expand the range of housing types and price ranges.
- **Livability and Public Realm:** Ensuring that the various elements comprising the public realm (streets, sidewalks, parks, plazas, transit stops/stations, landmarks, housing, open spaces) positively contribute to the quality of life for residents, businesses, and visitors alike.

Exhibit D

Statement of Uniformity with District Regulations and Restrictions

The proposed official map amendment is consistent with 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.”

Noted in Figure 1, parcels surrounding the Property are zoning G-MX-3. Rezoning the Property would align with neighboring parcels and the neighborhood at large.

Figure 1: The Property and Surrounding G-MU-3 UO-3 Zoning

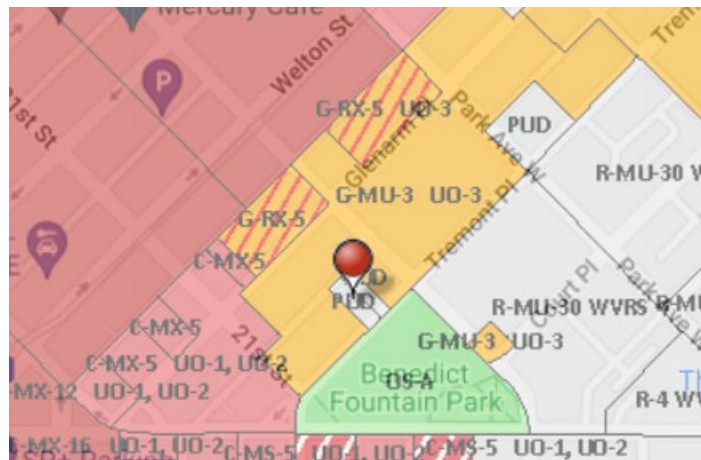


Exhibit E

Statement of Furthering Public Health, Safety, and General Welfare

The proposed official map amendment satisfies 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 official map amendment furthers the public health, safety, and general welfare of the City by allowing a long-standing property owner to maintain his successful business without requiring his occupancy.

Exhibit F

Statement of Justifying Circumstances and Neighborhood Context

The proposed map amendment satisfies justifying circumstance DZC § 12.4.10.8.A:

“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. Rezoning to G-MU-3 UO-3 will bring the Property into the Denver Zoning Code.

Exhibit G

Statement of Consistency with Neighborhood Context and Proposed Zone District

The proposed official map amendment satisfies DZC § 12.4.10.8.A:

“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.”

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 districts. In particular, the UO-3 is a Historic Structure Use Overlay applies to contributing structures in a designated Historic District. The intent of this overlay is “to encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1”. This overlay permits for certain commercial uses “notwithstanding the limitations applicable in the underlying zone district, the following commercial uses shall be permitted in this overlay zone district: 1. Office, not including dental/medical office or clinic 2. Art studio 3. Bed and breakfast lodging.” (Denver Zoning Code 9.4.4.8) This overlay and waiver, allowing the property manager to live on site in order to satisfy the overlay zoning code’s requirements, will support the intent of the DZC.

Exhibit H

Waiver for the Properties Located at 2147 Tremont Place and 2151 Tremont Place

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the G-MU-3 UO-3 zoning classification of the land described herein include the following waiver:

1. Waive the provision in DZC 9.4.4.8.F.1 that "The applicant for establishment of the bed and breakfast lodging use is the owner of record and uses the structure as his/her principal residence," and instead, a manager, who may or may not be the property owner, shall use the structure as his/her principal residence. The intent of the waiver is to remove the UO-3 requirement that the owner of the structure to use it as their principal residence and instead require a manager, who may or may not be the property owner, to live on site.

Agreed to by:

A.T. Jolley
Property Owner

6/02/2022
Date

Exhibit I

Letters of Support from Neighborhood Stakeholders

490 22nd St.
Denver, CO 80205

DATE: May 11, 2022
TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca
SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Andrew Braun. I own a residence at 490 22nd Street, Denver, CO 80205. I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

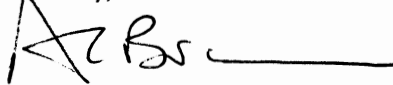
I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property to operate the Bed and Breakfast and replace it with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for modernization of an outdated, restrictive PUD requirement. Removing the subject clause with respect to the Queen Anne Bed & Breakfast will allow the facility to continue its operation without placing an undue hardship on its owner. I appreciate the Doshi family's efforts to involve the community in this process.

Finally, I understand that successful rezoning will allow for zoning conformance in the immediate neighborhood as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Braun', followed by a horizontal line.

Andrew L Braun
albraunco@aol.com

DATE: April 29 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is RICHARD WHITE and I live at

2135 TREMONT PLACE.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,



DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is K Health, LLC and I own 450 22nd Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink that reads "Shirley Hwang". The signature is written in a cursive, flowing style with a large loop at the end of the last name.

DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is K Health, LLC and I own 460 22nd Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, reading "Shirley Hwang". The signature is written in a cursive, flowing style. The first name "Shirley" is written in a larger, more prominent script, and the last name "Hwang" is written in a similar but slightly more compact script. The signature is set against a light gray background.

DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is KS, LLC and I own 480 22nd Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

I understand that the property is landmarked and therefore protected from demolition and that any external modifications must be approved by the Landmark Preservation Commission. I agree with the plans to rezone as it allows for departure from an outdated, restrictive PUD. In addition, removing the clause will allow the Bed and Breakfast to effectively continue their operation. I am also appreciative of the Doshi family's efforts to involve the community in this process.

I also understand successful rezoning will allow for zoning conformance as the surrounding properties are all zoned G-MU-3, UO-3. The rezoning request is consistent with Blueprint Denver's future land use recommendations for this area.

For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, appearing to be 'KS, LLC' or similar, written in a cursive style.

DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Shirley Kung and I live at 2148 Glenarm Place, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is Shane Seitz and I live at 2148 Glenarm Place, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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Sincerely,



DATE: May 10, 2022

TO: Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT: Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is SK, LLC and I own 470 22nd Street, Denver, CO 80205.

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

A handwritten signature in blue ink, appearing to be 'SK', is written below the 'Sincerely,' text.

DATE:

^{MAY}
~~APR~~ 16, 2022

TO:

Members of CPD, Planning Board, and District 9 Councilwoman Candi CdeBaca

SUBJECT:

Support for Rezoning of 2147 & 2151 Tremont Place to G-MU-3, UO-3 Overlay.

Dear Members of CPD, Planning Board, and Councilwoman Candi CdeBaca:

My name is

Rev. Greg Cleveland

and I live at

2161 Tremont Pl., Denver, CO

I am an immediate neighbor of Arvind T. Doshi who owns the Queen Anne Bed & Breakfast at 2147 & 2151 Tremont Place.

I am contacting you to let you know that I support the proposed rezoning of 2147 & 2151 Tremont Place from the old PUD to G-MU-3, UO-3. I understand that the current PUD zoning states that the owner of the property must live on the premises to operate the Bed and Breakfast. I have been informed that the property owner wishes to rezone solely to remove the clause that requires that the owner must occupy the property in order to operate the Bed and Breakfast with a requirement that the B & B manager reside on-site.

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For these reasons I am in support of the Doshi family's rezoning request and urge you to vote for its approval.

Sincerely,

Rev. Greg Cleveland



May 17, 2022
Denver Planning Board
201 W. Colfax Ave.
Denver, CO 80203

Dear Board Members,

I am writing in support for the rezoning application for the properties at 2147 and 2151 Tremont, which are currently in an older PUD. We believe that it is appropriate to change the zoning to the proposed G-MU-3 with the Historic Use Overlay (UO-3).

Both the homes are contributing structures in the Clements Historic District, established in 1975. 2151 was constructed in 1886, and 2147 was constructed in 1879, a particularly early date for Denver, and fittingly it is also listed on the National Register of Historic Places. The homes have been carefully restored and maintained for nearly forty years and are currently used as part of a Bed & Breakfast that has operated for nearly as long.

The rezoning will ensure that the buildings can continue to be used as they have been for many years, while also providing additional flexibility for their operations and for potentially different uses down the road. The current PUD only allows the Bed & Breakfast Use, but G-MU-3 with the UO-3 would ensure that if the existing business ever closes, the homes could be used for residential or light office space. It's important for historic buildings to have flexibility in use, as it provides a greater range of options for rehabilitation and ensures they can adapt to meet the needs of an ever-changing city. We are also confident that the rezoning does not create any threats to the structures because of their status as contributing structures to the historic district.

It is my understanding that Historic Denver has been involved and supportive of these homes for much of our organization's history, and we are pleased to support this effort as part of long-term planning for their continued use. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in dark ink that reads "Michael L. Flowers". The signature is written in a cursive, flowing style.

Michael Flowers
Director of Preservation Action
mflowers@historicdenver.org
303-534-5288 ext. 27

Exhibit J

Letter of Authorization for STARBOARD Realty Group, LCC to Act as Representative

Arvind T. Doshi
14036 Woods Mill Cove Drive
Chesterfield, MO 63017-3435


April 21, 2022

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
1115 Acoma Street, Suite 107
Denver, CO 80204
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 Arvind T. Doshi, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 2147 and 2151 Tremont Pl. in Denver, CO.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.T. Doshi', written over a horizontal line.

Arvind T. Doshi

Exhibit K

Proof of Ownership vis-à-vis Assessor Record

2147 TREMONT PL

Owner	DOSHI, ARVIND T 14036 WOODS MILL COVE DR CHESTERFIELD, MO 63017-3435
Schedule Number	02341-24-017-000
Legal Description	L 27 & 28 BLK 190 CLEMENTS ADD
Property Type	HOTEL W/MIXED USE
Tax District	DENVER

Print Summary

Property Description			
Style:	20: CONVERSION	Building Sqr. Foot:	2616
Bedrooms:	10	Baths Full/Half:	9/0
Effective Year Built:	1923	Basement/Finish:	785/785
Lot Size:	6,260	Zoned As:	PUD
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land	\$552,400	\$99,300	\$0
Improvements	\$971,000	\$174,540	
Total	\$1,523,400	\$273,840	

Prior Year			
Actual	Assessed	Exempt	
Land	\$552,400	\$99,850	\$0
Improvements	\$971,000	\$175,510	
Total	\$1,523,400	\$275,360	

2151 TREMONT PL

Owner	DOSHI, ARVIND T 14036 WOODS MILL COVE DR CHESTERFIELD, MO 63017-3435
Schedule Number	02341-24-018-000
Legal Description	L 29 & SWLY 1/2 OF L 30 EXC PLOT OF GROUND 14 FT 6 IN X 25FT IN REAR BLK 190 CLEMENTS ADD
Property Type	HOTEL W/MIXED USE
Tax District	DENVER

Print Summary

Property Description			
Style:	20: CONVERSION	Building Sqr. Foot:	1752
Bedrooms:	9	Baths Full/Half:	9/0
Effective Year Built:	1887	Basement/Finish:	1275/0
Lot Size:	4,331	Zoned As:	PUD
<div>Note: Valuation zoning may be different from City's new zoning code.</div>			

Current Year			
Actual	Assessed	Exempt	
Land		\$366,700	\$61,320 \$0
Improvements		\$666,700	\$112,490
Total		\$1,033,400	\$173,810

Prior Year			
Actual	Assessed	Exempt	
Land		\$366,700	\$61,730 \$0
Improvements		\$666,700	\$113,220
Total		\$1,033,400	\$174,950

Exhibit L

Council District 9 Correspondence



Bruce O'Donnell <bodonnell@starboardrealtygroup.com>

Re: [EXTERNAL] Re: FOLLOW UP - Rezoning Queen Anne B&B at 2147 and 2151 Tremont

1 message

Wedgeworth, Ashlee - CC YA2245 City Council Aide <Ashlee.Wedgeworth@denvergov.org> Wed, Jun 8, 2022 at 2:53 PM
To: Bruce O'Donnell <bodonnell@starboardrealtygroup.com>
Cc: Milan Doshi <milanadoshi@gmail.com>, John Hersey <jhersey@starboardrealtygroup.com>

No feedback at this time. Thank you!

Ashlee Wedgeworth

On Jun 7, 2022, at 5:27 PM, Bruce O'Donnell <bodonnell@starboardrealtygroup.com> wrote:

Hi again Ashlee. How did your meeting go?

We are ready to file the application. Do you have any feedback?

Bruce O'Donnell
STARBOARD Realty
303-810-3674
bodonnell@starboardrealtygroup.com

On Thu, Jun 2, 2022, 1:28 PM Bruce O'Donnell <bodonnell@starboardrealtygroup.com> wrote:

Ashlee -

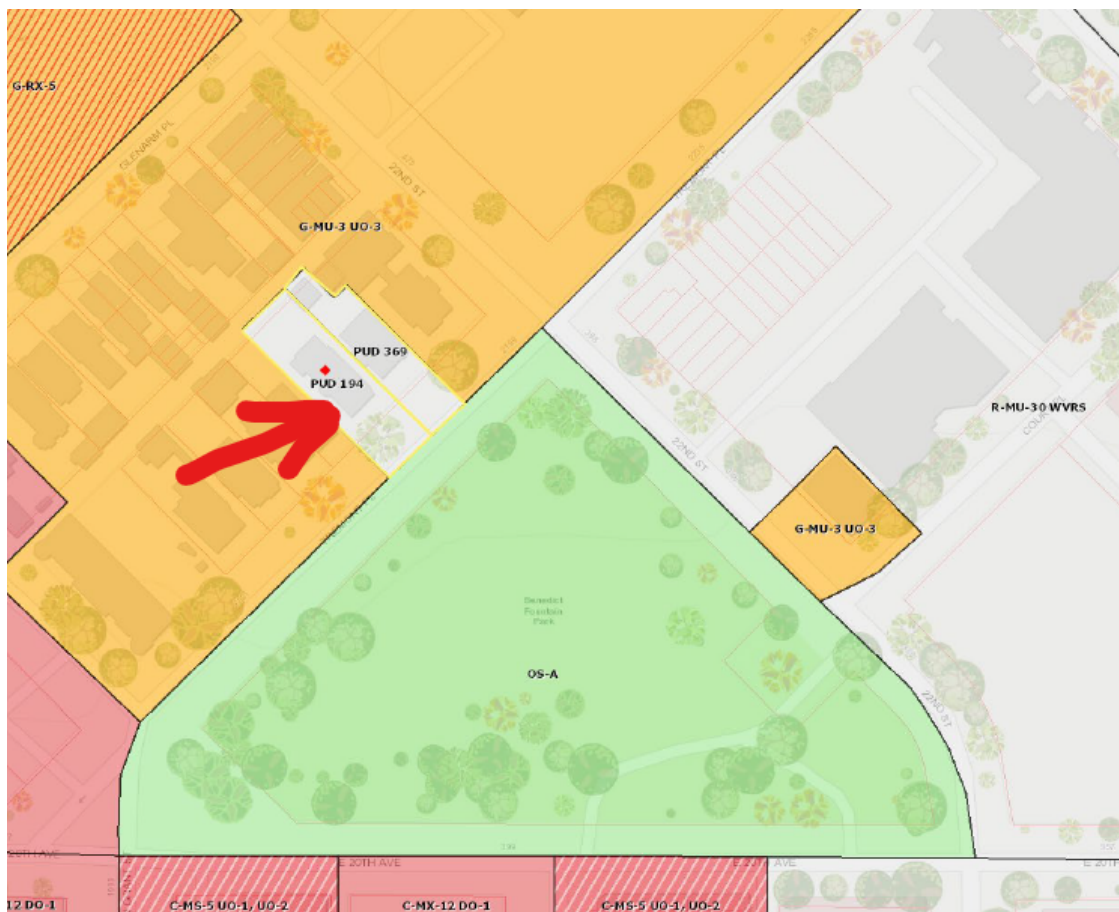
Nice to "E" meet you and thanks for your time today.

Recapping the discussion and for your District 9 Staff Meeting tomorrow:

1. We're rezoning the Queen Anne B&B at 2147 and 2151 Tremont. There are two buildings, both contributing structures in the Clements Historic District. 2147 is also on the National Register. As such, the buildings are protected from demolition and no changes to the buildings or the property are contemplated. No changes to the buildings or uses are planned.



2. The property is a Bed & Breakfast and will continue to operate as a B&B. The old PUD zoning is antiquated in that for one of the properties the PUD requires the owner to live on site, while this is not required on the other property. These old PUDs (one from 1986 and the other from 1995) will, as a housekeeping measure, be brought into the modern zoning code and be rezoned to G-MU-3 UO-3, just like the surrounding neighborhood as you can see here:



3. The only purpose of the rezoning is to eliminate the old PUD owner occupied requirement and replace it with the more contemporary manager occupied requirement.
4. We have met with immediate neighbors and have numerous letters of support that will accompany the application.
5. Historic Denver has provided a letter of support.

Thanks again, we plan to file the rezoning application next Monday June 6 pending hearing back from you on the results of Friday's staff meeting.

Much appreciated,

Bruce

Bruce C. O'Donnell



STARBOARD REALTY GROUP, LLC

STARBOARD Realty Group, LLC

Work: 720-441-3310

Cell: 303-810-3674

E Mail: bodonnell@starboardrealtygroup.com

Web: www.starboardrealtygroup.com www.denverzoning.com

2 attachments



image.png
1732K



image.png
572K