



Zone Map Amendment (Rezoning) - Application

| | | | |
|---|---|--|--------------------|
| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
| <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION | |
| <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | | <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | |
| Property Owner Name | 3435 Albion LLC | Representative Name | Mark Kung |
| Address | 3209 W. Fairview Pl | Address | 2031 Grove Street |
| City, State, Zip | Denver, CO 8021 | City, State, Zip | Denver, CO 80211 |
| Telephone | 303-807-0750 | Telephone | 720-560-1662 |
| Email | sdavis7625@gmail.com | Email | mkung@kungarch.com |
| *All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4. | | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. | |
| SUBJECT PROPERTY INFORMATION | | | |
| Location (address): | 3435 Albion Street, Denver, CO 80207 | | |
| Assessor's Parcel Numbers: | 01302-07-018-000 | | |
| Area in Acres or Square Feet: | 14,180 sqft (0.326 acre) | | |
| Current Zone District(s): | PUD 539 | | |
| PROPOSAL | | | |
| Proposed Zone District: | E-MX-2x | | |
| 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 checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Submitted. Waiting for date. Tiffany Holcomb.</u> <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 checked="" type="checkbox"/> Yes - if yes, state date and method <u>08/20/21 in person</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3) | | |

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

REQUIRED ATTACHMENTS

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

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

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

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

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

Powerpoint presentation for the neighborhood group; Greater Parkhill Neighborhood Association and NorthEast Parkhill Coalition.

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 |
| Steve Davis <i>for</i> <i>3435 Altion LLC</i> | 3209 W Fairview Pl Denver, CO 80211 (303) 807-0750 sdavis7625@gmail.com | 100% | <i>Steve Davis</i> <i>James B Davis</i> | 08/26/21 | (A) | YES |
| | | | | | | YES |
| | | | | | | YES |
| | | | | | | YES |

LEGAL DESCRIPTION

3435 N. Albion Street

**LOTS 26 TO 30,
BLOCK 39,
J. COOK JRS NORTH DIVISION OF CAPITOL HILL,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO.**

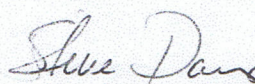
August 26, 2021

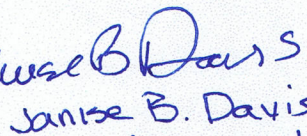
Mark Kung
Kung Architecture LLC
2031 Grove Street
Denver, CO 80211
mkung@kungarch.com
720-560-1662

Dear Mark,

This letter serves as authorization for Kung Architecture LLC to act on behalf of and represent 3435 Albion LLC for the purpose of submitting and processing the rezoning application for the property owner by 3435 Albion LLC at 3435 N. Albion Street in Denver, CO.

Sincerely,


Steve Davis,
3435 Albion LLC


Janise B. Davis
3435 Albion LLC

Title:

3435 N ALBION ST

| Owner | Schedule Number | Legal Description | Property Type | Tax District |
|--|------------------|---|------------------------|--------------|
| 3435 ALBION LLC 3209 W FAIRVIEW PL DENVER, CO 80211-3209 | 01302-07-018-000 | J COOK JRS NORTH DIVISION OF CAPITOL HILL B39 L26 TO 30 | RESTAURANT W/MIXED USE | DENVER |

| | | | | | | |
|-------------------------|------------------------------|---------------------------------|------------------------------------|-----------------------|------------------------------------|--------------------------------|
| Summary | Property Map | Assessed Values | Assessment Protest | Taxes | Neighborhood Sales | Chain of Title |
|-------------------------|------------------------------|---------------------------------|------------------------------------|-----------------------|------------------------------------|--------------------------------|

[Print Summary](#)

| Property Description | | | |
|--|---------|----------------------------|------|
| Style: | OTHER | Building Sqr. Foot: | 2087 |
| Bedrooms: | | Baths Full/Half: | 0/0 |
| Effective Year Built: | 1918 | Basement/Finish: | 0/0 |
| Lot Size: | 14,180 | Zoned As: | PUD |
| Mill Levy: | 74..195 | Document Type: | SW |
| Valuation zoning may be different from City's new zoning code. | | | |

| Current Year | | | |
|--------------|------------------|------------------|--------|
| | Actual | Assessed | Exempt |
| Land | \$255,300 | \$51,160 | \$0 |
| Improvements | \$364,100 | \$66,350 | |
| Total | \$619,400 | \$117,510 | |

| Prior Year | | | |
|--------------|------------------|------------------|--------|
| | Actual | Assessed | Exempt |
| Land | \$212,700 | \$42,630 | \$0 |
| Improvements | \$343,400 | \$65,020 | |
| Total | \$556,100 | \$107,650 | |

Real Estates Property Taxes for current tax year

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

Mill Levy **

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

| | Installment 1 (Feb 28 Feb 29 in Leap Years) | Installment 2 (Jun 15) | Full Payment (Due Apr 30) |
|-------------------|---|---------------------------|------------------------------|
| Date Paid | 10/29/2020 | 6/9/2021 | 6/9/2021 |
| Original Tax Levy | \$3,993.54 | \$3,993.57 | \$7,987.11 |
| Liens/Fees | \$0.00 | \$0.00 | \$0.00 |
| Interest | \$79.87 | \$79.87 | \$159.74 |
| Paid | \$4,073.41 | \$4,073.44 | \$8,146.85 |
| Due | \$0.00 | \$0.00 | \$0.00 |

Real Estates Property Taxes for current tax year

Additional Information

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

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

Real estate property taxes paid for prior tax year: **\$7,763.29**

Articles of Organization for a Limited Liability Company
filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is 3435 Albion LLC

The principal office street address is 3209 W Fairview Place
Denver CO 80211
US

The principal office mailing address is 3209 W Fairview Place
Denver CO 80211
US

The name of the registered agent is Steven Davis

The registered agent's street address is 3209 W Fairview Place
Denver CO 80211
US

The registered agent's mailing address is 3209 W Fairview Place
Denver CO 80211
US

The person above has agreed to be appointed as the registered agent for this limited liability company.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Steven Davis
3209 W Fairview Place
Denver CO 80211
US

Janise Davis
3209 W Fairview Place
Denver CO 80211
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Steven Davis
3209 W Fairview Place
Denver CO 80211
US

Janise Davis
3209 W Fairview Place
Denver CO 80211
US

Request for Zone Map Amendment

Address: 3435 N. Albion Street
Neighborhood: Northeast Park Hill
Council District: District 8, Christopher Hendon
Area of Property: 14,180 SF (0.325 acres)
Current Zoning: PUD 539
Proposed Zoning: E-MX-2x

Summary of rezoning request:

- The proposed zone map amendment is in the Northeast Park Hill neighborhood in the southwest corner of Council District 8. It is on the southwest corner of Colorado Boulevard (mixed-use arterial) and E 35th Avenue (residential collector). The property overlooks at the southwest corner of the Park Hill Golf Course.
- The subject property, which is owned by 3435 Albion LLC, contains a two-story residence built in 1889. Operated as a restaurant in the past, and the current PUD 539 written exclusive as restaurant use, the Robinson House is in the process of being redesigned as a private residence following the historic landmark requirements, as it is the oldest home in the neighborhood. The non-original north portion of the Robinson House will be removed, and the rest of the house will be restored.
- The owner is requesting a zone lot split that will allow for the existing historic home to remain while the northern portion of the lot will be designated for the new multi-unit development.
- The proposed rezoning is intended to facilitate change of use on the site. The proposed use is a multi-unit dwelling (five units).
- The E-MX-2x (Edge Mixed Use, 2-story) zone district allows multi-unit density development with E 35th Avenue as the primary street. It is similar to E-MX-2 but prohibits drive-thru services and restaurants.

Existing Context:

This neighborhood is primarily urban edge in character with areas of regular and modified street grids, single-unit residential uses, and commercial, public, and quasi-public uses along collector streets. There are multi-unit dwellings directly east and south of the lot. Park Hill Golf Course is directly to the north, and Colorado Blvd. is directly west. City Park is six blocks to the south. The city of Axum Park is seven blocks to the east.

Existing Zoning:

The current zoning of the subject property is PUD 539 under the former Chapter 59. Properties to the west are zoned PUD. Properties to the east and south are zoned E-MX-2x. Properties to the north is the Park Hill Golf Course.

Proposed Zoning:

The requested E-MX-2x zone district has a maximum height in feet of 30'. The primary street build-to with minimum 70% and 10' to 15' range. A variety of mixed residential and commercial uses are allowed, except for drive-thru services and restaurants.

Consistency with Adopted Plans:

The proposed rezoning to E-MX-2x is consistent with the cities vision for the neighborhood and supported by all City and County of Denver adopted plans. The following plans apply to the subject property.

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

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, including:

- Equitable, affordable and inclusive Goal 1, Strategy A - *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- Equitable, affordable and inclusive Goal 3, Strategy B - *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit (p. 28).*
- Strong and Authentic Neighborhoods Goal 1, Strategy D - *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities (p. 34).*
- Strong and Authentic Neighborhoods Goal 3, Strategy B - *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. (p. 34).*

- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54). Strategy C - *Focus growth by transit stations and along high- and medium-capacity transit corridors* (p.54).

One of the plan’s all-embracing vision elements is to create “Strong & Authentic Neighborhoods” that are complete, unique, and reflective of our diverse history. Rezoning the Robinson House supports is continued use and rehabilitation and ensures the oldest home in the neighborhood remains intact as a representative of the authentic history and development of the area.

The proposed E-MX-2x zoning will allow for the development of new “missing middle” housing type close to transit. Colorado Blvd is designated as a high-capacity transit corridor (full BRT to rail) in the Denver Moves Transit Plan.

The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place where current zoning includes a condition that permits limited use per the approved site plan. The allowed mix of uses includes services, which would be in close proximity to the residential areas surrounding the subject property. The requested E-MX-2x zone district broadens the variety of uses allowing residents to live, work and play in the area. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

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 property within the Urban Edge Neighborhood Context and provides guidance from the future growth strategy for the city.

The urban edge context areas are predominately residential and tend to act as a transition between urban and suburban areas. Homes in this context are typically low-scale single-and two-unit residential with some small-scale multi-unit residential. Commercial and mixed-use development in this context tends to be found along the main corridors bordering traditional residential areas, with some larger center development.

The urban edge context offers good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-

friendly, with buildings oriented to the public realm instead of parking lots (p. 204).

Future Places Designation – Low-Medium Residential - Mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed-use along arterial and collector streets and at some intersections. Vacant institutional uses on corners or select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. When occurring, single- and two-unit residential uses are typically in the urban house form. (p. 216).

Future Street Types

N. Albion Street: Local

- Local streets can vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses.

E. 35th Avenue: Residential collector.

- Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.

The Rezoning aligns closely with many of the strategies and recommendations in 2019 Blueprint Denver, including, but not limited to:

- Land Use & Built Form: General
 - 01. A - *Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas.*
 - 02. E – *In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures.*
 - 03. A - *rezoning properties from the Former Chapter 59 Code so that the entire City is covered by the Code, including continuing to incentivize owners to come out of the Former Chapter 59 Code.*
 - 03. B - *Limit the use of site specific, customized zoning tools – such as PUDs.*
 - 08. E – *Consider new regulations to require demolished structures of a certain threshold to salvage or reuse building materials.*
- Land Use & Built Form: Housing

- 02. A - *Integrate missing middle housing into low and low-medium residential areas, especially those that score low in Housing Diversity. This should be implemented through holistic revisions to the zoning code at a citywide scale, with a focus on discouraging demolition and encouraging affordability.*
 - *Allow 2-to 4-unit structures where the slightly higher density might be appropriate, such as corner lots, near transit, or adjacent to centers and corridors*
 - *Encourage the reuse, rather than demolition, of existing structures.*
- Land Use & Built Form: Economics
 - 02. A – *Invest in transit priority streets to connect all Denver residents to the city's regional, community centers and community corridors. And promoting affordable and family-friendly housing, as well as a full range of job opportunities.*
- Land Use & Built Form: Design Quality & Preservation
 - 02. 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.*
 - 02. I - *Promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver's neighborhoods.*
 - 06. - *Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.*
 - 06. C – *Create new regulations to encourage the reuse of existing buildings. This could include requirements to salvage or reuse building materials after a structure is demolished or allowing flexibility in uses or density when an existing structure is reused and maintained.*

Park Hill Neighborhood Plan (2000)

Park Hill is a traditional city neighborhood with a small-town atmosphere. Here people of diverse cultures, ages, races, and economic backgrounds share a sense of community. The community is characterized by large residential and industrial areas and smaller commercial areas. Major facilities in the neighborhood include: the Park Hill Golf Course, several neighborhood shopping areas at 35th Avenue and Dahlia Street, 33rd Avenue and Holly Street, 23rd Avenue and Dexter Street, 22nd Avenue and Kearney Street, 23rd and Oneida,

and a large industrial area that extends north from 38th Avenue to the City line. The residential areas of Park Hill of the community are south of 38th Avenue and east of Colorado Blvd. Immediately adjacent to Park Hill is City Park, which houses the Denver Museum of Nature and Science and the Denver Zoo. Both of these institutions impact the quality of life in Park Hill.

The neighborhood possesses many assets, including a large stock of generally well-maintained homes, excellent access to major transportation services and corridors, downtown Denver and entertainment facilities, and three major parkways.

Land Use Goals:

- Maintain the existing integrity of the residential character of Park Hill. Assure that continued growth and development in Park Hill results in a balanced and compatible mix of housing types and densities.
- Oppose industrial expansion outside the areas currently zoned for industrial uses north of 38th Avenue, from Colorado Boulevard to Quebec Street. Explore opportunities for live/work.
- Minimize the visual impacts and create an improved buffer area between the industrial, commercial and residential areas.
- Maintain and enhance the small-scale neighborhood character of the business areas and foster the development of “Main Street” type imagery.
- Preserve the existing parks and open space within the neighborhood.
- Preserve the areas of historical significance through historic districts or historic landmark designation.
- Maintain and enhance the viability of residential and commercial land uses on Colorado Boulevard.
- Identify and change non-conforming land uses in the neighborhood.

Action Recommendations:

- Notify and participate in the redevelopment of the Dahlia and Holly shopping centers. Work with landowners and the city on any rezoning proposals and related site plan issues.
- Encourage enforcement of city ordinance requirements for absentee landlords to have an agent registered with the Assessment Division. As a part of that effort, the name and addresses of owners and agents listed by the assessor’s records should be corrected.
- Create and maintain a mix of housing types and sizes that are attractive and affordable to a diversity of ages, incomes, household types, sizes, cultural and ethnic backgrounds.

The proposed rezoning is consistent with Park Hill Neighborhood Plan recommendations.

Uniformity of District Regulations and Restrictions

The proposed rezoning to E-MX-2x will result in the uniform application of zone district building form, use, and design regulations.

Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City through the implementation of adopted plans and by facilitating increased density and a mix of uses, which have been linked to physical activity, decreased obesity, and decreased driving.

Justifying Circumstance

Justifying Circumstance is defined under DZC Section 12.4.10.8.A.4 as, “Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: (c.) That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.” The adoption of the Denver Zoning Code in 2010 and the retention of a Former Chapter 59 zone district on the subject property, including custom zoning adhering the property to a PUD 539, is an appropriate justifying circumstance for the proposed rezoning.

Consistency with Neighborhood Context, Zone District Purpose, and Intent

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets. (Denver Zoning Code Section 4.1.1)

Community Outreach:

The property owner has reached out to Councilman Christopher Hendon in person on August 20th, 2021.

The property owner also outreached to the neighborhood group such as Greater Parkhill Neighborhood Association and Northeast Parkhill coalition. A PowerPoint presentation to the groups is attached.

E-MX-2x applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 2 stories is desired.

E-MX-2x allows for Town House, General, and Shopfront building forms up to two stories in height. It does not allow Drive-thru Services or restaurants like E-MX-2.

The proposed rezoning is consistent with the Urban Edge Neighborhood Context.

Sincerely,

Kung Architecture, LLC



Mark Kung



3435 ALBION ST.

Rezoning and Landmark Designation



- ▶ Constructed in 1889, it is one of Park Hill's oldest extant homes
- ▶ Listed on the National Register of Historic Places in the 1990s
- ▶ A rare example of the Queen Anne style in the neighborhood, it represents a distinct period of the neighborhood's past before it became developed.
- ▶ Former owners were filing for likely demolition, Steve Davis stepped in and purchased the building to eliminate this threat.

HISTORIC SIGNIFICANCE AND THREAT

- 
- ▶ Davis has rehabilitated other historic houses in Denver, saving them from disrepair and potential demolition.
 - ▶ Bosler House, ADDRESS
 - ▶ Dickson House, ADDRESS

FIVE DAVIS PROJECTS



BOSLER HOUSE BEFORE AND AFTER

DICKSON HOUSE BEFORE AND AFTER



- ▶ Planned Unit Development (PUD) specific to the restaurant use
- ▶ Doesn't allow the house to return to single-family residential.

CURRENT ZONING

PROPOSED NEW ZONING

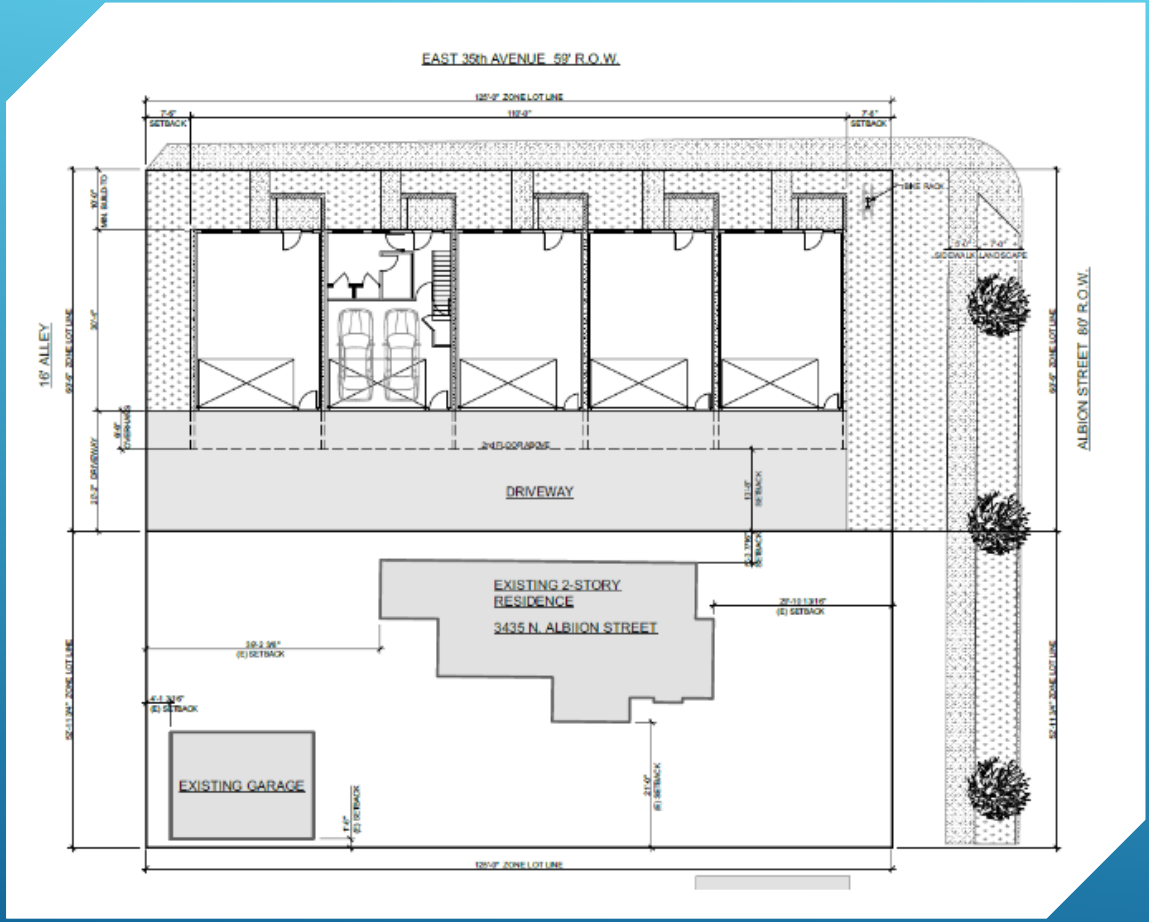
- ▶ Mixed Use Residential 2 – Story (E-MX-2)
- ▶ Allows for the house to be single family residential.
- ▶ Allows for additional development on the north side.



LANDMARK DESIGNATION

In conjunction with the zoning change the house will become a Denver Landmark.

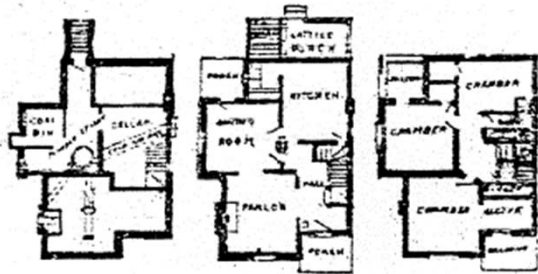
PLAN FOR DEVELOPMENT ON NORTH SIDE OF THE PROPERTY



FOR SALE. PRICE, \$5,000.



PLAN OF ABOVE HOUSE



QUESTIONS?



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

October 4, 2021

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

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

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

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

Sincerely,

Northeast Park Hill Coalition Board

nephcoalition@gmail.com