



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<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.)
- Affordable Housing Review Team Acceptance Letter**
- 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
						

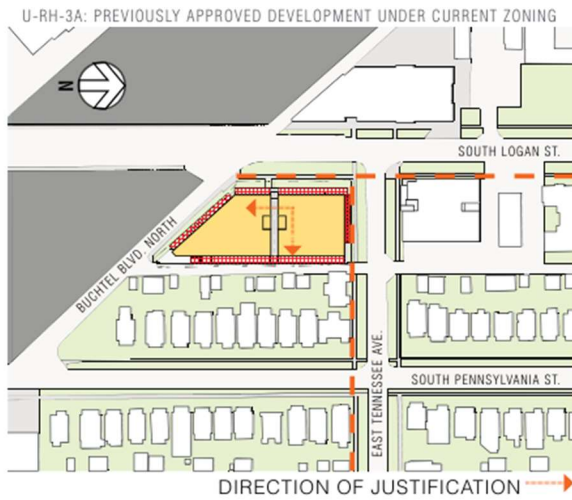
1000 S. Logan – Proposed Map Amendment Introduction

To Whom it May Concern,

My name is Adam Fenton and I'm the Principal/Founder of Narrate Holdings, the applicant looking to rezone 1000 S. Logan St in Denver from U-RH-3A to U-MX-3. The proposed rezoning will foster a residential development of approximately 63 units and 63 below grade parking spaces. Future development under U-MX-3 zoning will be commiserate with the allowable height in the U-RH-3A zone district. It's worth noting the city approved a concept site development plan submitted by the site's previous owner. As you'll see in Figure A below, that ownership group was looking to maximize density on the site by splitting the zone lot and constructing two separate buildings. Our proposed plan would include fewer units, consistent setbacks with buildings to the north and west on Logan St and provide greater buffering/setbacks from the residences located across the alley to the east. The proposed rezoning aligns closely with the West Wash Park Area Plan and most notably, Blueprint Denver and Comprehensive Plan 2040 which are significantly newer guiding documents. It will focus density where it belongs, adjacent to residential arterial and mixed-use collector, and include affordable and market rate units per the city's new Expanding Housing Affordability guidelines. These residential units will be within walking distance to public transit and neighborhood serving amenities, providing residents the opportunity to walk, bike or roll to services within the neighborhood.

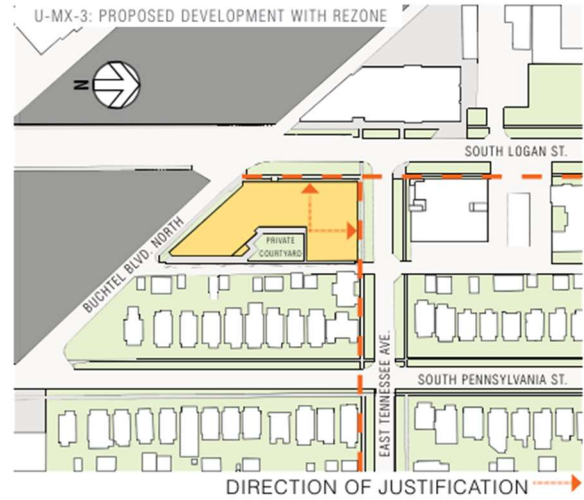
Sincerely,
Adam Fenton

Figure A. Previously Approved Concept SDP vs. Proposed Development with Rezone



U-RH-3A: PREVIOUSLY APPROVED DEVELOPMENT UNDER CURRENT ZONING

- South-East justified
- NO alignment to with buildings to North along S. Logan St.
- NO Alignment w/ buildings to East along E. Tennessee Ave.
- Approx. 16' building to building at alley
- (2) buildings w/ 10' separation
- 86 units
- 72 Parking Spots (all below grade garage)
- Significant encroachments on all sides



U-MX-3: PROPOSED DEVELOPMENT WITH REZONE

- North-West justified
- Alignment to with buildings to North along S. Logan St.
- Alignment w/ buildings to East along E. Tennessee Ave.
- Approx. 20'-31' building to building at alley
- (1) contiguous building
- 63 units
- 63 Parking Spots (all below grade garage)
- No encroachments

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I. Legal Description

Lot Address: 1000 S. Logan St, Denver, CO 80209

Lot Schedule Number: 05156-21-035-000 Lot

Legal Description:

Lincoln Subdivision, Block 17, Lots 1 to 11, as per the recorded plat in Book 3105, Page 294, and part of Lot 12, described as follows: Beginning at the northeast corner of said Lot 12, then proceeding south for a distance of 20.03 feet, then southwest for a distance of 14.14 feet, then northwest for a distance of 31.09 feet, then east for a distance of 32.74 feet to the point of beginning.

II. Proof of Ownership

Denver Property Taxation and Assessment System

[← New Search](#)

1000 S LOGAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
S LOGAN PARTNERS LLC 6000 GREENWOOD PLAZA BLVD SUITE110 GREENWOOD VILLAGE, CO	05156-21-035-000	LINCOLN SUB B17 L1 TO 11 DIF BOOK 3105-294 & PT OF L12 DAFBEG NE COR SD L12 S 20.03FT SWLY 14.14FT NWLY 31.09FT E32.74FT TO POB	RESIDENTIAL-APARTMENT	DENVER



12/22/2023 02:14 PM
City & County of Denver
Electronically Recorded

R \$18.00

MIS

D \$0.00

WHEN RECORDED
RETURN TO:



STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named
S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Registered Limited Liability Partnership
<input type="checkbox"/> Nonprofit Corporation	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/> Limited Liability Company	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Government or Governmental Subdivision or Agency
<input type="checkbox"/> Limited Partnership	<input type="checkbox"/> Trust
<input type="checkbox"/>	
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **6000 GREENWOOD PLAZA BLVD SUITE 110, GREENWOOD VILLAGE, CO 80111**
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **ADAM M. FENTON AND ZACK L. KOBILCA AS THE MANAGERS; BOTH OF WHOM MUST EXECUTE LEGAL INSTRUMENTS ON BEHALF OF SAID ENTITY.**
6. The authority of the foregoing person(s) to bind the entity: is² not limited is limited as follows :
7. Other matters concerning the manner in which the entity deals with interests in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S. ³
9. This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of 12/21/23

(SEE ATTACHED "SIGNATURE PAGE")

¹This form should not be used unless the entity is capable of holding title to real property.

²The absence of any limitation shall be prima facie evidence that no such limitation exists.

³The statement of authority must be recorded to obtain the benefits of the statute.



Statement of Authority - Buyer/Borrower

SIGNATURE PAGE

S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

By: [Signature]
ADAM M. FENTON, MANAGER

By: [Signature]
ZACK L. KOBILCA, MANAGER

State of Colorado)
County of Apache)ss.

The foregoing instrument was acknowledged before me on this day of 12.21.2023 by ADAM M. FENTON AND ZACK L. KOBILCA AS THE MANAGERS OF S LOGAN PARTNERS LLC, A COLORADO LIMITED LIABILITY COMPANY

Witness my hand and official seal
My Commission expires: 12.3.2024 [Signature]
Notary Public

SHANE ANDREW ATENCIO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204042340
My Commission Expires: December 03, 2024

III. Consistency with Adopted Plans

Comprehensive Plan 2040

Equitable, Affordable, and Inclusive

Goal 1. Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. (pg. 28)

- *Strategy A. Increase development of housing units close to transit and mixed-use developments.*

Goal 2. Build housing as a continuum to serve residents across a range of incomes, ages and needs.

- *Strategy C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.*

Goal 3. Develop housing that is affordable to residents of all income levels.

- *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.*

The proposed map amendment from U-RH-3A to U-MX-3 meets the Equity, Affordable and Inclusive goals outlined in Comprehensive Plan 2040. The rezoning request will create new income affordable and market rate housing within walking distance of transit, mixed-use development, community serving retail/commercial and short distance to schools.

Strong and Authentic Neighborhoods

Goal 1. Create a city of complete neighborhoods. (pg. 34)

- *Strategy D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

Goal 2. Enhance Denver's neighborhoods through high-quality urban design.

- *Strategy B. Establish a scalable, predictable and adaptable approach to improve design quality across the city.*
- *Strategy D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.*

Goal 8. Conduct intentional, equitable and measurable neighborhood planning.

- *Strategy C. Ensure neighborhood plan recommendations are consistent with the local vision and with this comprehensive plan.*

Goal 9. Ensure all neighborhoods are safe.

- *Strategy A. Encourage design and new development to improve public health and safety.*

The proposed map amendment from U-RH-3A to U-MX-3 meets the Strong and Authentic goals outlined in Comprehensive Plan 2040. The rezoning request will contribute to the mix of housing types in the area, serving a diverse population with the inclusion of affordable and market rate housing. The U-MX-3 zone district will foster development with setbacks consistent with adjacent development. The proposed zoning will create an active urban street realm which is complementary to the existing mixed-use, three-story structure directly across the street on Logan. The U-MX-3 zoning, as compared to the existing zoning, would orient future development closer to Logan St, thus reducing massing along the alley and the single-family homes to the east.

Connected, Safe and Accessible Places

Goal 8. Strengthen multimodal connections in mixed-use centers and focus growth near transit. (pg. 42)

- *Strategy B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.*

The proposed map amendment from U-RH-3A to U-MX-3 meets the Connected, Safe and Accessible Places goals outlined in Comprehensive Plan 2040. 1000 S. Logan is located within close to several public transportation stops including: RTD Routes: Louisiana/Pearl Station E light rail line, the O line - Broadway & Mississippi bus stop, the 11 line - Louisiana & S Logan bus stop, 12 line - S Pearl St & Louisiana Ave bus stop. The site's location in proximity to these transit stops bolsters the argument for the proposed U-MX-3 zoning.

Environmentally Resilient

Goal 1. Mitigate climate impact by significantly reducing greenhouse gas emissions.

- *Strategy B. Reduce energy use by buildings and advance green building design, including green and cool roofs.*

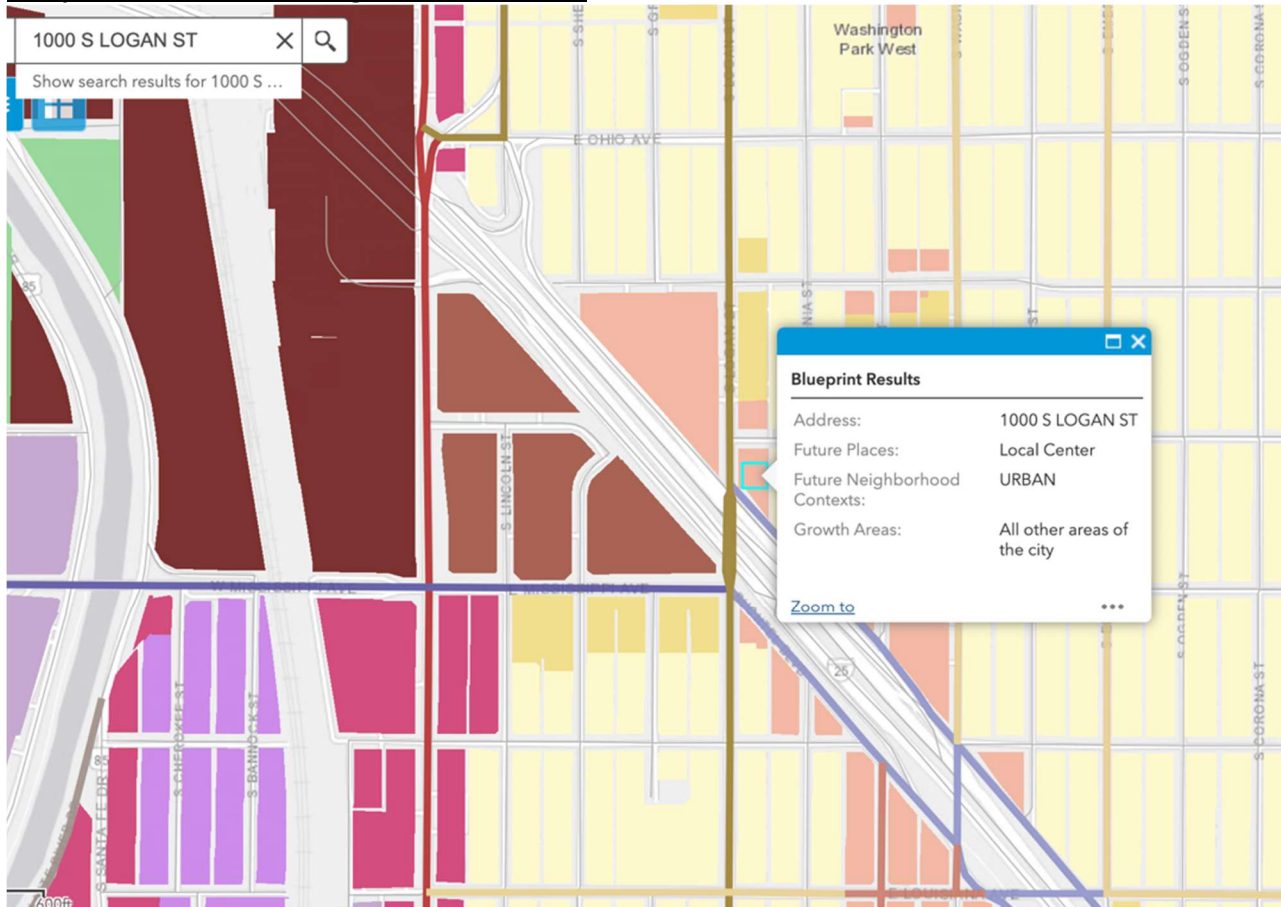
Goal 4. Encourage design and new development to improve public health and safety. (pg 52)

- *Strategy D. Encourage low-impact development that reduces impervious surfaces and positively impacts community health by using trees, low water landscaping and green infrastructure.*

The proposed map amendment to U-MX-3 meets the Environmentally Resilient goals outlined in Comprehensive Plan 2040. This rezoning request will foster future development which will embrace Denver's new building codes, promoting design and construction practices geared toward reducing greenhouse gas emissions, energy use and conservation. A planned private outdoor courtyard/shared open space will increase pervious surfaces on the site allowing water to percolate through to the area underneath rather than becoming runoff. The U-MX-3 zoning will focus density close to several public transportation stops, thereby providing future residents with the ability to help reduce emissions by taking public transportation.

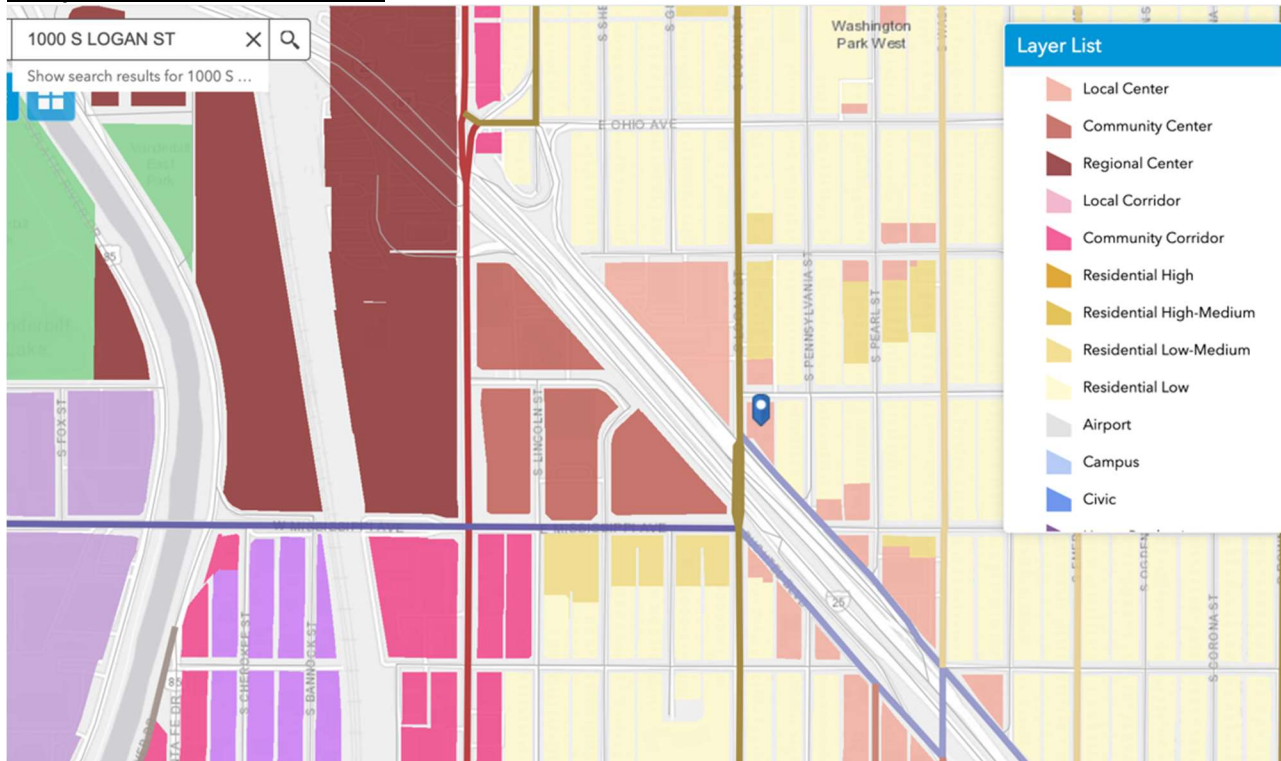
Blueprint Denver

Blueprint Denver Future Neighborhood Context



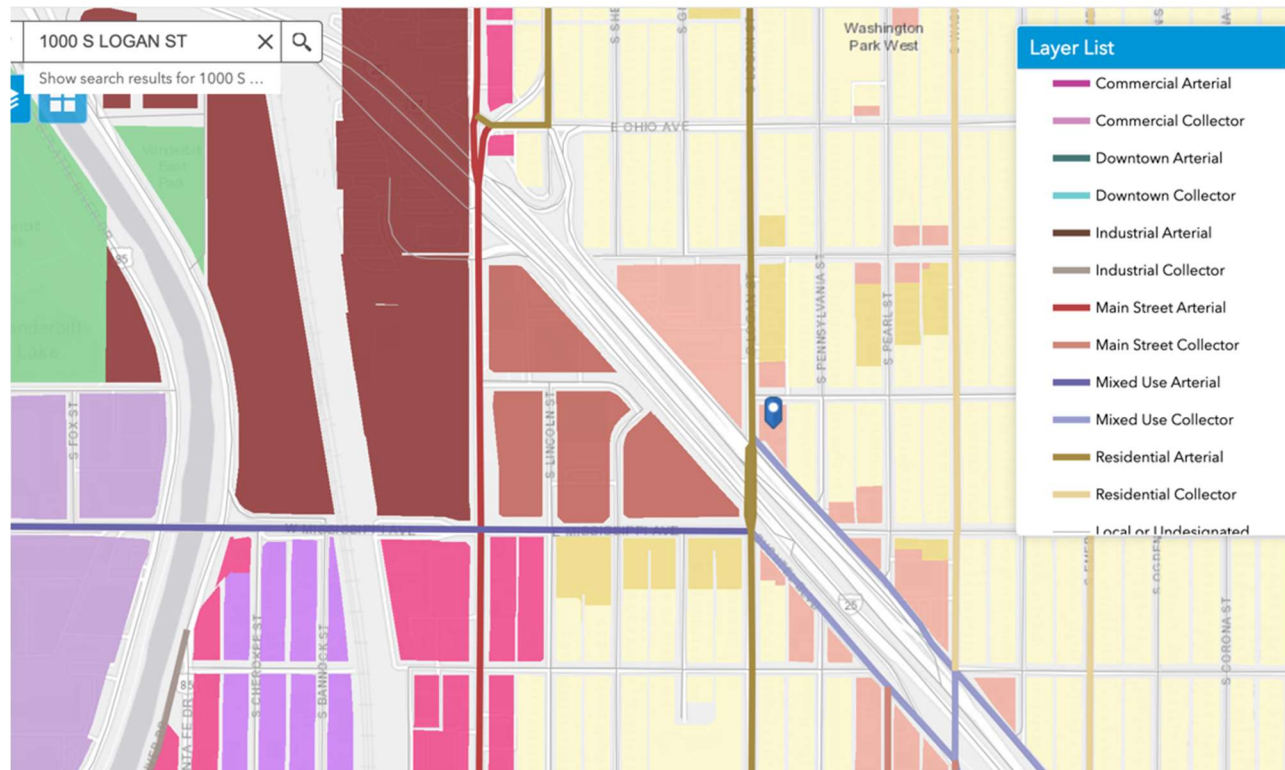
In Blueprint Denver, 1000 S. Logan Street, is shown on the *Context* map as Urban Neighborhood Context. In the Urban neighborhood context, and part of near Low-Medium Residential Area; Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas, up to 3 stories height. Development should be compatible with the existing neighborhood character and offer residents a mix of uses with good street activation and connectivity. (Pg. 222). The proposed rezoning would promote housing diversity while balancing the preservation of the existing neighborhood character with the demands for additional housing, consistent with the Urban neighborhood context in Blueprint Denver. The proposed U-MX-3 zoning would foster the development of a 3-story residential building, focusing density on an arterial. The U-MX-3 zoning, as compared to the existing zoning, would orient future development closer to Logan St, thus reducing massing along the alley and the single-family homes to the east. In the Urban Neighborhood Context, block patterns are generally regular, with a mix of alley access. The proposed project under U-MX-3 zoning will have alley access to an enclosed garage parking making it consistent with site layout and parking recommendations in Blueprint Denver.

Blueprint Denver Future Places



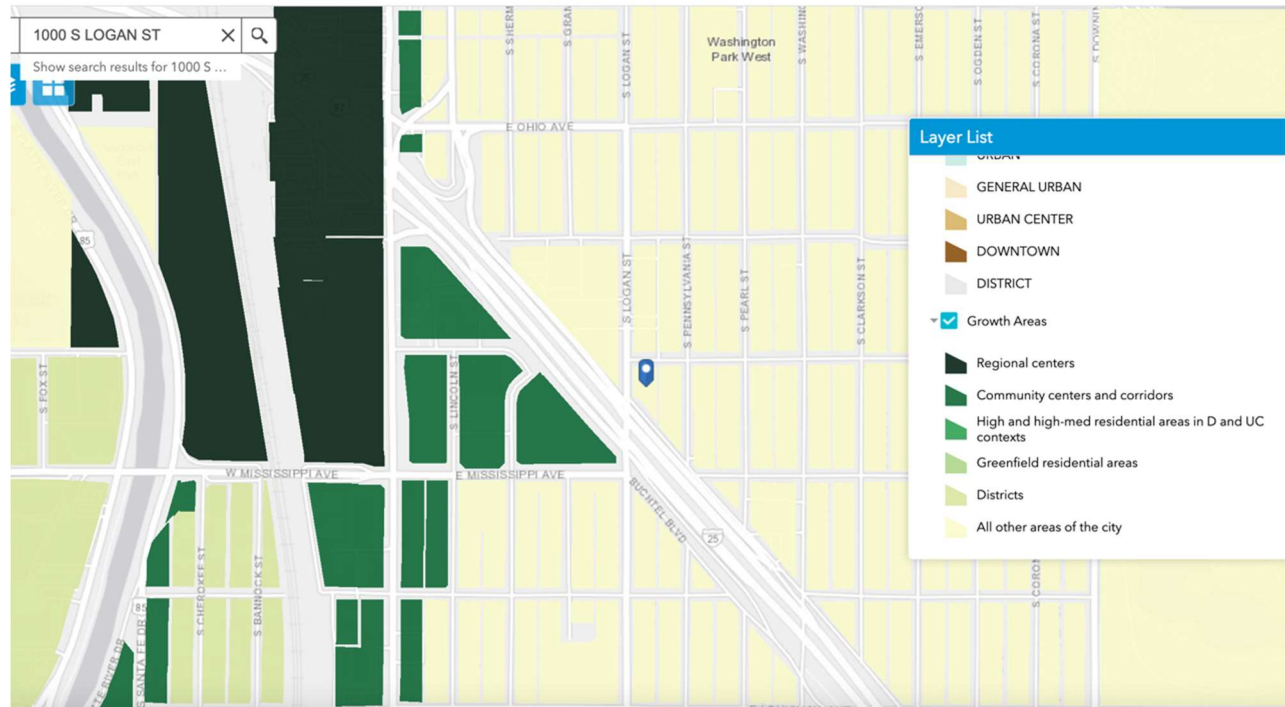
Denver Blueprint *Future Places* shows 1000 S. Logan as a Local Center (pg. 144). Local Centers provide options for dining, entertainment, and shopping. Local Centers also include some residential and employment uses. Buildings have distinctly linear orientation along the street with very shallow setbacks. The scale is intimate with a focus on the pedestrian. The public realm is typically defined by lower-scale buildings with active frontages. Heights are generally up to 3 stories (pg. 244). Mobility is important in Local Centers and should be mostly accessible to surrounding neighborhood users by walking, rolling or biking. Local Centers are sometimes served by local transit. The proposed U-MX-3 zoning would foster the development of a 3-story residential project with a Local Center. Residents living within the development could support neighborhood retail in the area and do so by walking, rolling or biking. The U-MX-3 zoning would lead to strong linear orientation along the street as compared to the existing zoning and provide an active frontage.

Blueprint Denver Street Types



Blueprint Denver *Street Types* shows 1000 S. Logan located on a Residential Arterial (Logan Street) and a Mixed-Use Collector (Buchtel Boulevard North). On Mixed-Use Collectors, there are a varied mix of uses including retail, office, residential and restaurants. Buildings are pedestrian-oriented, typically multi-story, usually with high building coverage with a shallow front setback. Off-site improvements of this site, which would be required with development once the rezone is approved, would include reviving the pedestrian street presence along Buchtel Boulevard. With enhanced tree lawn ROWs, sidewalks, landscape, new development fostered by the proposed zoning will upgrade the overall pedestrian experience and improve mobility and safety on the street. Additionally, sites along some residential arterial and collector streets, such as this one, may be appropriate locations to introduce additional residential intensity. The U-MX-3 zoning will foster a 3-story residential project, focusing some additional density where it belongs, along an arterial street.

Blueprint Denver Future Growth Areas



Blueprint Denver *Growth Areas* show 1000 S. Logan as categorized under Blueprint Denver’s Residential Low place type. Residential Low properties fall under “all over areas of the city” on the growth strategy map. These areas are anticipated to see 20% of new housing and 10% of new jobs by 2040. The proposed map amendment to U-MX-3 will foster the development of a 3-story, low-rise residential building within the Local Center place type and near multiple transportation options.

Land Use and Built Form - General Recommendations

Policy 1. Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets (pg. 72)

- *Strategy A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers. Community corridors where transit priority streets are planned. High and medium-high residential areas in the downtown and urban center contexts.*
- *Strategy C. Support the implementation of Denver Moves: Transit.*

Policy 2. Incentivize or require efficient development of land, especially in transit-rich areas (pg. 72)

Strategy A. In regional centers, urban center community centers and urban center community corridors, study and implement requirements or incentives for density. An example of a tool to implement this could include establishing minimum building heights.

- *Strategy C. Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.*

Policy 5. Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects (pg. 74)

- *Strategy B. Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement, such as incentives or requirements for on-site income-restricted housing and/or affordable commercial spaces.*

The proposed U-MX-3 represents a significantly more efficient land use as it promotes development within walking distance of Washington Park and a transit-rich area. The proposed map amendment would facilitate appropriate density, including income restricted units, along an arterial and within a Local Center.

Land Use and Built Form – Housing Recommendations

Policy 6. Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities (pg. 85)

- *Strategy A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include a process— informed by community input—to create citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing Diversity.*

The proposed map amendment from U-RH-3A to U-MX-3 would foster the development of residential, mixed-income housing project within a transit-rich area and within walking distance to Washington Park.

Land Use and Built Form - Design Quality & Preservation

Policy 2. Ensure residential neighborhoods retain their unique character as infill development occurs. (pg. 99)

- *Strategy D. For residential places, revise the zoning code to create more contextual bulk and scale requirements for primary and accessory structures. This may include stricter bulk planes, limitations on height, changes to setback requirements, changes to maximum lot coverage, changes to transparency features and/or entry feature requirements. These changes should vary by neighborhood context to better reflect the built character. In creating new zoning standards, consideration should be given to light, air, privacy, engagement of the public realm and human-scaled design.*

Policy 3. Create exceptional design outcomes in key centers and corridors. (pg. 102)

- *Strategy E. Revise the zoning code to provide standards for new mixed-use development that better responds to the surrounding context. Standards to examine for improvement include build-to ranges, transparency minimums, lot coverage, and entry features.*

Policy 7. Improve requirements for landscaping, with a focus on climate-appropriate vegetation, for private property. (pg. 105)

- *Strategy C. Limit the amount of impervious surface, such as paved areas, allowed on zone lots. This should be calibrated by context to reflect the differences between higher intensity areas, such as the urban center and downtown contexts, and lower-intensity residential areas*

The proposed map amendment from U-RH-3A to U-MX-3 would foster a development that creates a smoother transition from the single-family homes to the east versus the approved concept site development plan under the current zoning. U-MX-3 zoning would allow the applicant time to shift the project to the west, create a more consistent street edge along Logan and most importantly, provide great setbacks and relief along the alley to the east. This change limits shadow impacts, provides greater privacy and does more to promote engagement of the public realm along Logan St. The rezoning would

also reduce density versus the approved concept site development plan that seeks to maximize building area across the entire site.

Mobility – Recommendations

Policy 1. Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements (pg. 108)

- *Strategy E. Promote mixed-use development in all centers and corridors.*

Policy 2. Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities. (pg. 108)

- *Strategy C. For centers and corridors downtown and in the urban center contexts, where access to transit is high, study and implement maximums for off-street parking in private development to encourage the use of alternative modes of transportation.*

Policy 7. Make transit more affordable to Denver residents (pg. 111)

- *Strategy A. Provide increased transit access for transit dependent residents by increasing the amount of affordable housing near rail stations and along transit priority streets. This is especially important for areas that score low in Access to Opportunity.*

The proposed map amendment from U-RH-3A to U-MX-3 would promote multifamily residential growth in a Local Center and urban neighborhood, thus encouraging additional walking, biking, and transit trips. The site's location on an arterial and in proximity to multiple bus stops and light rail make it a sensible place for density. Access to transit, proposed parking ratios and planned underground parking reduces surface parking and promotes a multimodal activity.

Quality-of-Life Infrastructure

Policy 4. Promote environmentally-friendly development strategies in the public and private realms. (pg. 120)

- *Strategy F. Include water conservation requirements for landscaping for new developments, such as irrigation standards that incorporate water budgeting and hydrozone analysis. Promote efficient water use for landscaping.*

Policy 10. Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents. (pg. 124)

- *Strategy C. Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores and community-serving retail.*

The proposed map amendment from U-RH-3A to U-MX-3 includes Quality-of-life infrastructure that will be incorporated on site and surrounding area. This includes trees, plants, and outdoor spaces that will create gathering areas for a mixed-income residential community. The rezone U-MX-3 will promote the development of a three-story multifamily project in a Local Center that provides residents with easy access to daily needs such as grocery stores, shops, restaurants, schools and services, all within walking distance.

West Washington Park Neighborhood Plan

The Neighborhood's Vision for the Future – The future vision for West Washington Park Neighborhood (WWPN) is to preserve and enhance the following positive qualities that make the neighborhood a unique place to live and work. (pg. 1) Those qualities are to promote:

- *The diversity of people (ages, economic mix, lifestyle choices).*
- *The land use mix at a human scale and urban character of the neighborhood.*
- *The “small town environment” with people on the streets, enjoying a sense of safety, recreation opportunities, public facilities, shops and jobs, all within walking distance.*
- *The convenient location relative to transportation lines, downtown Denver, good school, mountains and mountain views, highways, parks, parkways and small neighborhood businesses.*
- *The high level of energy, interaction, cooperation, and enthusiasm, among residents and business people, which has fostered pride and a feeling of community in the neighborhood.*

The proposed rezoning to U-MX-3 aligns closely with all the qualities mentioned above. The rezoning request would foster a residential project including income restrict and market rate units, providing greater housing options for a diversity of people. The proposed zoning would foster a project that fits well within human scale and the urban character of the neighborhood which has density focused along the edges and arterials. A future residential project would help to active Logan St. Future residents would support retail within walking distance and improve public safety with additional eyes on the street. The property's location is within close proximity to public transportation, providing future residents with greater mobility options.

RLU-5 - Include compatible setbacks, significant buffering, and landscaping in site plans for new moderate density residential development to ensure compatibility with adjacent low-density residential uses.

CB-13 Require Landscaping all around new parking lots, do not allow parking in standard front setbacks. (pg. 23)

The proposed rezoning to U-MX-3 aligns closely with the setback, buffering, parking and landscaping elements outlined in the West Wash Park Neighborhood Plan. The U-MX-3 zoning, as compared to the existing zoning, would orient future development closer to Logan St, thus reducing massing along the alley and the single-family homes to the east. The U-MX-3 zoning and the proposed project provides greater setbacks and buffering from the homes to the east vs. what could be built under the existing zoning. Parking for the proposed project would be located below grade, a significant improvement from the street facing parking lot that exists on Buchtel today. Enhanced tree lawns, sidewalks and landscape associated with new development will improve the overall pedestrian experience, mobility and safety on the street.

V. Housing.

A Goal to Plan for a mix of people (individuals, families, ages, renters and homeowners and lifestyles); to permit a mix of housing types, to encourage new housing that is compatible with the housing stock in charters, design and scale. (pg. 54)

The proposed rezoning to U-MX-3 aligns with the housing concerns outlined in the WWPN. The subject property is in an area of transition between higher density and lower density residential. The proposed zoning aligns closely with the area's mixed-use designation that calls for moderate-density housing options and employment opportunities. U-MX-3 would foster the development of a residential project

including income restricted and market rate units, thus forwarding the plan's goals to bolster the mix of people living within the West Wash Park community. The proposed U-MX-3 zoning is more compatible with the residential to the east as it shifts development closer to Logan St, an arterial, and provides greater setback/buffering along the alley.

IV. Uniformity of District Regulations

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.

The proposed map amendment from U-RH-3A to U-MX-3 will result in uniform regulations and restrictions for each building within the district. Existing use is residential and will remain so under the proposed zoning.

V. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety and general welfare of the city.

The proposed map amendment from U-RH-3A to U-MX-3 will further the public health, safety, and general welfare of the city. The rezoning will foster residential development containing both income restricted and market rate units. These units will be provided in an area with public transportation options and amenities within walking distance. The proposed rezoning, like the current zoning, focuses some density along an arterial street, but does so in a way that creates greater setbacks/buffering from the residential to the east.

VI. Justifying Circumstances

Justifying circumstance: Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:

- a. Changed or changing conditions in a particular area, or in the city generally; or,*
- b. A city adopted plan; or*
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*

There are several circumstances that justify a zoning change to U-MX-3. Since the property was zoned, the City has updated Comprehensive Plan 2040 and Blueprint Denver. These updates are especially worth noting given that the small area plan guidance from the West Wash Park Area Plan is over thirty years old. The area has and will continue to undergo significant change. Several new developments were recently completed on Logan St including the site adjacent to the proposed across Tennessee Ave. Just three blocks away from the site will see significant change with the Broadway Station redevelopment and right across I-25, there are several new residential developments including two that were built by the same developer at Pearl St and Buchtel Blvd. These are worth noting as there has been a pattern of adding density along the I-25 corridor.

VII. Consistency with Neighborhood Context

Article 5. Urban (U-) Neighborhood Context Section

5.1.1 General Character

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

Section 5.1.4 Building Height

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

The proposed rezoning to U-MX-3 is consistent with the Urban Neighborhood Context. The rezoning proposes another 3-story zone district along Logan St, a residential arterial. The rezoning will foster a mid-rise residential development at the node of Logan St and I-25.

VIII. Community Engagement Overview

The applicant and their consultant team are committed to extensive community engagement with the hope of garnering support from the West Wash Park Neighborhood Association (WWPNA) for the proposed rezoning to U-MX-3. Community engagement is ongoing, and this portion of the application will be updated accordingly as conversations continue. In addition to the outreach to WWPNA noted below, the applicant and its consultant team will be individually contacting neighbors across the alley to the east on Pennsylvania St. It's also worth noting the applicant team has briefed Councilwoman Alvidrez, the District 7 representative, to brief her on the merits of the proposed rezoning.

Outreach Timeline

April 17, 2024 – Peter Wall with Wall Kane Consulting emails WWPNA leadership to ask for the opportunity to brief the RNO's Zoning Committee on the rezoning proposal.

May 1, 2024 – Peter Wall reaches out again to WWPNA leadership to ask for the opportunity to brief the RNO's Zoning Committee on the rezoning proposal.

May 2, 2024 – Linda Fabrizio with WWPNA provides Peter Wall and Austin Kane with contact information for Kathryn Fontaine, one of the Co-Chairs for WWPNA's Zoning Committee.

May 6, 2024 – Austin Kane emails Kathryn Fontaine about presenting to WWPNA's Zoning Committee.

May 6, 2024 – Kathryn Fontaine invites the applicant team to present to WWPNA's Zoning Committee on May 28th.

May 6, 2024 – Austin Kane confirms the applicant team will present the rezoning proposal to WWPNA's Zoning Committee on May 28th.

May 28, 2024 – Members from the applicant team, including the property owner/developer Adam Fenton present to WWPNA's Zoning Committee. Three WWPNA Zoning Committee members were present: Kathryn Fontaine, Jonathan Edwards and Linda Fabrizio. The applicant team provided committee members with an overview of the rezoning request, noting the proposed plan under U-MX-3 would mean greater setbacks along the alley to the east, similar height and fewer units. Committee members had questions regarding proposed residential product types, parking, traffic, vehicular access along Buchtel Blvd and alley setbacks. At the end of the conversation, committee members expressed general support for the proposal, understanding the proposed zoning would limit impacts to the surrounding neighborhood and foster a more compatible project. Committee members expressed the desire to enter into a good neighbor agreement (GNA) to solidify developer commitments such as height and use. It was agreed that the applicant team would put together a first draft of items to be included in the GNA.

IX. Letter of Authorization

May 23, 2024

S Logan Partners LLC
6000 Greenwood Plaza Blvd Suite 110
Greenwood Village
Colorado, CO 80111

To whom it may concern:

I am on the property owner of 1000 S. Logan St. in Denver, Colorado. I hereby authorize Peter Wall and Austin Kane serve as the property owner's representative and point of contact for all correspondence associated with the zone map amendment application.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Fenton', written in a cursive style.

Adam Fenton
Manager
S Logan Partners LLC