

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</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>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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 on 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="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-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. Please provide an attachment describing the justifying circumstance.</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. Please provide an attachment describing how the above criterion is met.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input type="checkbox"/> Proof of Ownership Document(s)</p> <p><input type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
Please list any additional attachments:	



# REZONING GUIDE

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
M. Karen Christiansen	555 E 8TH AVE DENVER, CO 80203 (303)477-8087 christiansen45@yahoo.com	100%	<i>M. Karen Christiansen</i>	6/14/21	A	YES

Last updated: May 24, 2018

Return completed form to rezoning@denvergov.org

201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
720-865-2974 • rezoning@denvergov.org

**555 E 8TH AVE**

LEGAL DESCRIPTION

LOTS 18 TO 21, INCLUSIVE, BLOCK 13, EMERY'S CAPITOL HILL ADDITION AND LOT 18, BLOCK 13,  
ARLINGTON HEIGHTS ADDITION TO THE

CITY AND COUNTY OF DENVER,

STATE OF COLORADO,

CONTAINING ±11997 SQ FT OR ≈ 0.275 ACRES

# 555 E 8TH AVE

<b>Owner</b>	CHRISTIANSEN,M KAREN 555 E 8TH AVE DENVER , CO 80203
<b>Schedule Number</b>	05038-21-006-000
<b>Legal Description</b>	L 18 TO 21 INC BLK 13 EMERYS CAPITOL HILL ADD & L 18 BLK 13ARLINGTON HEIGHTS ADD
<b>Property Type</b>	COMMERCIAL - OFFICE BUILDING
<b>Tax District</b>	DENV

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	9781
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1921	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	11,997	<b>Zoned As:</b>	PUD

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

### Current Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>			
Land			\$671,900	\$194,850	\$0
Improvements			\$1,093,700	\$317,170	
<b>Total</b>			<b>\$1,765,600</b>	<b>\$512,020</b>	

### Prior Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>			
Land			\$671,900	\$194,850	\$0
Improvements			\$1,093,700	\$317,170	
<b>Total</b>			<b>\$1,765,600</b>	<b>\$512,020</b>	

**M. Karen Christiansen**  
**555 E. 8<sup>th</sup> Avenue**  
**Denver, Co 80203**

May 18, 2021

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto: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 M. Karen Christiansen for the purpose of submitting and processing the rezoning application for the property owned by M. Karen Christiansen at 555 E. 8<sup>th</sup> Avenue in Denver, CO.

Sincerely,



M. Karen Christiansen

## Exhibit B

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

This application proposes to rezone the approximately 0.275-acre property located at 555 E. 8<sup>th</sup> Avenue (the “Property”) from a Chapter 59 PUD to G-MU-3, UO-3 to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is a historic mansion located in the Capitol Hill Neighborhood at the northwest corner of Pearl Street and E. 8<sup>th</sup> Avenue. Today the Property is zoned a former Chapter 59 PUD allowing only office uses up to 4 stories. Existing context surrounding the Property include: G-MU-3 UO-3, G-MU-5 UO-3, G-MU-8 UO-3, G-MU-12 UO-3, U-RH-2.5 UO-3, G-RH-3 UO-3. Located within 1 ¼ mile of the Civic Center Transit Station and within ½ mile of major RTD transit routes via Broadway, Lincoln Street and Speer Boulevard. There are dedicated bike lanes within a ¼ mile on 7<sup>th</sup> Avenue and on 11<sup>th</sup> Avenue, and shared lanes on Ogden, William, and Sherman Street. Denver as a city has been experiencing exponential growth, especially areas in close to downtown. These changes have resulted in the need to rezone the Property to meet community wants and needs.

The map amendment requests to rezone the Property to the G-MU-3, UO-3 Zone District. This would allow the Property to be used for both residential and office uses rather than only office uses per the PUD. The Property will include a Historic Overlay UO-3, which will embrace the historic charm of the home and allow it to be utilized for office, art studio, and Bed and Breakfast uses. The Property holds a Landmark designation from the City and County of Denver Landmark Preservation Commission. This designation ensures that the structure’s key features are to be preserved and retained. All exterior alterations shall be referred to CPD Landmark Division Staff for review and approval and these structures shall not be “voluntarily demolished”. The successful rezoning will allow for a mix of uses which will blend in with, support and sustain the historic character of the neighborhood.

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

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

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

##### ***VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS***

- Diverse, Friendly and Open
- Affordable Housing and Transportation Choices
- Access to Amenities and Services
- Walkable, Bikeable, Accessible and Transit-friendly
- Equity
- Access to Opportunity
- Sense of History and Cultural Heritage

#### **GOAL 1: Create a city of complete neighborhoods.**

STRATEGIES:

- 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.**

STRATEGIES:

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

**GOAL 4: Ensure every neighborhood is economically strong and dynamic**

**VISION ELEMENTS: CONNECTED, SAFE AND ACCESSIBLE PLACES**

- Walkable, Bikeable, Accessible and Transit-Friendly
- Access to Opportunity
- Safe and Inviting
- Mobility Choices

The proposed G-MU-3, UO-3 zone district would enable residential and office uses to a property in an area that continues to be a desirable and historically rich neighborhood. The Property is in close proximity to designated bike lanes/routes, multiple RTD transit routes and close to Civic Center Station allowing it to be accessible by multiple forms of transportation. The Property is Landmarked which protects the building from being demolished, thus encouraging adaptive reuse of an existing structure. This proposed rezoning supports the goal of ensuring that neighborhoods offer a mix of housing types and services by allowing uses that meet that goal. This rezoning will enable the reintroduction of residential uses within an existing structure in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision and Goals for a complete Strong and Authentic Neighborhood, Connected, Safe and Accessible Places, among others.

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

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

**General Urban** neighborhoods are described as:

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

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



**Residential** areas are described as:

“Areas where the predominate use is residential. Although they are primarily residential, they are supported by a variety of embedded uses needed for a complete neighborhood such as schools, parks, and commercial/retail uses.” (BPD pg. 229)

**High Residential** Land use and Built Form:

“Predominately multi-unit residential, though compatible commercial uses may be interspersed throughout. Large scale multi-unit buildings are the main building type with heights up to 20 stories reinforcing a dense, urban residential character.” (BPD pg. 229)

**High Residential** Mobility:

“Mobility options are abundant and a continuous pedestrian network with detached sidewalks. Bicycle network is integrated into on street facilities. There is a high level of access to transit and a mix of alley and street vehicular access.” (BPD pg. 229)

The MU zoning, by introducing residential uses, is an appropriate district that compliments the characteristics of General Urban neighborhoods and complies with the vision of a High Residential areas in both Land use, Built form, and Mobility. It will appeal to the desired uses of multi- unit residential and office through modest density. The UO-3 Historic Overlay exists to allow contributing structures to add uses that promote the historic character of the neighborhood. With the Civic Center Station and multiple RTD bus routes nearby along with both bike friendly routes and dedicated lanes, this makes it an excellent multi modal accessible location for both residents and those visiting for office uses.

**Growth Strategy** for this area is designated as:

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

The MU zoning appeals to the City’s growth strategy for this area by allowing more density for residential uses. The zoning equally allows office uses which could increase the potential of new jobs.

**Street Type** for this area is designated as:

**Residential Arterial** - Land use and Built form: “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.” (BPD pg. 143)

The Property is located on E. 8<sup>th</sup> Ave., a Residential Arterial. The MU zoning presents residential and office uses which are appropriate and comply with the characteristics for this street type.

**An Equitable City:**

*“While all of the vision elements are essential to Blueprint Denver, equity is especially important to the community. In recent years, Denver’s economic strength and population growth have benefited many, but not all. Today Blueprint Denver is integrating equity into planning in ways that Blueprint Denver 2002 did*

*not. Without accounting and adjusting for important equity considerations, the forces of change acting on our city will prevent it from achieving its vision for inclusive, complete neighborhoods.” (BPD pg. 30)*

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

**The Importance of Housing and Jobs Diversity** *“The vision of an inclusive Denver relies on a diverse range of residents, businesses and employees. Areas that become too homogeneous and exclusive threaten that vision by reducing or eliminating choice for anyone but the most affluent and privileged. A lack of housing options at various sizes and prices often means certain populations—including families, the elderly and people with disabilities—are not able to live in neighborhoods of their choice. Increasing the range of housing and job options will also advance the important goal to maintain and increase racial, ethnic and socioeconomic diversity in Denver’s neighborhoods. Certain housing types, such as attainable homeownership, can help build wealth and improve economic mobility for Denver residents. It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD pg. 40)*

The G-MU-3, UO-3 zone district will open the Property to a variety of uses that are not offered in the current PUD. While zoning predominantly addresses land uses and building form, it is important to understand the relationship between a property’s zoning and how its uses effects the community in both character and accessibility to basic needs such as housing and employment. This zone district would allow for a variety of housing options along with commercial and office uses that could create new job opportunities. While it is uncertain how a property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that the proposed zone districts introduces more housing and job opportunities to the area than what is offered in the PUD zoning today.

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

**DENSITY RECOMMENDATION 1a:**

**SUPPORT COMPATIBLE HIGHER DENSITY**

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

**BUSINESS RECOMMENDATION 2:**

**ENCOURAGE A DIVERSITY OF BUSINESSES**

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

**“HEART OF CAPITOL HILL” DISTRICT**

“The character of this district perhaps most closely aligns with the public image of the greater Capitol Hill neighborhood. It is largely an area of single-family homes which have been converted to apartments. Interspersed among these homes are both old and new apartment buildings. Buildings within the district are generally low to mid-rise. Mature landscaping prevails. The three largest neighborhood retail areas are found within this district, making it a focal point for the entire neighborhood.” (CHCPNP pg. 107)

**VISION**

The "Heart of Capitol Hill" will stabilize as a desirable, well maintained medium density residential area with a diversity of rental and owner-occupied housing opportunities for singles, couples, and families of various sizes and income levels. While there will be some residential infill development, the historic character of the district will be preserved. The retail areas in the district will be more inviting for pedestrians and will function even more effectively than they do now as focal points for the district. New commercial development will incorporate housing and parking as part of mixed-use projects. Pedestrian and bicycle traffic will be encouraged with inviting streetscaping along both 9th and 11th Avenues. Transit will be readily accessible and the parking demand will be accommodated.

**USES**

Residential areas: SINGLE AND MULTIPLE FAMILY RESIDENTIAL

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

The G-MU-3, UO-3 zoning, by introducing residential uses, is an appropriate district that directly complies with the recommendations of the Capitol Hill / Cheesman Park Neighborhood Plan by supporting both residential and office uses through the utilization of historic buildings. This zoning contributes to maintaining the residential character of the “Heart of Capitol Hill” district through low to mid-rise building heights and mixed-use projects that embraces its historic charm. This district will contribute to the plan’s vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

**REVIEW CRITERION DZC § 12.4.10.7.B – Uniformity of District Regulations and Restrictions: The**

**proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

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

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

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

## Exhibit C

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

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

*“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning”*

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

*“Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally”*

The .275-acre Property is in an area of Denver that has experienced and is continuing to experience substantial change. In Denver, hundreds of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities and commercial establishments. As a General Urban neighborhood immediately outside of downtown, this area continues to be a desirable place to live and work. Capitol Hill’s historic character is supported by its residential charm and local retail, restaurants, and services.

With the tremendous growth in Denver in recent years, the need for housing grows with it, this warrants the introduction of residential uses which are not allowed in its current PUD. There is also an increasing emphasis on preserving and reusing historic structures and the community embraces opportunities for uses that allow these structures to be more accessible. There is a desire for neighborhoods to be complete with amenities, housing, and work opportunities and a G-MU-3, UO-3 zoning will contribute to these community wants and needs.

#### **CRITERION DZC § 12.4.10.8.B – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.**

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential building forms. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. The Denver Zoning Code’s intent for G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of three stories. (Denver Zoning Code 6.1 – 6.2-2).

This stated purpose of Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The Multi Unit (MU) provides residential uses in a variety of building heights, forms, and density. (Denver Zoning Code 6.2.2.1).

The UO-3 is a Historic Structure Use Overlay that can be applied 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)

Today, the immediate neighborhood context around the Property is Multi-Unit zoning. The proposed G-MU-3, UO-3 zone district of the Property will be congruent to the surrounding zoning. It will allow the Capitol Hill neighborhood area to continue to grow into the General Urban Neighborhood the city plans are envisioning as it will allow for residential-focused mixed-use developments in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services. Rezoning to G-MU-3, UO-3 on the Property meets the intent and purpose of the zone district.

The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone districts.

May 25, 2021

Denver Planning Board  
Denver City Council  
c/o Mr. Brandon Shaver  
Community Planning and Development  
City of Denver  
201 W. Colfax Ave.  
Denver, CO 80202

RE: Support for Rezoning of 555 E. 8<sup>th</sup> Ave. from Former Chapter 59 PUD 34 to G-MU-3, UO-3

Dear Members of Planning Board and City Council:

The Denver Employee Retirement Plan's (DERP) property located at 777 and 790 Pearl St. is zoned PUD 34 from Chapter 59, along with Karen Christensen's unrelated property across the street at 555 E. 8th Ave. DERP is supportive of Karen's decision to rezone her property at 555 E. 8th Ave. to G-MU-3, UO-3 thereby removing her property from the PUD zoning we now share. It is our understanding that the DERP properties will remain in the PUD.

Sincerely,



Heather K. Darlington, CPA  
Executive Director



TEL (303) 839-5419  
FAX (303) 839-9525



777 Pearl St.  
Denver, CO 80203



DERP.org  
MyDERP.org

August 1, 2021

City and County of Denver  
ATTN: Denver Community Planning & Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

**RE: CHUN support for rezoning of 555 E. 8<sup>th</sup> Ave.**

To Whom It May Concern:

Capitol Hill United Neighborhoods, Inc. (“CHUN”), a Colorado nonprofit corporation and Denver’s largest, oldest registered neighborhood organization (RNO), **is pleased to announce its support for the proposed rezoning of 555 E. 8<sup>th</sup> Ave. from its current designation to G-MU-3, UO-3.**

On Thursday, July 29, 2021, the CHUN Board of Directors held a regularly scheduled board meeting. Ryan Keeney, as co-chair of the urban planning committee, shared the committee’s report pertaining to this rezoning. Subsequently, he moved that CHUN support this rezoning as an organization. The motion was seconded by Joel Brown.

- **Votes favoring the motion: 20**
- **Votes opposing the motion: 0**
- **Votes abstaining from taking a position: 0**

As with any rezoning, we acknowledge some may have concerns about the request. However, we feel the applicant’s request aligns directly with CHUN’s platform (online at: [chundenver.org/issues](http://chundenver.org/issues)) in a number of ways. The proposed rezoning (1) promotes historic preservation by landmarking the property; (2) adds residential uses to the would-be landmarked structure; (3) enhances neighborhood character in a thoughtful way; (4) advances CHUN’s mission to promote multi-modal access to neighborhood serving amenities for those who live, work and recreate in the neighborhood; and (5) is considerate of other neighborhood concerns.

CHUN’s mission is *Preserving the Past, Improving the Present, and Planning for the Future* of Greater Capitol Hill through historic preservation, addressing homelessness, promoting smart land use and zoning, advancing safety, and supporting civic engagement.

**We encourage City leaders, including members of the Denver Planning Board and City Council, to support this rezoning.**

For Denver,



Travis Leiker  
President & Executive Director  
Capitol Hill United Neighborhoods