Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	PIII S MADISON ST LLC
Address	2765 South Colorado Boulevard, Suite 200
City, State, Zip	Denver, Colorado 80222
Telephone	303-564-1756
Email	travis@mcafoos.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(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Brian Levitt
Address	1601 Wewatta Street #828
City, State, Zip	Denver, Colorado 80202
Telephone	303-809-8887
Email	bl@navareal.com

**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):	121 S. Madison Street (S. Madison Street & E. Bayaud Avenue)
Assessor's Parcel Numbers:	05125-22-008-000
Area in Acres or Square Feet:	0.29 acres / 12,512 SF
Current Zone District(s):	C-MX-3
PROPOSAL	
Proposed Zone District:	G-RX-5
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?	☐ **Yes - State the contact name & meeting date** _____ ☑ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** 12/1/21 PreApp video call ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A

Check box to affirm **and** include sections in the review criteria narrative attachment

☑ **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 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.

1. *Denver Comprehensive Plan 2040*

In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies.

2. *Blueprint Denver*

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 *Blueprint Denver*.

3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):

Cherry Creek Area Plan

General Review Criteria: DZC Sec. 12.4.10.7. B & C

Check boxes to the right to affirm **and** include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.

☑ **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.**

☑ **Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

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.

Review Criteria for Non-Legislative Rezonings:

DZC Sec. 12.4.10.8

For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.

For Neighborhood Context, Purpose and Intent, check box **and** include a section in the review criteria narrative attachment.

Justifying Circumstances - One of the following circumstances exists:

☐ The existing zoning of the land was the result of an error;
☐ The existing zoning of the land was based on a mistake of fact;
☐ 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;
☑ 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.
☐ 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.

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.

☑ **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.**

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.

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

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 is document is required.)
- ☐ **Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	John Alan Smith Josie Q. Smith	01/12/20	(A)	YES
Travis McAfoos, Owner	2765 S. Colorado Blvd., Suite 200, Denver, CO 80222, 303-564-1756, travis12@comcast.net	100%		1/5/22	(A)	YES
						YES
						YES
						YES

2021i-00052

January 27,2022 $1,000 PD CC

Zone Map Amendment (Rezoning) - Application

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☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	PIII BAYAUD STREET LLC
Address	2765 South Colorado Boulevard, Suite 200
City, State, Zip	Denver, Colorado 80222
Telephone	303-564-1756
Email	travis@mcafoos.com

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Email	bl@navareal.com

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SUBJECT PROPERTY INFORMATION	
Location (address):	3400 E. Bayaud Avenue (E. Bayaud Avenue & S. Madison Street)
Assessor's Parcel Numbers:	05125-22-019-000
Area in Acres or Square Feet:	0.65 acres / 28,466 SF
Current Zone District(s):	C-MX-3
PROPOSAL	
Proposed Zone District:	G-RX-5
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Travis McAfoos, Owner	2765 S. Colorado Blvd., Suite 200, Denver, CO 80222, 303-564-1756, travis12@comcast.net	100%		1/5/22	(A)	YES
						YES
						YES
						YES

2021i-00052

January 27,2022 $1,000 PD CC

Application Date: **April 26, 2022**

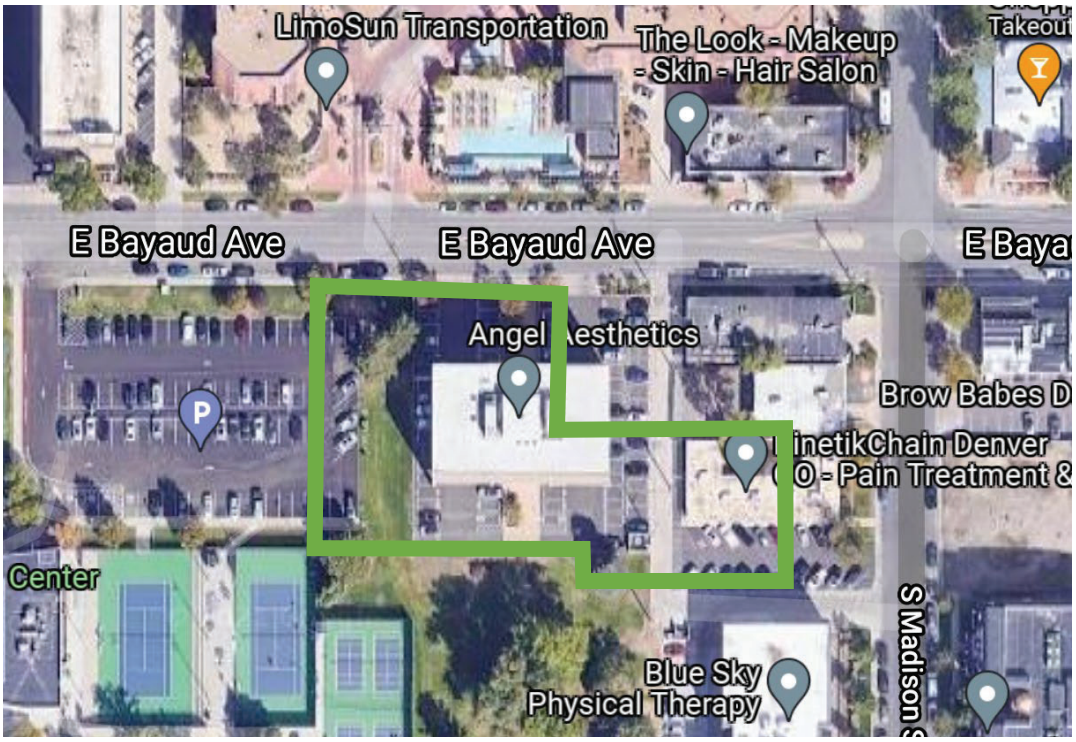
Rezoning Application for: **3400 E. Bayaud Avenue & 121 S. Madison Street, Denver, Colorado**

Background

Proposed rezoning of the sites is requested in order to redevelop the subject properties in Cherry Creek East into a new residential mixed-use project, adding both affordable and market rate multi-unit residential units and potential commercial options.

The Owner, Travis McAfoos, has owned the 3400 E. Bayaud Ave. & 121 S. Madison St. properties for over eight years and has been working on this redevelopment plan ever since. As a Denver resident, and a part of the Cherry Creek community, he would like to leave a Legacy Project for the community. The 1978 existing building and site have been maintained as an office through the years with Cherry Creek growing and developing around the area. Following the adoption of the Cherry Creek Area Plan (CCAP) and Blueprint which visualize this property as an Area of Change in a proposed Town Center area, we are now pursuing this rezoning application as part of a cohesive and high-quality new development opportunity.

The Bayaud site is approximately 28,500 sf, and the 121 S. Madison site is 12,500 sf. The site is surrounded by office and commercial retail, as well as multi-unit high density residential. The site is immediately adjacent to the under-utilized Pulaski Park.



In order to provide a better development project with greater benefits to the community and meet City planning goals, we are seeking to rezone both sites to G-RX-5.

Davis Partnership Architects and NAVA Real Estate Development were engaged for this community project because of their experience working in Denver and commitment to placemaking, urban design, architecture, resiliency, affordable housing, sustainability, and wellness.

For the reasons set forth in Exhibit A, the proposed rezoning is consistent with all the review criteria, which the remainder of the application will explain in detail.

Rezoning Review Criteria

Exhibit A

12.4.10.7 General Review Criteria Applicable to All Zone Map Amendments

Consistency with Adopted Plans and Proposed Plans

1. Denver Comprehensive Plan 2040

These sites **are** consistent with the Denver Comprehensive Plan 2040. A rezone to the G-RX-5 zone district would allow for increased multi-unit density that is inclusive of affordable housing, addresses current small area plan goals regarding mixed use development, provides appropriate height transitions given the current surrounding context and furthers urban design goals.

This rezone meets the goal of creating an **equitable, affordable, and inclusive neighborhood** that otherwise has not historically had a large mix of housing options. This rezone will also provide an opportunity for multi-unit living that fulfils the Goal 1 Strategy C of improving equitable access to resources that improve quality of life, including natural amenities (Pulaski Park) and the Goal 2 Strategy A of creating a mix of housing options in every neighborhood, including units of multiple bedrooms.

The rezone supports a **strong and authentic neighborhood** in meeting Goal 1 Strategy A of building a network of well-connected, vibrant, mixed-use centers and corridors.

This project will also interface with Pulaski Park to meet the Goal 2 Strategy A of enhancing collaboration between city agencies to ensure quality design and innovation across the public and private realm. This project meets several goals in this category. The Goal 4 Strategy A of growth and support of neighborhood-serving businesses is another example, which is a driver of a Town Center.

The rezone will help provide **connected, safe, and accessible places** by meeting the Goal 2 Strategy B of building streets that are safe for everyone by improving the existing streetscape, removing curb cuts into existing parking lots, providing a planted tree lawn separating pedestrian and traffic, and making all walkways accessible.

This rezone also addresses Goal 6 Strategy A because there is an existing bicycle lane that will have reduced interface along Bayaud Avenue with vehicular traffic and all sidewalk and bicycle connections to the park.

The rezone will provide an **economically diverse and vibrant neighborhood** by bringing in affordable housing which aligns with Goal 3 Strategy A of promoting mixed-income housing. The developer promised to provide these local needs to the community.

The rezone will provide the opportunity for an **environmentally resilient development** that supports sustainability and wellness in its design and the developer's philosophy. This rezone meets Goal 6 Strategy A as it recognizes parks, public space, trees, and plants as vital elements of green infrastructure by working with the interface and contributing improvements to Pulaski Park. This rezone also meets the Goal 8 Strategy A of promoting infill development where infrastructure and services are already in place.

The rezone supports a **healthy and active** community by increasing access, especially from the north to the existing Pulaski Park, achieving Goal 1 Strategy A by recognizing parks, recreation and the urban forest as vital components of a complete community and Goal 2 Strategy A by ensuring access to parks and recreation amenities to all residences.

2. Blueprint Denver

The rezoning request is also firmly in line with many of the overarching goals set out in Blueprint Denver, specifically the following:

- Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.
- Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
- Focus higher intensity growth in walkable mixed-use centers and along transit priority streets.
- Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment.
- Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property (p.23)

The plan also rightfully highlights the importance of key equity concepts, which are designed to help guide implementation actions "such as rezonings" (p.31).

In particular, this rezoning request would directly address the concept of "Expanding Housing and Jobs Diversity Improving Access to Opportunity" by "providing a better and more inclusive range of housing" (p.31) in a neighborhood with some of the highest access to opportunity in the entire City (p.34). As noted in the plan, "every Denver resident" should have access "to live in a complete neighborhood of their choice with basic services and amenities" (p.32) such as Cherry Creek.

Furthermore, the plan calls for areas with access to opportunity such as Cherry Creek to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods (p.32). This proposed rezoning and the accompanying affordable housing will bring greater housing diversity to this area with significant access to opportunity in direct support of this key equity concept.

Beyond increasing access to opportunity, the plan also calls for "Expanding Housing and Jobs Diversity" by ensuring "a diverse range of housing options—including different prices, sizes, types and a mix of rental and for-sale" (p.41). Again, the rezoning and the affordable housing are in direct alignment with this important concept.

Along with these equity concepts, the proposed zone districts would directly address a multitude of plan recommendations.

With regards to transit, the rezoning would support growth in major centers and corridors and key residential areas connected by rail service and transit priority streets through the efficient development of land while also supporting the implementation of Denver Moves: Transit which calls for growth near priority areas. The plan specifically calls for mixed-use development and "increased density in exchanged for desired outcomes, such as affordable housing, especially in transit-rich areas" (p.72).

The significant number of affordable units supported by the increased height is also called for in the plan which states that the City should increase the development of affordable housing and mixed-income housing,

particularly in areas near transit, services and amenities, which Cherry Creek has all of in abundance and is targeted for enhancements (p.85).

While the specific height justification will provide further detail on the important of adjacency in supporting increased height, the plan also recommends that 80% of new housing growth is captured in "regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts." What is important is that the strategy for accomplishing this recommendation is by aligning "high-density residential areas **near** regional centers to support housing growth near major job centers with access to transit priority streets" (p. 86). The site of the proposed rezoning is directly adjacent to a regional center and major job center with access to transit priority streets.

The plan also calls for improving "equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities" by promoting "development of affordable and family-friendly housing, as well as a full range of job opportunities, in and **near** regional centers. This would be accomplished through this rezoning and the accompany affordable housing as Blueprint specifically notes that "housing costs around these major employment centers are often the highest, limiting access to lower- and middle-income households (p.90).

Additional height on this site through rezoning would also "encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements" while also accomplishing the goal of promoting "mixed-use development in all centers and corridors" (p.108). Additionally, transit priority streets are a suggested strategy to direct growth with future transit investments tie to "affordable housing development" (p.114).

For the reasons laid out above and the specific height justification to follow, it is clear this rezoning application is supported by the goals and recommendations called for in Blueprint Denver.

Neighborhood Context and Future Place
The property is located in the **General Urban** Neighborhood Context and is on the edge of a very large Regional Center/Urban Center designation in Blueprint which borders the site to the immediate north.

The Future Place designation for the site is **Local Center**, which follows the small area plan's guidance for this area being in a Town Center.

Blueprint Justification on Height
Blueprint Denver calls for consideration of a number of factors when applying height guidance to a rezoning, a majority of which support this site's request for additional and contextual height in the urban location of Cherry Creek. Blueprint Denver states (p.66-67) that it is a **citywide plan**, and therefore cannot provide specific detailed guidance on all aspects of a place. The Plan goes on to say:

> The building heights identified in this plan are not intended to set exact minimums or maximums. For example, there may be times when building heights taller than specified are appropriate, such as a site immediately adjacent to a transit station. Alternatively, the tallest building heights may not make sense where a site is providing a transition between a higher intensity area to a lower intensity area. Factors to consider when applying Blueprint Denver building height guidance may include:
> - Guidance from a current small area plan
> - Surrounding context, including existing and planned building height
> - Transitions, including transitions from higher intensity to lower intensity areas
> - Adjacency to transit, especially mobility hubs
> - Achieving plan goals for community benefits, including affordable housing
> - Furthering urban design goals

Growth strategy
Certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve. A rezoning in an area planned for less growth may still be appropriate, as smaller-scale growth and reinvestment should be occurring in these areas as well.

This rezoning request is consistent with 5 of the 6 total categories above Blueprint outlines for more specific height consideration.

To summarize how this application supports these strategies on p.66-67 of Blueprint:

A. Surrounding context, including existing and planned building height

This site is directly adjacent to a very large Urban Center and Regional Center to the north of Bayaud Avenue and a 15-story building at The Seasons. The area to the north consists of predominantly 12-15+ story planning and zoning height with large buildings of this scale. To the east, the site borders a low-medium residential neighborhood. Perhaps in recognition of large contextual transitions such as this important corner in Cherry Creek East, Blueprint Denver specifically notes that surrounding context, including existing and planned building heights, as well as transitions of intensity should be factors considered with regards to height guidance.

The proposed zone district of 5 stories is found on adjacent properties unlike the current zoning of the property which only allows for 3 stories. Not only is 3 stories significantly less than what is found directly north of the site, it also does not allow for any transition of height and scale which the proposed G-RX-5 zone district achieves.

B. Transitions, including transitions from higher intensity to lower intensity areas

With the significant difference in building height and intensity directly north of the site designated as a Regional Center within the Urban Center neighborhood context which calls for some of the tallest building heights in the City, the proposed rezoning helps to achieve a more realistic and appropriate transition from this high intensity area while also furthering the neighborhood plan's goals for this corner to become a Town Center.

Again, the proposed 5 story zone district is not only found adjacent to the rezoning site, but also makes for a better and more gradual step down from the 15-story building height with the 12-story zoning to the west of the alley and is compatible with the 5-story zoning along Madison which steps down to the east.

C. Adjacency to transit, especially mobility hubs

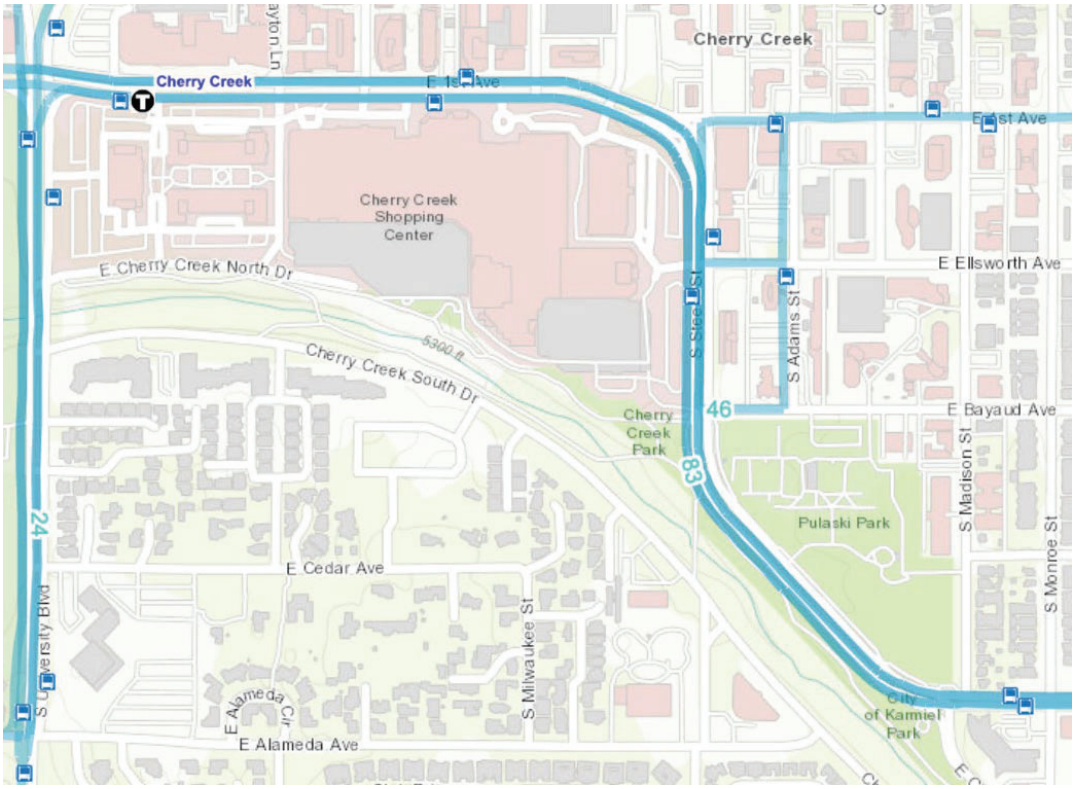
The site is located along a Mixed-Use Collector Street in very close proximity (less than two blocks) from a "High Capacity Transit Corridor" (Steele St.) street/modal type in Blueprint (p.178-179). It should also be noted that the site is located extremely close to the Cherry Creek Regional Trail system, providing bike and multi-modal access to the north/west and south/east along the Cherry Creek.

The purpose of Blueprint Denver being part of the "Denveright" planning process—including other mobility plans such as Denver Moves: Transit and Denver Moves: Pedestrians & Trails—was to plan growth and density in the most appropriate locations. Denver Moves has focused on the Steele/1st/Speer corridor in its earlier discussions, due in part to past corridor mobility planning efforts like Go Speer Leetsdale.

This site, based on its General Urban location adjacent to a Regional Center/Urban Center is located 1.5 blocks from a highly-active RTD bus route (83) and the City's future transit planning and investments (Denver Moves), supports the rezoning applications proposed scale.

The request for five stories is strongly supported by the site's location with regards to current transit options and the City's planned investments. As noted in the Denver Moves: Transit plan, the site sits just north of a High-Capacity Transit Corridor which is the City's highest tier for planned investment and the corridor is also designated for the highest transit frequency. Given these factors, it is clear that the City should consider additional height for this site to ensure transit goals are met and planned investments are worthwhile.

Below, please find a map showing the site's proximity to existing RTD transit routes and the future "High Capacity Transit Corridor" indicated in Blueprint and Denver Moves: Transit.



D. Achieving plan goals for community benefits, including affordable housing

The proposed rezoning and the additional affordable housing units it would create also embrace the adjacent and underutilized Pulaski Park. While not part of the zone district, the owner and applicant team have engaged with the Cherry Creek East Association (CCEA) registered neighborhood organization and are exploring ways to provide meaningful benefits, enhanced connections and community access to this 4.15 acre park, all of which are extremely valuable from a community benefits standpoint.

E. Furthering urban design goals

The proposed rezoning application to 5 stories will further the City's and neighborhood's urban design goals in a multitude of ways. Based upon the additional height, the buildings will be oriented in a manner that furthers urban design goals, pedestrian scale and view corridors, and provides direct access and views to open space.

In summary, the proposed rezoning application **strongly meets Blueprint Denver's section and criteria for building heights on pages 66-67 of the Plan**, as enumerated in (A) through (E) above.

Additionally, as it relates to the 6th criterion—Guidance from a small area plan—while the Cherry Creek Area Plan (CCAP) shows this area as an existing 3 story area by its mapping, its language and vision share another plan. The CCAP states, "West of Madison, the district supports primarily high-rise residential, and office uses with buildings reaching 16 stories" and "Development intensity and types of uses west of Madison are more consistent with development along the other side of 1st Avenue in the Shopping District" and "Cherry Creek East's Village Center is located at the intersection of these two-character areas and Pulaski Park at Bayaud and Madison." Additionally, the neighborhood plan states, "Recent development has resulted in a mix of housing types and an urban form that enhances the character of the neighborhood" (p.70).

The CCAP clearly states to "Enhance the existing pattern of development intensity with low scale buildings in the residential area (which our site is not) ……. The mixed-use area between Steele and Madison will remain the most intensely developed portion of the neighborhood with buildings heights ranging from 5 to 12 stories" (p.72).

As stated above, the mapping is in conflict within the CCEA plan increased height while the language of the document supports a more intense village/town center use with residential supporting other uses. Greater density allows the community to accommodate the goals of improved architecture, placemaking, public spaces, affordable housing, sustainability and health and wellness.

3. Neighborhood Plan – Cherry Creek Area Plan

This rezone is consistent with the Cherry Creek Area Plan which calls for growth in the area to be directed to parts of the neighborhood such as this site.

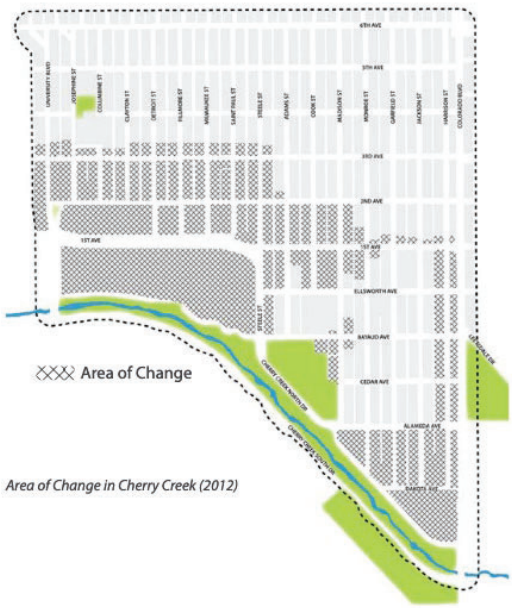
As noted in the plan, "Cherry Creek retail must be supported and encouraged to find ways to stay successful and competitive, given the changing nature of the retail environment and the growing number of shopping districts throughout the region offering the pedestrian-oriented, mixed-use shopping and lifestyle experience" (p.8). With this site siting under half a mile from the Cherry Creek Shopping, a high-density residential development would directly support Cherry Creek retail by creating a development in which residents can not only live and play/shop, but also work with the area supporting over 14,500 jobs (p.9)

The plan also specially mentions Pulaski Park as a public space that is "underutilized," (p.9) a challenge which can be solved by adding density immediately adjacent to the park. As noted in the plan, the neighborhood is one of the "most desirable" (p.9) and this proposed rezoning represents a tremendous opportunity to create housing at different levels of affordability to ensure all have access to this neighborhood regardless of their income levels. Indeed, the vision for Cherry Creek says that it should be a neighborhood with "A growing variety of people who live, work and shop in the area" (p.10).

As mentioned previously, the site sits adjacent to significant density and development. The plan notes that the area has a "wide array of development opportunities" such as "large underdeveloped parcels with outdated building," (p.9) a description which would certainly apply to the site of these proposed rezonings. Furthermore, the plan also specifically maps this site as a "Key Development Opportunity" (p.49).

Importantly, the plan designates this site as an "Area of Change" which will "benefit from new development, reinvestment, and more intense use" and will "receive most of Cherry Creek's residential and commercial growth over the next twenty years." As with the whole of Denver, Cherry Creek will continue to grow and to reinforce the quality of life in the area, "the bulk of this growth should occur" in Areas of Change (p.29) with much of the new housing" in mixed-use development" in these areas (p.26). Areas of Change are also designed to support taller mid-rise buildings "adjacent to public open space" (p.32) such as Pulaski Park.

See the images from p.29 and p.49 of the CCAP below as it relates to "Areas of Change" and "Key Development Opportunities", both of which cover the subject rezoning site:



Area of Change in Cherry Creek (2012)

Key development opportunities map

As mentioned previously, these rezoning requests would also ensure the goal that "new development should provide appropriate transitions in scale" (p.32). With the highest intensity from the proposed rezonings to the west of the site and the lowest to the east, it supports the plans call for buildings to "be located and shaped to minimize negative impacts to adjacent residential neighborhoods while providing increased density and amenities to accommodate continued growth and improve the quality of life within Cherry Creek" (p.33).

The future land use map for the area also designates the sites as part of a "Town Center" which is designed to "support a mix of land uses including ground floor commercial with office or residential above," and could be accomplished through this proposed rezoning due to the flexibility additional height would provide in comparison to the existing zone district (p.72).

The plan goes even further stating that "the mixed-use node at the intersection of Madison and Bayaud has long been envisioned as a village center for Cherry Creek East" with the plan specifically noting that property owners be encouraged "to reinvest and redevelop in manner that results in a vibrant mixed-use node, including ground floor commercial with office or residential uses above. Small scale, neighborhood-serving retail and commercial uses are encouraged" (p.72). Under the current zone districts, this vision would not be possible, but the proposed rezoning would allow for the creation of the village center which is a key component of the overall plan.

The plan also directly addresses ways to better utilize Pulaski Park, including looking "for opportunities to improve the relationship between the Cherry Creek East "village center" buildings on the southwest corner of Madison and Bayaud and the park" (p.40). The proposed rezonings would greatly improve this relationship by adding residents who will be almost certain to take advantage of a fantastic park in such close proximity.

Encouraging high-quality development is another key component of the plan. To ensure this development, the plan calls for public policies to be evaluated, including the current zoning in areas of change which directly supports the proposed request (p.44).

Furthermore, the plan highlights the importance of residential development to ensure the continued success of the area. "Expanding the diversity of housing types" and attracting a "range of households" (p.44) is also

highlighted which would be accomplished by allowing the additional height along with voluntary affordable housing agreement.

While the overall tenants of the plan clearly support the rezoning application so to does the subarea strategy identified for the Cherry Creek East area in which the site sits.

As background noted in the plan, the area supports some of the highest residential densities in all of Cherry Creek, as well as the greatest diversity of housing types. Indeed, West of Madison, where this site lies, is specifically noted for supporting high-rise residential uses with buildings reaching 16 stories (p.70). The rezoning request would continue to support higher residential densities in this area as well as continuing to contribute to the diversification of housing types.

The proposed rezonings would also directly address two of the recommendations for the area: "Reinforce the residential character" and "Activate Pulaski Park" (72).

While the suggested heights have already been addressed, it is clear that the proposed rezonings and their associated heights directly address the key issues and goals of the Cherry Creek Area Plan.

General Review Criteria

Uniformity of District Regulations:
The proposed rezoning to G-RX-5 would result in the uniform application of zone district building form, use and design regulations, including setbacks, transparency, primary access, and vehicular access. The proposed site is on the edge of the property, while the area across the street is consistent with mixed-use development.

Public Health, Safety and General Welfare
This rezone request supports Public Health, Safety and General Welfare by enhancing the streetscape for bicycles and pedestrians, removing curb cuts along Bayaud and accessing the site by the alley only, and creating a public connection and development that face Pulaski Park resulting in more eyes on the park.

Review Criteria for Non-Legislative Rezoning

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 of public interest in order to become consistent with the goals of the Cherry Creek Area Neighborhood Plan and the Cherry Creek East Overlay District which is in its draft form to be adopted prior to development of the current site. The Cherry Creek Area Neighborhood Plan specifically identifies this site as a key development opportunity and in an Area of Change, which calls for taller mixed-use development such as what would be allowed under the proposed zone district.

In all, as Cherry Creek has continued to grow it has evolved to need the sort of mixed-use development that adds more residents to the area to ensure it continues to thrive while maintaining the character of the neighborhood by placing added density on appropriate sites in Areas of Change. To best meet these changing circumstances, a change in zone district is appropriate.

The City's goal of equitable, affordable, and inclusive neighborhoods has increased as a priority since the adoption of the Blueprint Denver plan and this area is in need of mixed-use development with a variety of housing types and price points.

As noted in the narrative, Blueprint Denver calls for all residents to have access to neighborhoods where they can live, work and play, and to increase housing diversity. Furthermore, the accompanying VAHA directly supports one of Blueprint Denver's primary goals to increase the amount of affordable housing in the City. For these reasons, these changes in citywide plans can be supported by this proposed rezoning.

Consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

Neighborhood Context
The mixed-use building type is consistent with the urban center zone district directly north of the property. The proposed rezone sites sit on the north edge of Pulaski Park, across from a regional center consisting of 10, 12, and 16 story buildings. The proposed 5 story zone district helps for appropriate height transitions.

Zone District Purpose and Intent
The G-RX-5 zone district would permit additional height while also allowing for the a potential mixed use component. The purpose of the zone district is to create a diverse neighborhood that enhance the convenience and enjoyment of walking, shopping and public gatherings, also consistent with a Town Center. The proposed rezoning is consistent with the Neighborhood Context and neighborhood planning goals.

Exhibit B

Neighborhood Outreach

Community outreach helped shape our zoning amendment request. We spent the better part of a year in conversations with the Cherry Creek East RNO in addition to conversations within the community. We presented to the CCEA Development Committee several times. We participated in a community zoom conference hosted by CCEA on August 3rd.

Additionally, knowing that many people are not active in RNOs, we hosted two in-person open house events (August 4th & August 25th). At the first open house event, we provided fact sheets and had the owner, developer, and architect on hand to answer questions. At the third open house, community members were able to walk the property with the owner, developer, and architect to better understand the proposed project should the property be rezoned.

To ensure community members were aware of these open houses and meetings, we mailed postcards to over 2000 households informing them of the CCEA Zoom meeting and first open house. For the second open house and site tour, we once again mailed postcards to 2000 households inviting them to the meeting.

As we move through the rezoning application, we are committed to continuing conversations with the community.

P3 Holdings, LLC | *Commercial Real Estate*
2765 South Colorado Blvd #200
Denver, CO 80222

EXECUTIVE MEMO

From the desk of; *Travis McAfoos*

RE: Written Authorization

TO: City of Denver

CC: Brian Levitt/ Sean Maley

DATE: June 30, 2021

To Whom it May Concern,

As it relates to the Zone Map Amendment (Rezoning) – Application submitted on behalf of the ownership for 3400 East Bayaud Ave and 121 South Madison Street in Denver, CO this letter shall act as authorization for CRL & Associates, Davis Partnership and NAVA Development to act on behalf and for the benefit of P3 Holdings LLC, and/ or assigns.

Regards,

Travis McAfoos
Managing Member
P3 Holdings, LLC
303-564-1756
travis12@comcast.net

January 27,2022 $1,000 PD CC

P3 Holdings, LLC
2765 South Colorado Blvd., Suite 200, Denver, CO 80222 P: (303) 564-1756 E: travis12@comcast.net

Authorization for Travis McAfoos as Agent for Applicant(s)
PIII S Madison St., LLC and PIII Bayaud Street, LLC

January 10, 2022

Planning Department
Denver Community Planning and Development
201 West Colfax Ave., Dept 205
Denver, Colorado 80202

Re: ***Rezoning / Development Application(s)***
3400 E. Bayaud Street and 121 S. Madison Avenue (the "Properties")

To Whom It May Concern:

I am the acting Manager of PIII S Madison St., LLC and PIII Bayaud Street, LLC , both Colorado limited liability companies, which are the current record owner of the above-referenced Properties, which is more fully described on the attached Exhibit A.

Please allow this letter to serve as the required authorization and confirmation that the undersigned, Travis McAfoos, is authorized to represent and act on behalf of P3 Holdings, LLC which is the development entity, and PIII S Madison St., LLC and PIII Bayaud Street, LLC which are the entities which own the underlying real estate, in connection with the preparation and submittal of re-zoning and land-development application(s) for the any and/or all of the Properties.

As Manager, Travis McAfoos has the authority to execute contract, agreements, stipulations, and appropriate instruments conveying, encumbering, or otherwise affecting title to the Properties. The Statement of Authority recorded on September 13, 2021, at Reception No. 2021173721 pursuant to §38-30-172, C.R.S. remains in full force and effect.

Any third party dealing with said parties in connection with the transactions authorized herein shall be entitled to rely on a copy, facsimile, or other electronic copy (i.e., PDF) of this written authorization rather than the original hereof.

Please let me know if you have any questions or concerns regarding this authorization.

Sincerely,

P3 Holdings, LLC, PIII S Madison St., LLC PIII Bayaud Street, LLC

By: _____
Travis McAfoos, Manager

2021i-00052

January 27,2022 $1,000 PD CC

STATEMENT OF AUTHORITY

This Statement of Authority relates to an entity named **P3 Holdings, LLC, a Colorado limited liability company**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

1. The type of entity is a limited liability company.

2. The entity is formed under the laws of the State of Colorado.

3. The mailing address for the entity is: 2765 South Colorado Blvd., Suite 200, Denver, CO 80222

4. The name and position of the person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

Travis McAfoos, Manager

5. The authority of the foregoing person(s) to bind the entity is not limited.

6. Other matters concerning the manner in which the entity deals with interests in real property: NONE.

Executed this 10th day of February, 2021.

P3 Holdings, LLC, a Colorado limited liability company

By: _____
Travis McAfoos, Manager

STATE OF COLORADO)
) ss.
COUNTY OF ROUTT)

Subscribed and sworn to before me this 10th day of February, 2021, by Travis McAfoos as Manager of P3 Holdings, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: October 27, 2023

DANIEL R. BERKEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034036614
MY COMMISSION EXPIRES OCTOBER 27, 2023

_____
Notary Public

2021i-00052

January 27,2022 $1,000 PD CC

WHEN RECORDED RETURN TO:
BERKEY LAW FIRM, LLC
1041 Lincoln Ave., Suite #220
Steamboat Springs, CO 80487

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named: **PIII Bayaud Street, LLC**

2. The type of entity is a: **limited liability company**

3. The entity is formed under the laws of: **Minnesota**

4. The mailing address for the entity is: **2765 South Colorado Blvd., Suite 200**
Denver, CO 80222

5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:

Travis McAfoos, Manager

6. The authority of the foregoing persons to bind the entity is not limited.

7. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.

PIII Bayaud Street, LLC
a Minnesota limited liability company

By: _____
Travis McAfoos, Manager

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 11th day of January, 2022 by Travis McAfoos, as Managing Member of PIII Bayaud Street, LLC, a Minnesota limited liability company.

Witness my hand and official seal.
My commission expires: 5/8/23

(SEAL)

_____
Notary Public

DUNCAN PATRICK ROTH
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20194017582
MY COMMISSION EXPIRES MAY 8, 2023

2021i-00052

January 27,2022 $1,000 PD CC

2021173721
Page: 1 of 2

09/14/2021 08:12 AM R $18.00 D $0.00
City & County of Denver AFF
Electronically Recorded

WHEN RECORDED
RETURN TO:

Land Title
GUARANTEE COMPANY

STATEMENT OF AUTHORITY

(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity[1] named
   PIII S MADISON ST., LLC, A COLORADO LIMITED LIABILITY COMPANY
2. The type of entity is a:
   - ☐ Corporation
   - ☐ Nonprofit Corporation
   - ☒ Limited Liability Company
   - ☐ General Partnership
   - ☐ Limited Partnership
   - ☐ Registered Limited Liability Partnership
   - ☐ Registered Limited Liability Limited Partnership
   - ☐ Limited Partnership Association
   - ☐ Government or Governmental Subdivision or Agency
   - ☐ Trust
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **2765 S COLORADO BLVD SUITE 200, DENVER, CO 80222**
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 **TRAVIS MCAFOOS AS GENERAL MANAGER**
6. The authority of the foregoing person(s) to bind the entity: ☒ is[2] 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 September 13th, 2021**

(SEE ATTACHED "SIGNATURE PAGE")

[1]This form should not be used unless the entity is capable of holding title to real property.
[2]The absence of any limitation shall be prima facie evidence that no such limitation exists.
[3]The statement of authority must be recorded to obtain the benefits of the statute.

Statement of Authority - Buyer/Borrower

SIGNATURE PAGE

PIII S MADISON ST., LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

TRAVIS MCAFOOS, GENERAL MANAGER

State of Colorado)
)ss.
County of Denver)

The foregoing instrument was acknowledged before me on this day of Sept 13, 2021 by **TRAVIS MCAFOOS AS GENERAL MANAGER OF PIII S MADISON ST., LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 5/25/2024

_____
Notary Public

COLIN G SNODY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084017876
My Commission Expires: May 25, 2024

DENVER
THE MILE HIGH CITY

Denver Property Taxation and Assessment System

New Search

3400 E BAYAUD AVE

Owner	Schedule Number	Legal Description	Property Type	Tax District
PIII BAYAUD STREET LLC 2765 S COLORADO BLVD STE200 DENVER, CO 80222-6608	05125-22-019-000	L 1 TO 7 BLK 33 BURLINGTON CAPITOL HILL ADD & E 1/2 VAC COOKST ADJ	COMMERCIAL-OFFICE	DENVER

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	26627
Bedrooms:		**Baths Full/Half:**	0/0
Effective Year Built:	1978	**Basement/Finish:**	0/0
Lot Size:	28,466	**Zoned As:**	C-MX-3
		Document Type:	WD

2021i-00052

January 27,2022 $1,000 PD CC

DENVER
THE MILE HIGH CITY

Denver Property Taxation and Assessment System

New Search

121 S MADISON ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
PIII S MADISON ST LLC 2765 S COLORADO BLVD STE200 DENVER, CO 80222-6608	05125-22-008-000	LOTS 33 TO 36 INC BLK 33 BURLINGTON CAPITOL HILL ADD	COMMERCIAL-MEDICAL OFFICE	DENVER

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	4801
Bedrooms:		**Baths Full/Half:**	0/0
Effective Year Built:	1960	**Basement/Finish:**	0/0
Lot Size:	12,512	**Zoned As:**	C-MX-3
		Document Type:	SW

Note:
2021i-00052

January 27,2022 $1,000 PD CC