Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION* ☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	OUTSIDE THE BOX DEVEL(
Address	4155 E Jewell Ave
City, State, Zip	Denver, CO 80222-4520
Telephone	720-290-6352
Email	BRANDON_GILL@live.com

*If More Than One Property Owner:
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.

PROPERTY OWNER(S) REPRESENTATIVE** ☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	STARBOARD Realty Group
Address	1115 Acoma Street #107
City, State, Zip	Denver, Co 80204
Telephone	720-441-3310
Email	bodonnell@starboardrealtygroup.com

**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.

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.

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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	990 S Sheridan Blvd
Assessor's Parcel Numbers:	0518300880000 (applicant) & 0518300879 (City)
Area in Acres or Square Feet:	35,486 sf or approx. 0.81 acres
Current Zone District(s):	E-TU-C
PROPOSAL	
Proposed Zone District:	E-MX-3

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

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7	☑ 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.
	☑ 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.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8	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 on 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. Please provide an attachment describing the justifying circumstance.
	☑ 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.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

☑ Legal Description (required to be attached in Microsoft Word document format)
☑ Proof of Ownership Document(s)
☑ Review Criteria, as identified above

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

☑ Written Authorization to Represent Property Owner(s)
☑ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

See attachments A-G

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

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)
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	01/01/12	(A)	YES
Outside The Box Development LLC	4155 E. Jewell Ave. Suite 1002 Denver, Co 80222	96%		09/17/21	B	YES
City and County of Denver	201 W. Colfax Ave, Denver, CO 80202	4%				

List of Exhibits

Exhibit A:	Property Legal Description
Exhibit B:	Description of Consistency with Adopted City Plans (DRMC 12.4.10.7 (A, B & C))
Exhibit C:	Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.8 (A&B))
Exhibit D:	Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
Exhibit E:	Proof of Ownership, Assessors Record
Exhibit F:	Signature Authority Authorization for OUTSIDE THE BOX DEVELOPMENT LLC
Exhibit G:	Affordable Housing Statement
Exhibit H:	Table of Property Ownership

EXHIBIT A

Property Legal Description

LEGAL DESCRIPTION

990 S SHERIDAN BLVD

THE SOUTH 119.15 FEET OF THE NORTH 238.3 FEET OF THE SOUTH 814.6 FEET OF THE WEST 327.51 FEET OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 68 WEST, CITY OF AND COUNTY OF DENVER, STATE OF COLORADO.

EXHIBIT B

Description of Consistency with Adopted City Plans

Exhibit B

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

This application proposes to rezone the approximately 0.782-acre property located at 990 S Sheridan Blvd from E-TU-C to E-MX-3 (the "Property") to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is in the Westwood Neighborhood on the east side of Sheridan Blvd, north of Mississippi Avenue. The Property is an undeveloped lot. Today the Property is zoned E-TU-C, a two-unit residential district.

Existing context surrounding the Property include E-TU-C, E-MX-3, E-CC-3X, E-SU-G, and E-SU-D. Residential zoning boarders the Property to the north and at the southwest half of the lot. Mixed use zoning boarders the Property to the east and southeast portion of the lot. Located within 300 feet of an RTD bus stop that serves several routes including: RTD route 4 which connects riders to the Alameda light rail and transit station; route 11 which connects riders from Lakewood through Glendale to Aurora; and route 51 which connects riders to the W line, Arvada, and Westminster to the north and down to the Englewood light rail and transit station to the south. There are dedicated bike lanes within a ½ mile on Morrison Road and Kentucky Avenue.

The map amendment requests to rezone the Property from E-TU-C to the E-MX-3 Zone District. This would allow the Property to be utilized for a variety of uses including various neighborhood serving uses that would be appropriate for a community corridor. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing character of the neighborhood. Denver as a city has been experiencing exponential growth. The Westwood neighborhood, historically, has been a culturally rich neighborhood that is long overdue for improvements and economic opportunities to enhance and support the existing population. These changes have resulted in the need to rezone the Property to implement adopted Plan recommendations and meet community wants and needs.

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 Westwood Neighborhood Plan (2016).

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

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1: Create a city of complete neighborhoods.
STRATEGIES:

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*
- *Build a network of well connected, vibrant, mixed-use centers and corridors.*

VISION ELEMENTS: EQUITABLE, AFFORDABLE AND INCLUSIVE

GOAL 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.
STRATEGIES

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

VISION ELEMENTS: ENVIORMENTALLY RESILIENT

GOAL 8: Clean our soils, conserve land and grow responsibly.
STRATEGIES

- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*
- *Promote infill development where infrastructure and services are already in place.*

The proposed E-MX-3 zone district would enable a mix of neighborhood serving uses that do not exist in the zoning today. The Property is in a culturally rich and diverse neighborhood that the community envisions to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. Successful rezoning will result in a variety of options for an underutilized lot. The Property is close to designated bike lanes/routes, multiple RTD transit routes allowing it to accessible by multiple modes of transportation. This rezoning will enable a range of residential and commercial uses in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

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

The **Blueprint Denver** *Place* designation for the subject property is *Community Corridor* in an *Urban Edge* neighborhood context.

Urban Edge neighborhoods are described as:

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

The urban edge context offers good walkability with short, predictable blocks. Many existing commercial developments in urban edge were established with the rise of the automobile and, as a result, are designed around single-occupancy vehicles. As these areas redevelop, they will be adapted to be more pedestrian-friendly, with buildings oriented to the public realm instead of parking lots." (BPD pg. 205)

Commercial Corridor areas are described as:

"Corridors are mixed-use places oriented along a street. They provide spaces for people to shop, dine and

access entertainment amenities. Corridors are often embedded in neighborhoods and serve both residents and visitors." (BPD pg. 147)
Commercial Corridor Land use and Built Form:

"Typically provides some mix of office, commercial and residential. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. Activity levels during different times of the day will vary depending on the type and mix of uses. Buildings have a distinctly linear orientation along the street. A mix of larger and smaller scale buildings, some being setback from the street to accommodate parking. Heights are generally up to 5 stories. Due to shorter lot depths, special attention is needed for transitions to nearby residential areas." (BPD pg. 211)

Growth Strategy for this area is designated as:

Community centers and corridors: 20% of new jobs and 25% of new households.

The MX zoning appeals to the City's growth strategy for this area by allowing residential uses. The zoning equally allows office and commercial uses which could increase the potential of new jobs.

Street Type for the Property is designated as:

Mixed Use Arterial: "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. A street wall is present, but may vary." (BPD pg. 159)

The E-MX-3 zoning is an appropriate district that compliments the characteristics of Urban Edge neighborhoods and is in character with a Commercial Corridor area. The Denver Zoning Code states that MX zone districts are intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Main Street districts, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods.

The proposed zoning directly appeals to the growth strategy of this area in both residential and commercial uses. Located on a mixed use arterial, it will appeal to the desired uses of low intensity mixed-use. With a mix of residential and mixed use zoning in the surrounding area, this makes it an excellent location for a mixed-use zone district which can offer amenities and services that complement the residents and visitors experience at park. With multiple RTD bus routes nearby along with bike friendly routes this makes it an ideal multi modal accessible location for both residents and those visiting for services and amenities.

Blueprint Equity Concepts:

<u>Applying Equity Concepts for Small Rezonings:</u>

In Blueprint Denver Section 3.1; Plan In Action: Applying Blueprint Denver to Rezoning, Blueprint states:

"Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively

applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings".

While Blueprint Denver acknowledges that Equity Concepts are difficult to apply to small single-parcel rezonings such as this one we believe these are important criteria to address in our city. This rezoning may help this small property contribute to a more equitable Denver in the following ways:

Equity Concept 1: 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
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)

Westwood is one of the few neighborhoods left in Denver that have remained culturally rich and have not been swept by rapid development. That being said, it is a neighborhood that is both vulnerable to displacement and in need of reinvestment that would allow the neighborhood to thrive. The E-MX-3 zone district will open the property to a variety of uses that are not offered in the current zoning. This zone district would allow for a variety of housing options along with commercial, office, retail and neighborhood serving uses that could create new job and housing opportunities. While it is uncertain how the Property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that a E-MX-3 zoning introduces more housing and job opportunities to the area than what exists in the zoning today.

Equity Concept 2: Improving Access to Opportunity - creating more equitable access to quality-of-life amenities, health and quality education.

*The proximity of an amenity (**including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity**. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods." (BPD pg. 32-35)*

Nearby Amenities:

Grocery:

- King Soopers 0.6 miles
- Westwood Co-op (RE:Vision) 1.1 miles
- Save a Lot 1 mile

Transit:

- RTD Bus Routes 4, 11, 51
- Bike lanes: W Kentucky Avenue and Morrison Road

Parks and Recreation:

- Westwood Park 0.3 miles

Health Care Services:

- Denver Health Westwood 1 mile
- Roots Family Center/ Spanish Clinic (Social Services) 0.7 miles

The 990 S Sheridan property is in an ideal location to introduce mixed use zoning to improve Access to Opportunity. Rezoning to E-MX-3 will allow more uses of the property to have access to these quality-of-life amenities than what exists in the zoning today.

The proposed map amendment is consistent with the objectives of the Westwood Neighborhood Plan (2016) including:

Recommendation C.1:
GOAL:

- *Development in Westwood should evolve to embrace new opportunities that will benefit the community while retaining the character of the existing neighborhood.*

Recommendation C.2:
GOAL:

- *Create a neighborhood that is attractive and convenient for new and existing neighborhood-serving businesses, promoting a thriving economy that increases employment opportunities and job training.*

Maximum Building Height for the Property location: 3 Stories
Active Edges: Commercial
Concept Land Use Classification: Commercial Corridor
Future Street Classifications: Mixed Use Arterial
The Property is located in an **Area of Change**.

Commercial Corridor
Plan Vision: Commercial corridors are linear business districts primarily oriented to heavily traveled arterial streets and are located along Federal Boulevard and segments of Alameda Avenue and Sheridan Boulevard. They share similarities with pedestrian shopping corridors but their roadways are larger and accommodate more auto traffic. All three of these corridors accommodate major bus transit routes and have significant numbers of transit users. The vision for these corridors includes a safe and consistent pedestrian realm with street trees, wide sidewalks, safe crossings and attractive bus stops, and, as a result, exhibit a fair amount of pedestrian activity.
These corridors are large enough to attract regional-serving retail, though smaller, neighborhood serving retail may also be located along these corridors.
Zoning Analysis: These corridors are for the most part zoned E-MX-3 which implements plan vision. However, there are portions of Alameda and Federal corridors for which this plan recommends a maximum height of 5 stories, rather than the 2.5 stories permitted by the current zoning.
Implementation Strategy: As redevelopment occurs explore map amendments to align zoning with the conceptual land use and building heights of the corridor. Additionally, explore opportunities to rezone properties currently zoned with districts that pre-date the Denver Zoning Code.

Areas of Change

Areas of Change are where the greatest opportunities exist for increased density and mix of uses. In Westwood, the Areas of Change are generally along Key Streets, including Alameda Avenue, Federal Boulevard, and Morrison Road. These areas should have a greater mix of neighborhood scaled commercial uses, but also have the greatest potential to locate higher density, mixed-income housing. While the overall character of the neighborhood will be respected, redevelopment in the Areas of Change will generally see a larger shift in development character than stable areas.

The E-MX-3 zoning, by offering a mix of uses, is an appropriate district that complies with the recommendations for a Commercial Corridor in the Westwood Neighborhood Plan. The Property is also located in an Area of Change. The plan states that these areas are where the greatest opportunities exist for increased density and mix of uses. The proposed zone district supports the intent for these areas by supporting both residential and commercial uses through modest density. The E-MX-3 zone district addresses the plans goals as it would promote increased housing and employment opportunities. This zoning contributes to maintaining the residential character of the Westwood neighborhood through low scale building heights. The max height for E-MX-3 is 3 stories making it congruent with the max height recommendations in the plan.

Today, the Westwood Neighborhood area is a diverse mix residential and commercial. The Property is located on Sheridan Blvd and a street away from Morrison Road - a commercially active street that is known as the cultural center of the neighborhood. The proposed map amendment would allow for mixed-use projects that embraces investment opportunities that could enhance the rich neighborhood character. Located on a Mixed-Use arterial, it is an appropriate location for a low scale development and an ideal location for a mixed-use zone district with neighborhood-serving commercial as the plan recommends. 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 E-MX-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

Description of Justifying Circumstances and Neighborhood Context

Exhibit C

Statement of Compliance of Additional Review Criteria for Non-Legislative Rezonings (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:

a) Changed or changing conditions in a particular area, or in the city generally
b) A City adopted plan"

The .782-acre Property is in the Urban Edge neighborhood Westwood. Westwood is a culturally rich neighborhood that is on the cusp of change. Subsequently, it is a neighborhood that is both vulnerable to displacement and in need of investment that would allow the existing community to thrive. As Denver continues to grow, this warrants the introduction of a mix of uses which are not allowed in its current zoning. In response to change represented by such unprecedented growth and the resulting need for neighborhood serving amenities, employment options and services. The map amendment request is to rezone the Property from E-TU-C to E-MX-3. The E-MX-3 zone district supports a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services. Westwood's diverse character is supported by its cultural charm and local retail, restaurants, and community events.

The proposed map amendment is in response to these changing conditions and the need for density and mixed development along mixed-use arterials. The Property consists of underdeveloped land that is efficiently served by existing infrastructure. Rezoning will further the policy goals and multiple City plans directing conversion of the Property to a vibrant mixed-use or main street area. This rezoning will be an implementation step of the policy, land use and transportation goals identified in the aforementioned Plans. Once rezoned, the Property can accommodate the urban densities and mix of uses prescribed in the plans. This rezoning is necessary for the following reasons:

1. Conformance with the Westwood Neighborhood Plan (2016).
2. The ability to increase multi-modal connectivity along Sheridan Boulevard.
3. Improves the transition from residential to mixed use development in the Westwood neighborhood.
4. Further implementation of Blueprint Denver (2019).

The proposed Zone District offered by the applicant provide the form-based context to enable what the community and Denver's elected officials desire for the furtherance of the neighborhood. Design elements imbedded in the zoning such as building height and orientation will help create a quality community the City and its residents will be proud of. The desire and need for more residential and employment options in the area is growing and a E-MX-3 zone district can aid 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 Urban Edge 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 residential and commercial uses are located along local streets, arterials, and main streets. Denver Zoning Code's intent for E-MX-3: "applies to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front" (Denver Zoning Code 4.1.1-4.2.4.2).

Mixed Use Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods. The Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on large sites. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. (Denver Zoning Code 4.2.4.1)

Today, the neighborhood context around the Property is a mix of low scale residential, mixed-use, and commercial corridor zoning. The proposed E-MX-3 zone district of the Property is fitting with the existing context and character in the Westwood neighborhood. It appeals to the characteristics of an Urban Edge Neighborhood that states that multi unit and commercial uses are located along arterial streets. It is the direct intent of the E-MX-3 zone district to be embedded within an existing neighborhood along corridors. It will enhance the convenience and enjoyment of walking, shopping, and public gathering through a low scale mixed-use project in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services.

The proposed official map amendment E-MX-3 is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.

EXHIBIT D

Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative

Outside The Box Development LLC
4155 E. Jewell Ave. Suite 1002
Denver, Co 80226

September 17, 2021

Mr. Bruce O'Donnell
STARBOARD Realty Group, LLC
1115 Acoma Street, Suite 107
Denver, CO 80204
bodonnell@starboardrealtygroup.com
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Outside The Box Development LLC for the purpose of submitting and processing the rezoning application for the property owned by Outside The Box Development LLC at 990 S. Sheridan in Denver, CO 80226.

Sincerely,

Outside The Box Development LLC

As Manager, Brandon Gill,

EXHIBIT E

Proof of Ownership, Assessors Record

990 S SHERIDAN BLVD

Owner	OUTSIDE THE BOX DEVELOPMENT LLC 4155 E JEWELL AVE STE1002 DENVER, CO 80222-4520
Schedule Number	05183-00-880-000
Legal Description	PT OF S 814.6FT OF W1/4 SW1/4 SW1/4 18 4 68 EXC N 119.15FT &EXC PT LYING S OF N LI SHER MOR & EXC W 42FT IN SHERIDANBLVD
Property Type	VACANT LAND
Tax District	DENVER

Print Summary

Property Description

Style:	OTHER	**Building Sqr. Foot:**	0
Bedrooms:		**Baths Full/Half:**	0/0
Effective Year Built:	0000	**Basement/Finish:**	0/0
Lot Size:	34,070	**Zoned As:**	E-TU-C

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

Current Year

	Actual	Assessed	Exempt
Land	$514,800	$149,290	$0
Improvements	$0	$0	
Total	$514,800	$149,290	

Prior Year

	Actual	Assessed	Exempt
Land	$334,600	$97,030	$0
Improvements	$0	$0	
Total	$334,600	$97,030	

EXHIBIT F

Signature Authority Authorization for

OUTSIDE THE BOX DEVELOPMENT LLC

ANNUAL MEETING OF THE MEMBERS FOR

OUTSIDE THE BOX DEVELOPMENT
A Limited Liability Company
4155 E. Jewell Ave STE 1002 Denver, CO 80012

The undersigned, being the members of the Company hereby adopts the following resolutions:

(1) RESOLVED, that the following members of the Company were maintained as members of the Company until the next Annual Meeting of the Company:

Managing Member : Brandon Gill

Member: Brandis Meeks

Member: Mark Gill

Member: Colleen McClary

(2) RESOLVED, Brandon Gill has been named "Managing Member" an has signing rights for the company per as described in the operating agreement.

(3) RESOLVED, that the Company proceed to carry on the business for the year 2022

Brandis Meeks 04/28/22
Member

Brandon Gill,
Managing Member

Brandon Gill 04/28/2022

Mark Gill,
Member

Mark Gill 04/28/2022

Colleen McClary,
Member

Colleen McClary 04/29/2022

EXHIBIT G

Affordable Housing Statement

The development of 990 S. Sheridan is subject to and shall comply with the Expanding Affordable Housing Ordinance (Council Bill #22-0424) adopted by Denver City Council on June 6, 2022.

Exhibit H

Table of Property Ownership

Property Owner	Parcel Number	Area (SF)	Percentage of Total Area
Outside the Box Development LLC	518300880000	34,070	96%
City and County of Denver	518300879000	1,416	4%