



Zone Map Amendment (Rezoning) - Legislative Rezoning Proposal

PROPERTY OWNER INFORMATION		REPRESENTATIVE*	
Property Owner Name	Multiple (see attached list)	Representative Name	Kendra Black
Address	See Attached	Address	3540 S. Poplar St., Ste. 100
City, State, Zip	See Attached	City, State, Zip	Denver, CO 80237
Telephone		Telephone	720-337-4444
Email		Email	kendra.black@denvergov.org
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	4175 E Iliff Ave, 4640-4770 E Iliff Ave, 2210-2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff Ave, 4101 and 4301 E Evans Ave, 5307 E Yale Ave, 2479 S Clermont St		
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:	See Attached		
Current Zone Districts:	C-MU-20 w/waivers, CMP-H, G-MU-8, B-4 UO1 UO-2, PUD 109, T-MU-30 w/waivers, and CMP-EI2		
PROPOSAL			
Proposed Zone Districts:	S-MX-3, S-MU-3, G-MU-5, C-MX-16, C-MX-16, UO-1; S-MX-5A, and G-RO-3		
REVIEW CRITERIA			
General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	<input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, <i>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.</i>		
	<input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.		
	<input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.		



THE HONORABLE
Kendra Black
COUNCILWOMAN DISTRICT 4

City and County of Denver
CITY COUNCIL

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Denver, CO 80237
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February 28, 2023

Dear Community Planning and Development,

I am writing in support of some rezonings in the University Hills North neighborhood and to provide some background information.

The University Hills North neighborhood, which is a subset of the University Hills statistical neighborhood, is in my council district. The neighborhood is bordered by Evans & Yale and I-25 & Colorado and includes the Yale Light Rail Station and is adjacent to the Colorado Light Rail Station. It was primarily developed in the 1950s-1960s with modest single-family homes and retail along the commercial corridors.

Since the Light Rail was built, the U-Hills North neighborhood has undergone a massive transformation with a huge amount of new development—and more than a thousand of new and planned units—all within about fifteen blocks between Evans and Iliff. Much more development is expected. With a variety of zone districts in this small area, including Former Chapter 59 as well as C-MX-5, C-MX-8, C-MX-12, G-MU-3, G-MU-8, S-CC-5, S-CC-5x, S-MX-3, S-SU-Dx, and CMP, there is seemingly no rhyme or reason to land use guidance which has had some unfortunate development outcomes.

Since I was elected in 2015, U-Hills North residents have been strong advocates for their neighborhood demanding more land use planning, improved development outcomes and a new park. I have worked closely with the University Hills North Community organization (UHNC), community members, property owners, and the city on improved land use planning for the area. It was through these efforts that the city purchased the property at Birch between Warren and Iliff for a new park which will be built next year. Together, we've also worked on some agreements with developers and created a neighborhood vision.

I also strongly advocated to CPD to include U-Hills North in the Near Southeast Area Plan which kicked off in 2020. During these past two years, city planners, community members, and three council members have been engaged in the Plan, <https://bit.ly/nearsoutheastDEN>, which provides a vision and policy guidance for land use, urban design, housing, mobility, parks, and the local economy for the next 20 years. The Near Southeast Area Plan includes five neighborhoods: University Hills North, Goldsmith, Virginia Village, Indian Creek, and Washington Virginia Vale. The Plan makes multiple recommendations for University Hills North including:

- Scaled down heights and density from Evans to Iliff.
- Suburban, low density south of Iliff.
- Rezoning properties that are in Denver's "old" zoning code (Former Chapter 59) to the "new" Denver Zoning Code (DZC) adopted in 2010.
- Preserving the character of the neighborhood

To align with the Plan and the community's vision, I am applying to rezone multiple properties in the University Hills North neighborhood.

1. **Yale Station:** Rezone 5307 E. Yale (Yale Station Senior Apartments) from R-MU-30 WVRS in the old code to S-MX-5A.
2. **Colo Station:** Rezone 4101 and 4301 E. Evans (Public Storage and RTD parking lot) from the old code into C-MX-16.
3. **4640-4770 E Iliff:** Rezone from CMP-H (two small office buildings and a house) to S-MU-3 which allows for a variety of building forms including single houses, duplexes, and multi-unit (like apartments or condominiums) up to three stories. This site has not been part of a campus for many decades creating a mismatch between the existing zoning and the use. The Near Southeast Area Plan recommends a new context, place type, and lower heights and density south of Iliff.
4. **2479 S Clermont:** Rezone from CMP-EI2 (Clermont Park Senior Living) to G-RO-3 to better align with context, place type, height recommendations, and to allow the current use.
5. **4175 E Iliff:** Rezone from C-MU-20 WVRS (Animal Eye Specialists) in the old code to S-MX-3 to align with plan recommendations.
6. ss

There are two other zoning changes that are part of this overall effort:

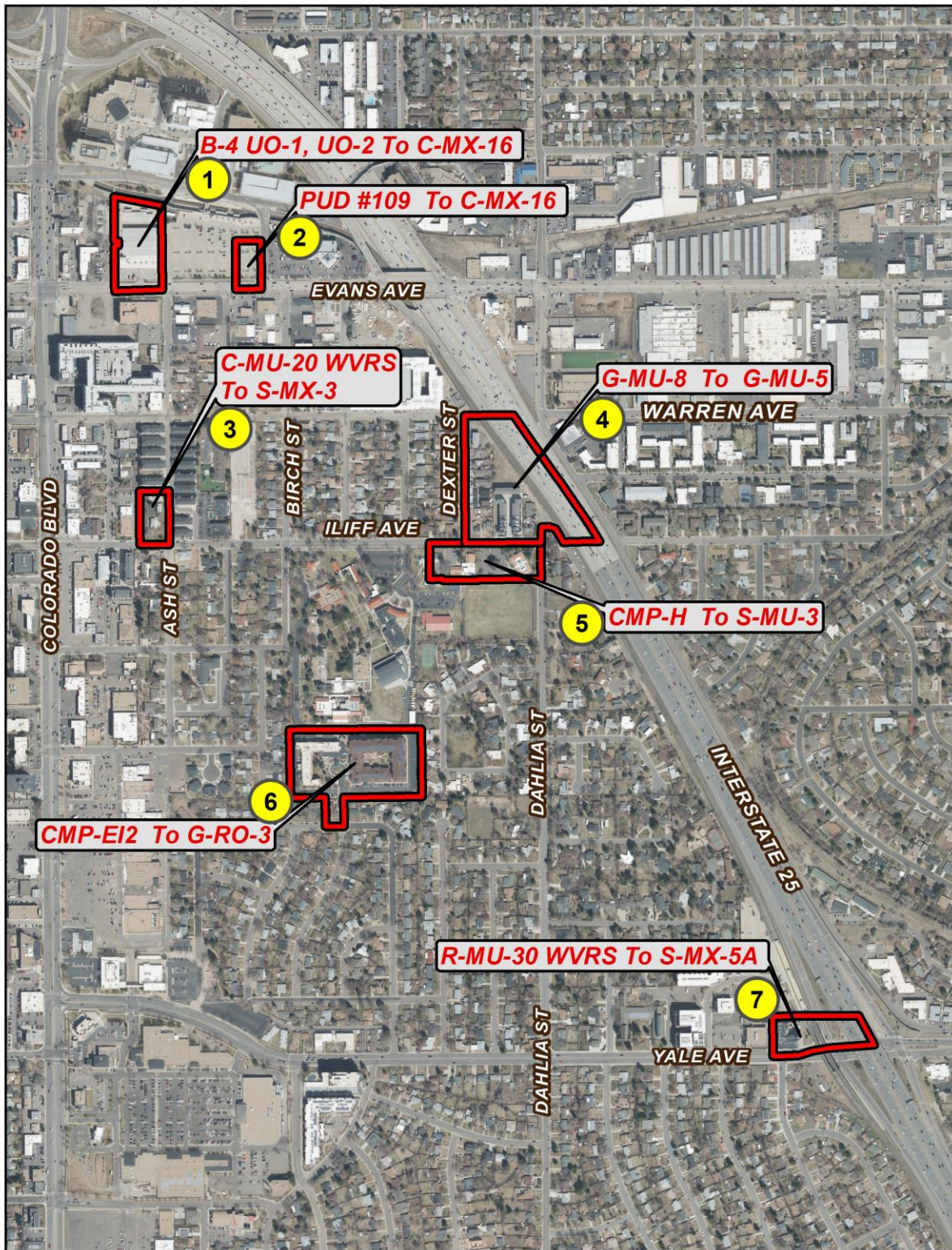
7. **4400 E Iliff (Denver Academy)** will apply to rezone from H-1-B (old code for hospitals) to CMP-EI2 with a height waiver of 3 stories to align with height recommendations.
8. The city is working on a DZC update to the current $\frac{1}{4}$ mile radius around transit stations restricting self-storage and drive-thrus to a $\frac{1}{2}$ mile radius.

I believe that the rezonings align with both Blueprint Denver and the Near Southeast Area Plan and will help to create more positive development outcomes in the University Hills North neighborhood in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kendra Black', with a stylized flourish at the end.

Kendra Black



Zone Map Amendment 22i-00261

Legal Description 4/3/2023

1. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

B-4 UO-1, UO-2 to C-MX-16 (4101 E. Evans Ave.)

Chamberlin's University Terrace, New Filing

Block 111, Lots 7 to 40

Except part of Lot 15 and 16, and Lots 23 to 25 as described in deeds recorded 12/30/1987 under reception numbers #1987221435 and #1987221436

2. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

PUD #109 to C-MX-16 (A portion of 4301 E. Evans Ave.)

Beginning at a point 1,294.1 feet South and 1,097.19 feet East of the NW corner of Section 30, Township 4 South, Range 67 West of the 6th P.M.; thence North 225.1 feet more or less, thence West 131 feet, more or less, to a point; thence Southerly 225.1 feet, more or less, to the Northerly line of East Evans Avenue; thence East along said Northerly line of East Evans Avenue 131 feet, more or less, to the point of Beginning, City and County of Denver, Colorado.

3. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

C-MU-20 Waivers to S-MX-3 (4175 E. Iliff Ave.)

Warren's University Heights Second Filing

Block 102, Lots 25 to 34, and the West ½ of Vacated Ash St. Adjacent to said Lots

4. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

G-MU-8 to G-MU-5 (2283 S. Dahlia St., 2210 – 2260 S. Dexter St., 4701 – 4765 E. Iliff Ave.)

Warren's University Heights Second Filing

Block 108 and Block 109, and Vacated S. Dahlia St. adjacent to said Blocks.

5. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from

CMP-H to S-MU-3 (4640, 4700 and 4770 E. Iliff Ave.)

The Unplatted parcels by address and Reception Number:
4640 and 4700 E. Iliff Ave., Reception Number 2022141886
4770 E. Iliff Ave., Reception Number 2009149430

6. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
CMP-EI2 to G-RO-3 (2479 and 2480 S. Clermont St.)

The Unplatted parcel by address
2479 and 2480 S. Clermont St., Schedule Number 060301042000

7. That the zoning classification of the area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from
R-MU-30 Waivers to S-MX-5A (5299 and 5307 E. Yale Ave.)

5307 E. Yale Ave.

All of Yale Station Condominiums, according to the Declaration for Yale Station Condominiums recorded December 27, 2011, at Reception No. 2011146554 and the Condominium Map for Yale Station Condominiums recorded December 28, 2011, at Reception No. 2011147609.

5299 E. Yale Ave.

CDOT Parcel No. 207, Project No. NH 0252-299 as described in Rule and Order recorded March 7, 2005, at Reception No. 2005038947.

In addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

Legislative Rezoning in Southeast Denver

The City Council may approve an official map amendment if the proposed rezoning complies with the following three criteria in the Denver Zoning Code:

A. 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 the adoption of the City's plan (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 (DZC 12.4.10.7).

C. Public Health, Safety and General Welfare

- *The proposed official map amendment further the public health, safety and general welfare of the City (DZC 12.4.10.7).*

Properties: 4101 and 4301 E Evans Ave and 5307 E Yale Ave

Properties near Colorado and Yale Stations that currently have zone districts from the Former Chapter 59 Code.

Criteria 1: Consistency with Adopted Plans

Comprehensive Plan 2040

Equitable, Affordable and Inclusive Vision Element

The proposed rezoning is consistent with many of the goals and strategies within *Comprehensive Plan 2040*. It would allow for mixed-use development and increased housing density near the Colorado and Yale Stations, which provides high-frequency transit service to downtown Denver, Aurora, Greenwood Village, and Lone Tree. It is therefore consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – Increase development of housing units close to transit and mixed-use developments (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A - Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

Strong and Authentic Neighborhoods Vision Element

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure, including light-rail stations, already exist. The proposed C-MX-16 and S-MX-5A zoning would allow for a variety of uses such as housing, retail services, and employment at an intensity consistent with the desire for dense, walkable, mixed-use neighborhoods around transit. It is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

Environmentally Resilient Vision Element

Similarly, the land use pattern detailed above is consistent with the following strategies in the Environmentally Resilient vision element:

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

Denver and the Region Vision Element

Directing growth to regional centers along transit lines is consistent with the following strategies in the Denver and the Region vision element:

- Denver and the Region Goal 2, Strategy A – *Direct significant growth to regional centers and community centers and corridors with strong transit connections* (p. 64).
- Denver and the Region Goal 4, Strategy A – *Leverage the regional investment in RTD’s FasTracks program to develop a network of Transit-Oriented centers at rail stations* (p. 65).

Blueprint Denver

Future Neighborhood Context

4101 & 4301 E Evans Ave – Near Colorado Station

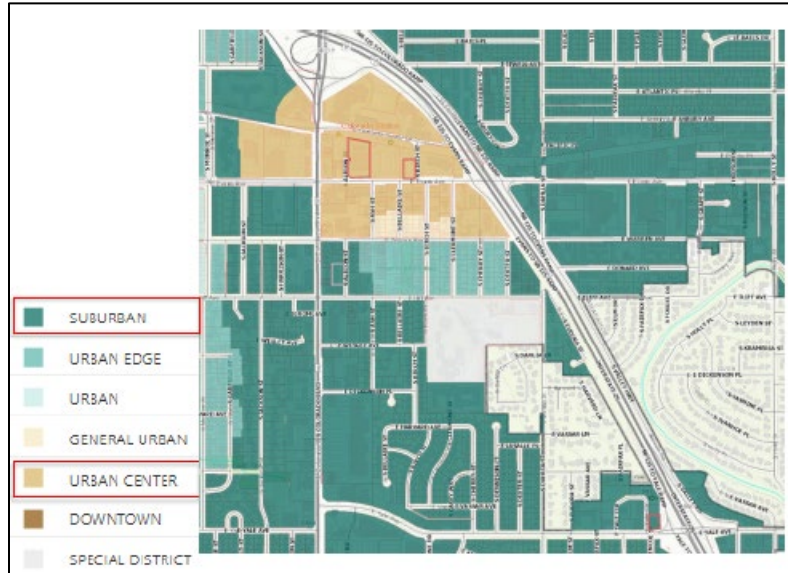
These properties are shown on the context map as Urban Center neighborhood context. The neighborhood context map and description help guide appropriate zone districts (p. 66). The Urban Center neighborhood context is described as containing “high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity” (p. 252). The proposed C-MX-16 zone district is part of the Urban Center context and is “intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge” and “the Mixed-Use districts are focused on creating mixed, diverse neighborhoods” (DZC 7.2.2.1). Since the proposed district allows a substantial mix of uses and allowable building forms that contribute to street activation, the proposed rezoning to an Urban Center context is appropriate and consistent with the plan.

5299 & 5307 E. Yale Ave – Near Yale Station

The site near the Yale Station is identified as the Suburban future neighborhood context in *Blueprint Denver*. The Suburban context includes “the most varied development in Denver’s neighborhoods” with commercial development “focused along main corridors and centers bordering residential areas” (p. 189). Additionally, “compared to other parts of the metro area, Denver’s suburban areas are still more urban in

nature and suburban places should reflect that” (p. 189). The S-MX-5A zone district is within the Suburban context and includes “design standards [that] provide flexibility in building siting while supporting a consistent pattern of buildings placed closer to the street to offer an active street front” (DZC Section 3.2.4.2.G) and is consistent with the aspiration to have more urban suburban areas. Additionally, the proposed district is located along a light-rail station and a shopping center that borders the University Hills residential area.

Map 1: Future Neighborhood Context



Future Place Type

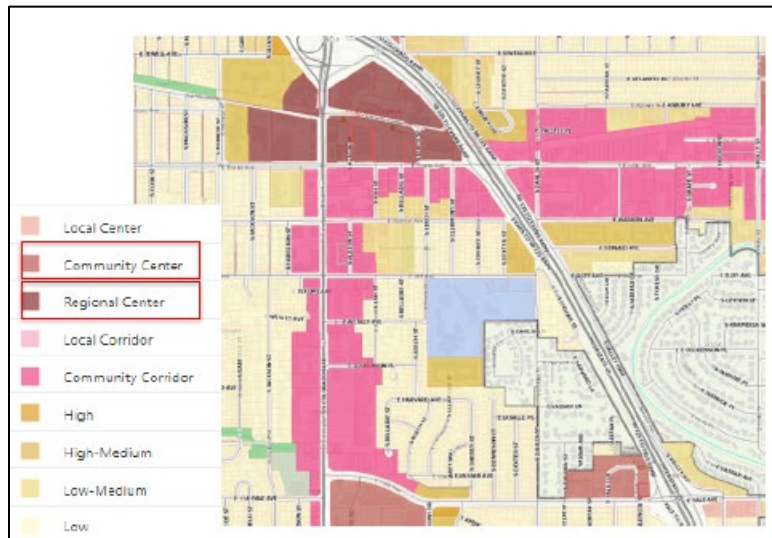
4101 & 4301 E Evans Ave – Near Colorado Station

The Future Places Map shows the site as part of a Regional Center. *Blueprint Denver* describes the aspirational characteristics of Regional Centers in the Urban Center context as containing, “a high mix of uses...larger scale mixed-use buildings are common. Structures should respond in form and mass to the streets and public spaces around them. High degree of urbanism with continuous building frontages to define the public realm. Heights are generally the tallest in the context and transition gradually within the center to the surrounding residential areas” (p. 256). The proposed zone district of C-MX-16 provides a wide range and mix of uses. The future proposed height of up to 16 stories is appropriate for a regional center in this location, given its proximity to transit, central location within the regional center, and the allowed and existing building heights in the area.

5299 & 5307 E. Yale Ave – Near Yale Station

The Future Places Map identified this property as Community Center. Community Centers “typically provide some medium mix of office, commercial and residential uses... [with] heights generally up to 5 stories” (p. 194). The S-MX-5A district allows a variety of uses, including office, commercial, and residential, in structures up to 5 stories consistent with the future place type description found in *Blueprint Denver*.

Map 2: Future Place Type



Future Street Type

4101 & 4301 E Evans Ave – Near Colorado Station

Blueprint Denver classifies Evans Avenue as a Mixed-Use Arterial. “Arterial streets are designed for the highest amount of through movement and the lowest degree of property access” (p.154). These streets include retail, office, residential, and restaurants with buildings that are pedestrian-oriented with shallow setbacks and high building coverage. The proposed C-MX-16 district is consistent with these descriptions, with surrounding local streets providing connections from the property to the arterial, which is intended for more intense development.

5299 & 5307 E. Yale Ave – Near Yale Station

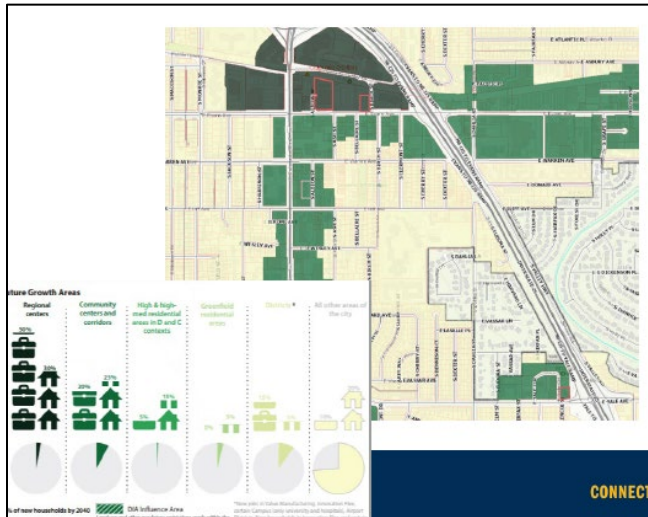
E. Yale Ave. is identified as a Residential Arterial. “Arterial streets are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). These streets are primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160).

4101 & 4301 E Evans Ave – Near Colorado Station

5299 & 5307 E. Yale Ave – Near Yale Station

The site near the Yale Station is in the Community Centers and Corridors growth area strategy where it's anticipated to see 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). "Regional Centers and community centers and corridors should attract almost two-thirds of all new jobs and half of new households...a critical component of the growth strategy's success will be to coordinate the development of transit supportive land uses in community centers and corridors..." (p. 49). Rezoning to S-MX-5A will allow for transit supportive uses, including office, commercial, and residential consistent with the growth area strategy.

Map 4: Growth Area Strategy



Blueprint Policies

Land Use & Built Form General Section, Policy 3, Strategy A – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).

- The proposed rezoning includes three properties that retained the Former Chapter 59 zoning. Rezoning to C-MX-16 and S-MX-5A, standard zone districts in the Denver Zoning Code, is consistent with *Blueprint Denver*.

Land Use & Built Form General Section, Policy 11, Strategy A – prioritize larger-scale, legislative rezonings over site-by-site rezonings to implement plan recommendations and to achieve citywide goals, including equity goals.

- This rezoning is legislative and will implement plans by rezoning Former Chapter 59 properties into the Denver Zoning Code.

Near Southeast Area Plan

Future Neighborhood Context

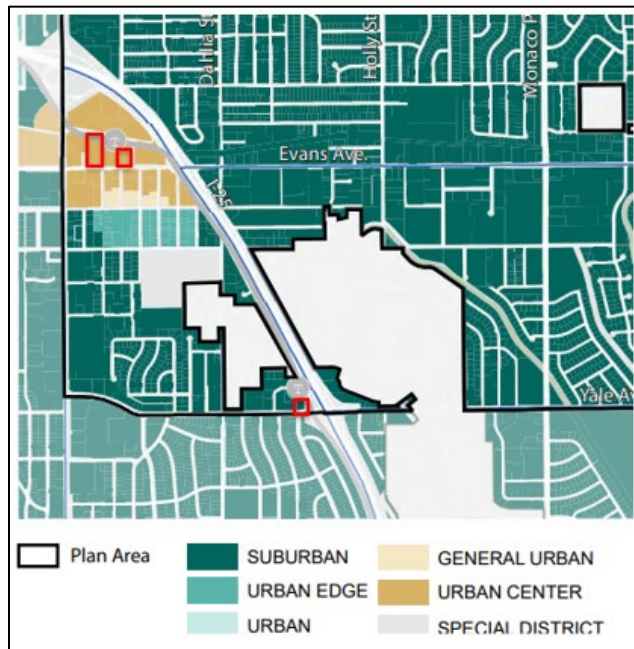
4101 & 4301 E Evans Ave – Near Colorado Station

The *Near Southeast Area Plan* identifies the properties near Colorado Station as the Urban Center context. C-MX-16 is a district within the Urban Center Context.

5299 & 5307 E. Yale Ave – Near Yale Station

The *Near Southeast Area Plan* identifies the properties near Yale Station as the Suburban context, and S-MX-5A is a district within the Suburban context of the Denver Zoning Code.

Map 6: Near Southeast Future Neighborhood Context



Future Place Type

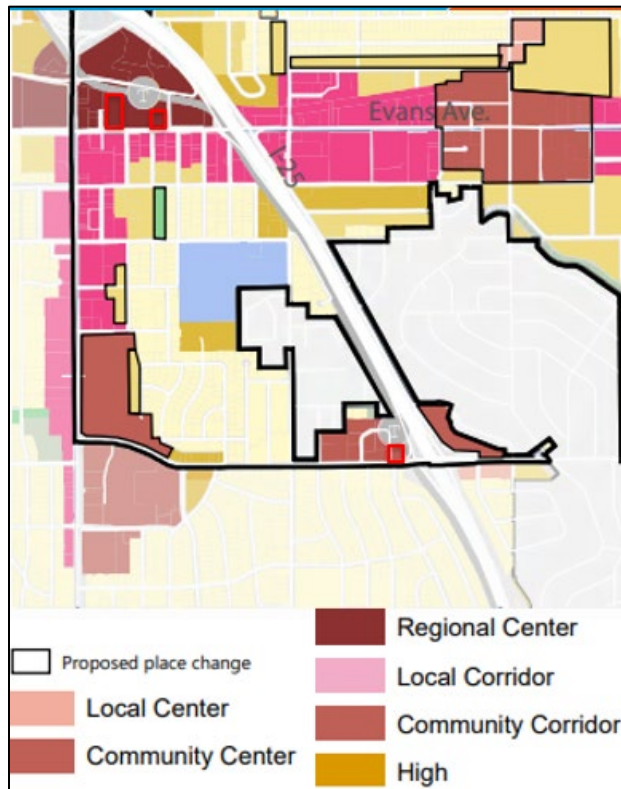
4101 & 4301 E Evans Ave – Near Colorado Station

Regional Centers are described as containing “a high mix of uses providing a dynamic environment of living, dining, entertainment and shopping, and a diverse set of employment options. Larger scale mixed-use buildings are common. Structures should respond in form and mass to the streets and public spaces around them” (p. 35). The C-MX-16 district is a mixed use district that allows for larger scaler buildings consistent with the future place type in the area plan.

5299 & 5307 E. Yale Ave – Near Yale Station

Community Center “typically provides some medium office, commercial and residential uses. A mix of larger and smaller scale buildings, set back from the street to accommodate streetscapes. Transitions gradually within the center out to the surrounding residential areas” (p. 34). S-MX-5A is a district that allows for a mix of uses at a medium density that will transition to the surrounding residential areas consistent with the guidance for the Community Center place type.

Map 7: Near Southeast Future Place Type



Maximum Heights

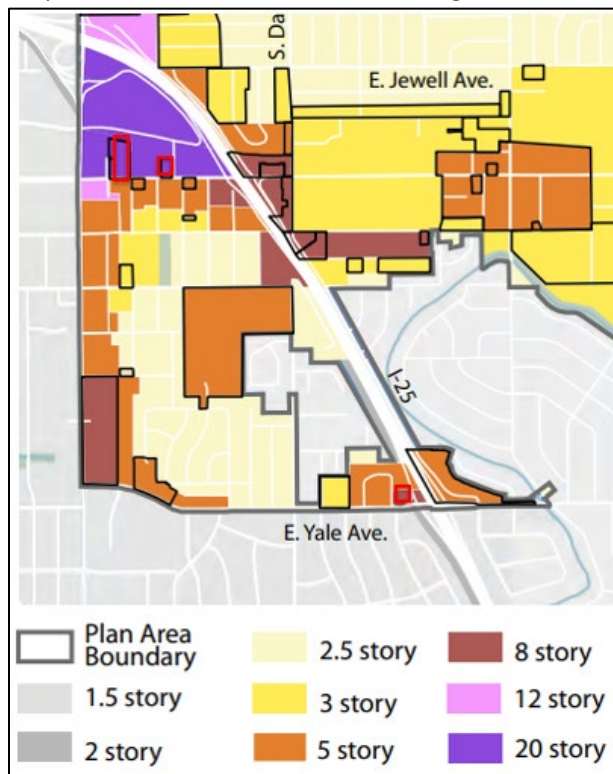
4101 & 4301 E Evans Ave – Near Colorado Station

The *Near Southeast Area Plan* identifies the maximum height for these properties as 20 stories. The proposed C-MX-16 zone district allows for up to 16 stories in base height, consistent with the maximum height recommendations.

5299 & 5307 E. Yale Ave – Near Yale Station

The plan identifies a maximum height of 8 stories for the site near the Yale Station. The proposed S-MX-5A zone district will allow a maximum base height of 5 stories consistent with the existing structure and the maximum height map.

Map 8: Near Southeast Maximum Height



Near Southeast Recommendations

The C-MX-16 and S-MX-5A are mixed-use districts that will promote a variety of uses and bring properties currently in the Former Chapter 59 into the Denver Zoning Code consistent with the following Land Use recommendations.

- LU-1 Strategy A – Regional and Community Centers should accommodate the most growth in Near Southeast, creating opportunities for affordable housing and housing meeting other community needs, jobs, shopping, dining, and entertainment (p. 37).
- LU-5 Strategy A – Center development – Transform the community and Regional Centers into walkable, mixed-use community destinations by connecting new street grids where necessary and encouraging a variety of uses, including residential, office, retail, dining, and entertainment (p. 44).
- LU-10 Strategy A1 – Encourage rezoning properties out of Former Chapter 59 and into the Denver Zoning Code to improve design outcomes, equity, and responsiveness to evolution in zoning regulations.
 - City-led rezonings may be appropriate in cases, such as large residential developments and commercial properties that have retained Former Chapter 59 in areas likely to redevelop.

The proposed districts will encourage a mixed-use center at the Colorado and Yale station areas consistent with the University Hills North policy below.

- U-LU-3 – Encourage the evolution of the Colorado and Yale station areas into complete mixed-use centers serving residents and visitors (p. 186).

Criteria 2: Uniformity of District Regulations

The proposed rezoning to C-MX-16 and S-MX-5A will result in the uniform application of zone district building form, use and design regulations.

Criteria 3: Public Health, Safety and Welfare

Rezoning these properties near the Colorado and Yale RTD station will foster the creation of a walkable, mixed-use area and supporting growth of jobs and housing near transit where multiple mobility options are available.

Property: 2210-2290 S. Dexter St., 2255-2285 S. Dahlia St., and 4719-4765 E. Iliff Ave.

Multi-unit Properties – Proposed Rezoning: G-MU-8 to G-MU-5

Criteria 1: Consistency with Adopted Plans

Comprehensive Plan 2040

Equitable, Affordable and Inclusive Vision Element

The proposed G-MU-5 zone district would allow for a diversity of housing types near transit and a dense, walkable, mixed-use neighborhood. It is therefore consistent with the following strategies:

- Equitable, Affordable, and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable, and Inclusive Goal 2, Strategy A – *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

Strong and Authentic Neighborhoods Vision Element

G-MU-5 will offer a variety of housing types that are more consistent with the surrounding area, particularly the single-unit residential to the west, than the current district. It is consistent with the following strategies:

- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

Environmentally Resilient Vision Element

Similarly, the G-MU-5 district will allow infill development at an appropriate scale for the neighborhood, which is consistent with the following environmentally resilient strategy:

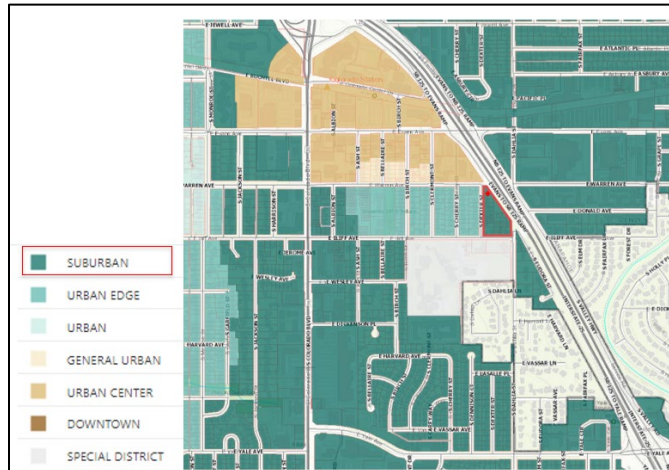
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and service are already in place* (p. 54).

Blueprint Denver

Future Neighborhood Context

Blueprint Denver identified these multi-unit properties as existing in the Suburban context. The proposed Near Southeast Area Plan will update this guidance to General Urban, which is consistent with the proposed G-MU-5 zone district.

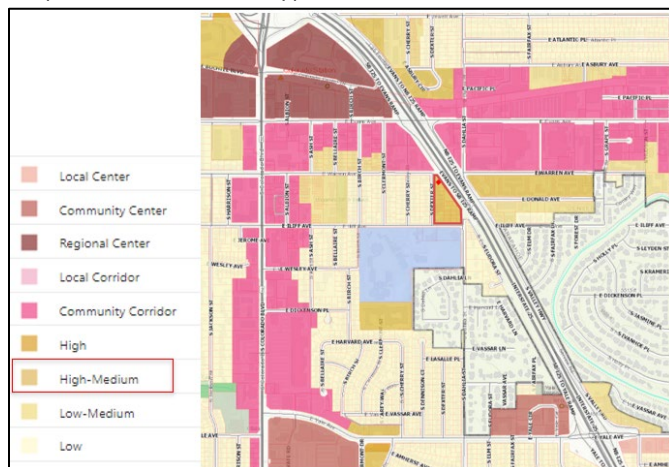
Map 9: Future Neighborhood Context



Future Place Type

Blueprint identifies the properties as Residential High-Medium on the future places map. These areas “contain a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses. Buildings are generally up to 5 stories in height” (p. 201). In the Denver Zoning Code, G-MU-5 is a “multi unit district and allows urban house, duplex, row house, garden court, town house, and apartment building forms. The tallest building form has a maximum height of five stories” (DZC 6.2.2.2.C), which is consistent with the future place type.

Map 10: Future Place Type

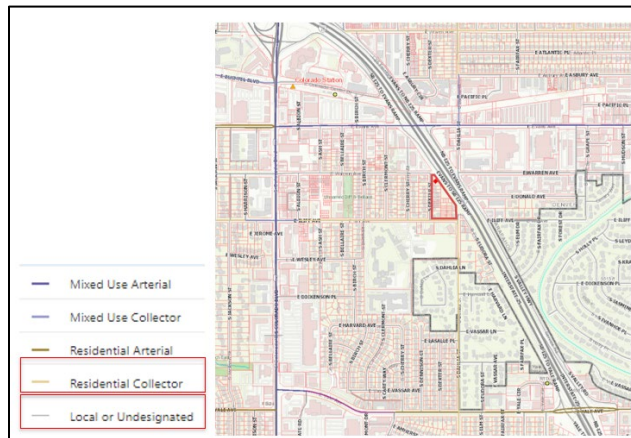


Future Street Type

Blueprint Denver identifies Iliff Ave. as a Residential Collector. Collector streets “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). Residential uses are described as “primarily residential uses, but may also include schools, civic

uses, parks, small retail nodes and other similar uses” (p. 160). Dexter and Dahlia Streets are identified as local streets, which can “vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). The proposed G-MU-5 zone district is a residential zone district consistent with the future street type designations.

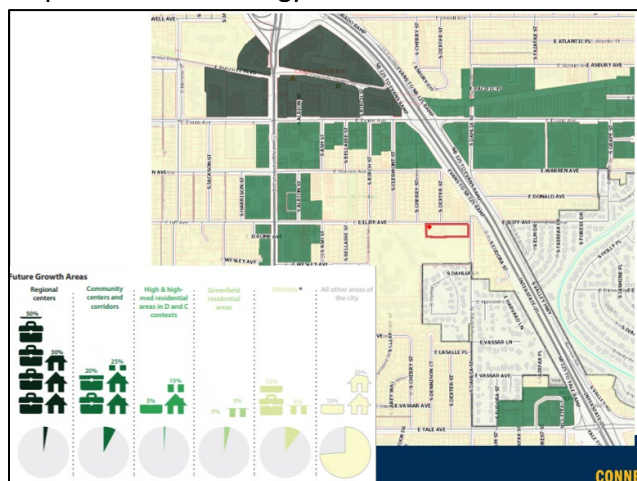
Map 11: Future Street Type



Growth Strategy

Blueprint Denver’s Growth Strategy Map shows the property in the “All other areas of the city” growth area. These areas anticipate experiencing around 20% of new housing growth, and 10% of new employment growth by 2040. The growth area is mostly composed of “residential areas with embedded local centers and corridors” that are planned to “take a smaller amount of growth intended to strengthen the existing character of our neighborhood” (p. 49). This proposed rezoning will allow continued redevelopment of this area with new, higher-density residential uses while establishing a more realistic maximum building height for these smaller parcels that is consistent with existing, recent redevelopment.

Map 12: Growth Strategy



Blueprint Policies

Rezoning from CMP-H, a campus hospital zone district, to S-MU-3, a suburban multi-unit district, will further the following Blueprint policy because it will bring properties that are not a part of a campus into a more appropriate zone district for future development.

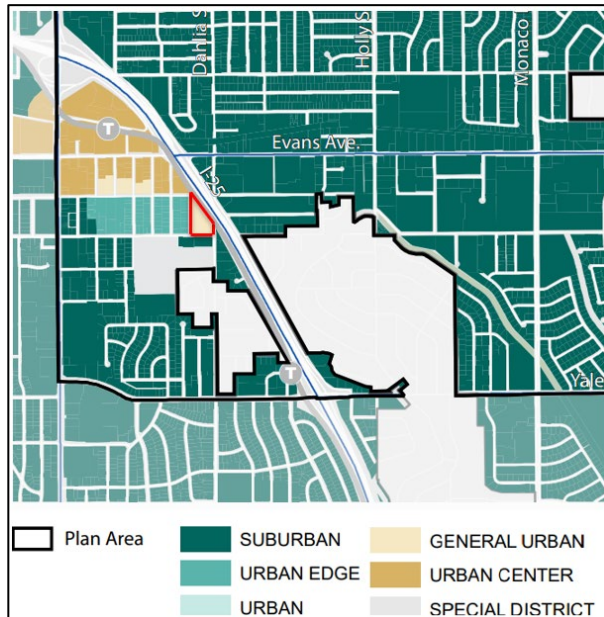
- Land Use and Built Form General Policy 6, Strategy D – *Establish a process to plan for the re-use of large campus sites. Unlike the embedded sites, these typically are zoned within “campus” zone districts, which are typically very flexible to reflect the needs of campus functions. When those functions leave, often it is not appropriate to continue that level of flexibility. Study potential revisions to the campus zone districts to better reflect the intent of these districts to apply to true, actively functioning campuses (p. 75).*

Near Southeast Area Plan

Near Southeast Future Neighborhood Context

The proposed *Near Southeast Area Plan* updates the future context guidance to the General Urban neighborhood context. The proposed G-MU-5 is a district within the General Urban context, consistent with the updated future context.

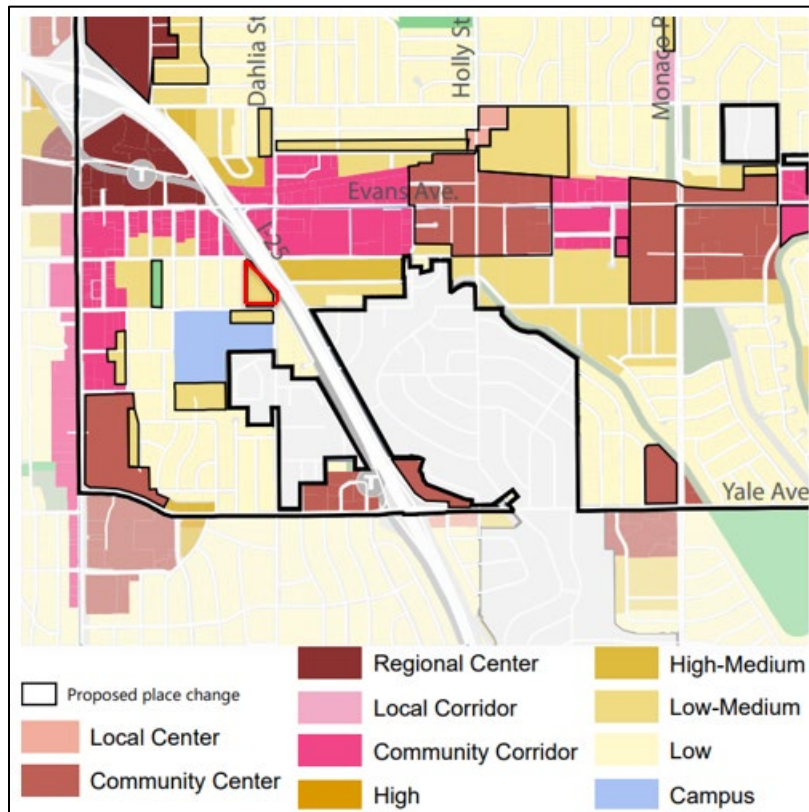
Map 13: Near Southeast Future Neighborhood Context



Near Southeast Future Place Type

The *Near Southeast Area Plan* identifies the proposed site as Residential Low-Medium on the future places map. These areas are “primarily residential with a mix of single and two-unit homes interspersed amongst lower-scale, multi-unit buildings” (p. 35). G-MU-5 will allow for a variety of residential building forms and will transition to the lower scale residential to the west.

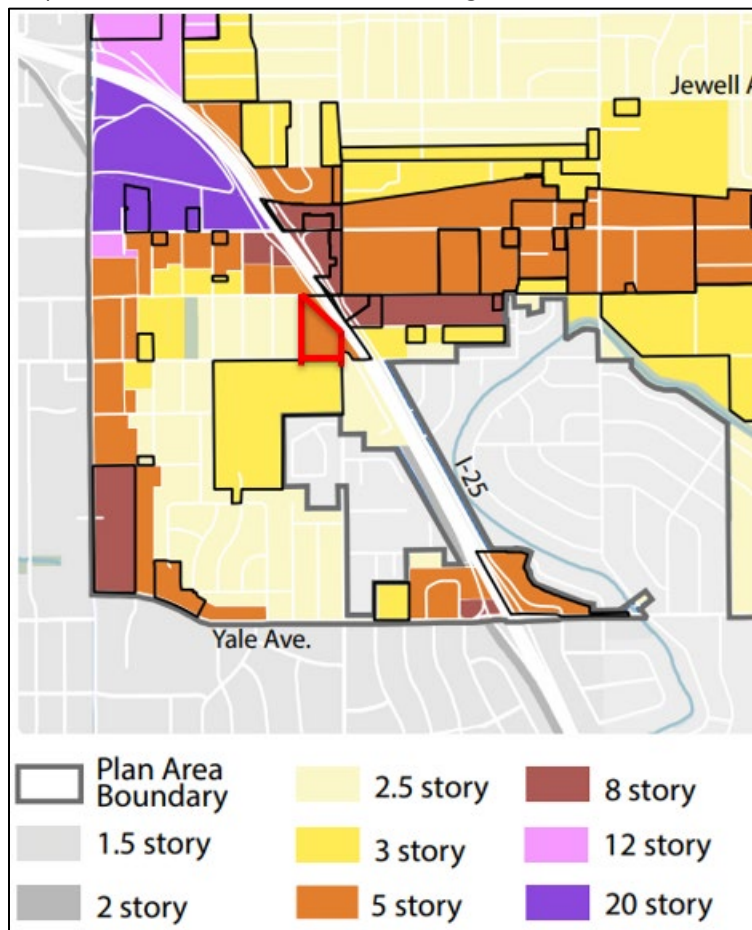
Map 14: Near Southeast Future Place Type



Near Southeast Maximum Heights

The area plan identifies these properties as a maximum height of 5 stories. This is consistent with the proposed G-MU-5 zone district, which allows a maximum height of 5 stories.

Map 15: Near Southeast Maximum Heights



Criteria 2: Uniformity of District Regulations

The proposed rezoning to G-MU-5 will result in the uniform application of zone district building form, use and design regulations.

Criteria 3: Public Health, Safety and Welfare

Rezoning the multi-unit properties from G-MU-8 to G-MU-5 will allow for development that is more consistent with the existing low scale residential character of the University Hills neighborhood promoting the health, safety and welfare. This rezoning will also implement the height guidance in adopted plans.

Properties: 4640, 4700, 4770 E. Iliff Ave.

Proposed Rezoning: CMP-H to S-MU-3

Criteria 1: Consistency with Adopted Plans

Comprehensive Plan

Equitable, Affordable and Inclusive Vision Element

The proposed S-MU-3 zone district would allow for a diversity of housing types in a dense, walkable, mixed-use neighborhood near transit. It is therefore consistent with the following strategies:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

Strong and Authentic Neighborhoods

Likewise, S-MU-3 will offer a variety of housing types at a scale that is more consistent with the surrounding area than the existing campus zoning. It is consistent with the following Strong and Authentic Neighborhoods strategies:

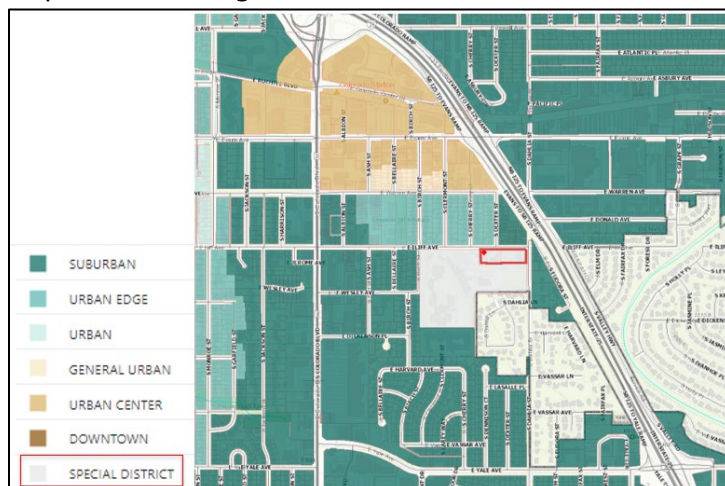
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

Blueprint Denver

Future Neighborhood Context

Blueprint Denver identifies the future context as Districts. Districts are “areas that serve a specific purpose, usually highly specific based on uses, such as education, industry or health care. Block patterns, urban design and mobility connections vary based on specific use” (p. 137). Currently, the property is not used for a highly specific use as *Blueprint* contemplates. The Near Southeast Area Plan will update the *Blueprint* future context guidance (see below), and the proposed S-MU-3 district is consistent with this updated guidance.

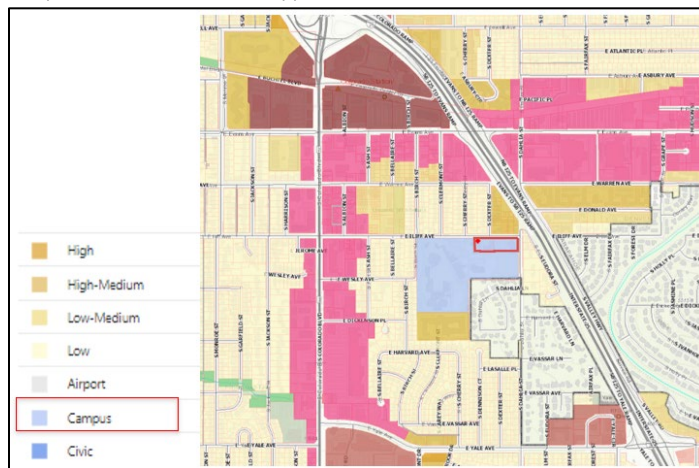
Map 15: Future Neighborhood Context



Future Place Type

The future places map identifies these properties as within the Campus place type. “Campus buildings vary greatly in size and form. Multi-story and single-use and mixed-use buildings are typical. Some campus building may exhibit prominent architecture. These areas are typically dominated by a single, large institutional user. Universities, medical centers, and large research facilities are examples. Some supporting retail and residential uses may occur. When adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood” (p. 291). As stated previously, this site is not a part of a campus, and the future place type will be updated with the adoption of the Near Southeast Area Plan. The S-MU-3 zone district is consistent with the future place type in the Near Southeast Area Plan.

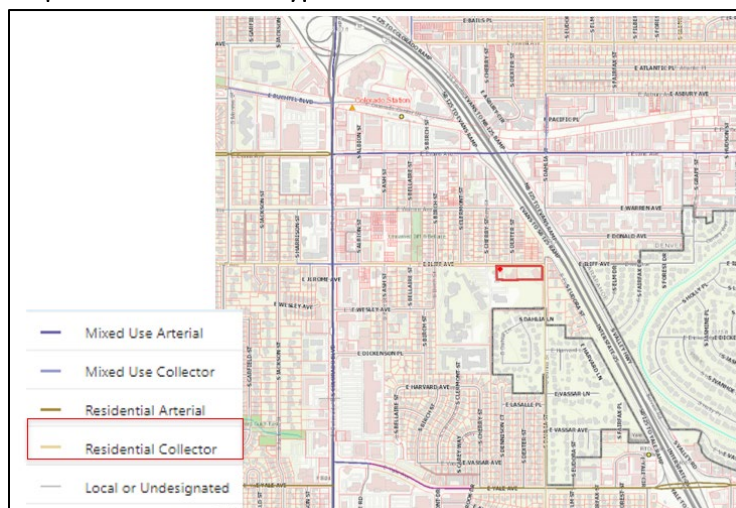
Map 16: Future Place Type



Future Street Type

Blueprint Denver identifies Iliff Ave. as a Residential Collector. Collector streets “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). Residential streets are described as “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160). The proposed S-MU-3 zone district is a residential district consistent with the Residential Collector street type.

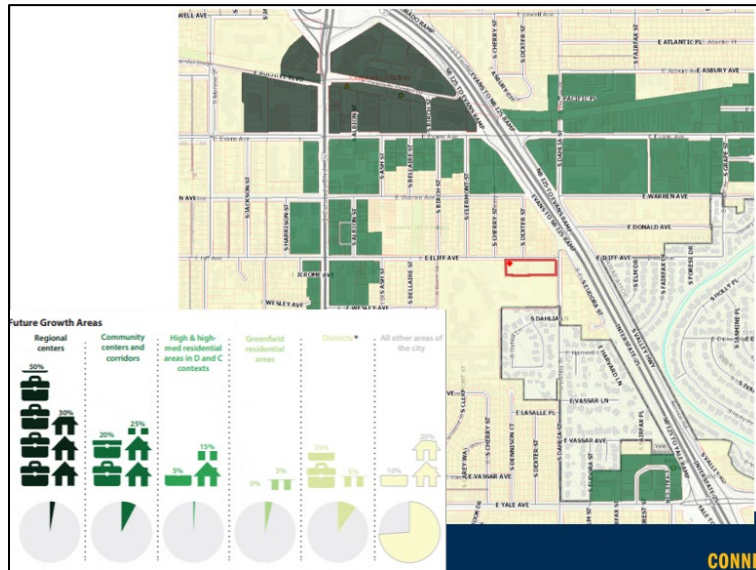
Map 17: Future Street Type



Growth Strategy

Blueprint Denver's Growth Strategy Map shows the property in the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth, and 10% of new employment growth by 2040. The growth area is mostly composed of "residential areas with embedded local centers and corridors" that are planned to "take a smaller amount of growth intended to strengthen the existing character of our neighborhood" (p. 49). Rezoning to S-MU-3 is consistent with the growth area strategy because it will allow for more housing growth than the existing zone district.

Map 18: Growth Strategy



Blueprint Policies

Rezoning from CMP-H, a campus hospital zone district, to S-MU-3, a suburban multi-unit district, will further the following Blueprint policy because it will bring properties that are not a part of a campus into a more appropriate zone district for future development.

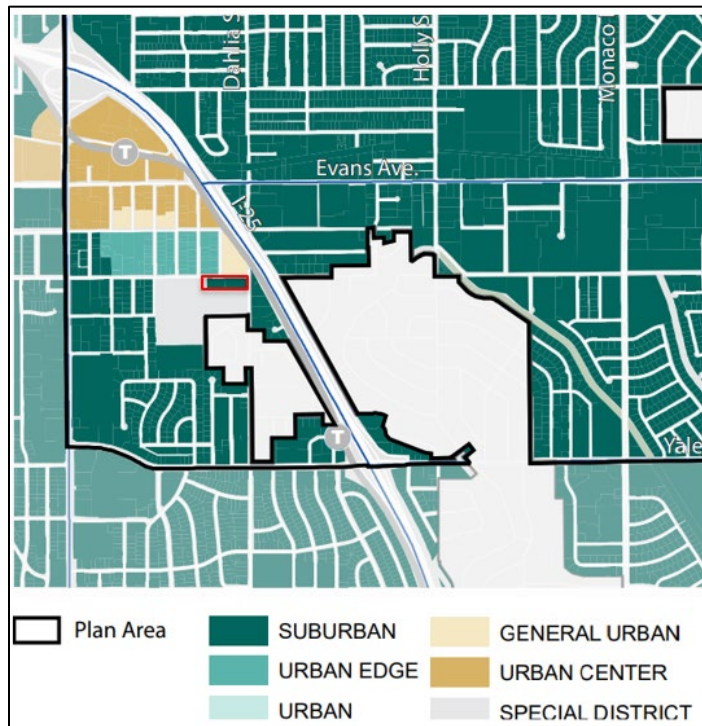
- Land Use and Built Form General Policy 6, Strategy D – *Establish a process to plan for the re-use of large campus sites. Unlike the embedded sites, these typically are zoned within "campus" zone districts, which are typically very flexible to reflect the needs of campus functions. When those functions leave, often it is not appropriate to continue that level of flexibility. Study potential revisions to the campus zone districts to better reflect the intent of these districts to apply to true, actively functioning campuses* (p. 75).

Near Southeast Area Plan

Near Southeast Future Neighborhood Context

The *Near Southeast Area Plan* identifies the future neighborhood context as Suburban. The proposed S-MU-3 is a zone district within the Suburban context.

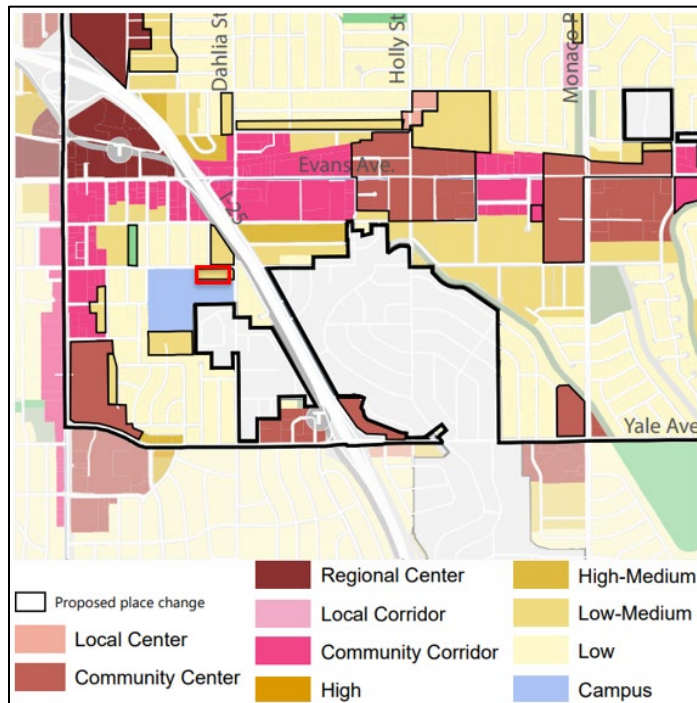
Map 19: Near Southeast Future Neighborhood Context



Near Southeast Future Place Type

The area plan updates the future place type guidance to Residential Low-Medium. These areas are a “mix of low- to mid-scale multi-unit residential options. A variety of lower scale residential forms including row houses and small multi-unit buildings are found” (p. 34). The S-MU-3 zone district allows the Suburban House, Duplex, Rowhouse, and Apartment building forms with a maximum height of 3 stories, consistent with the guidance for Residential Low-Medium.

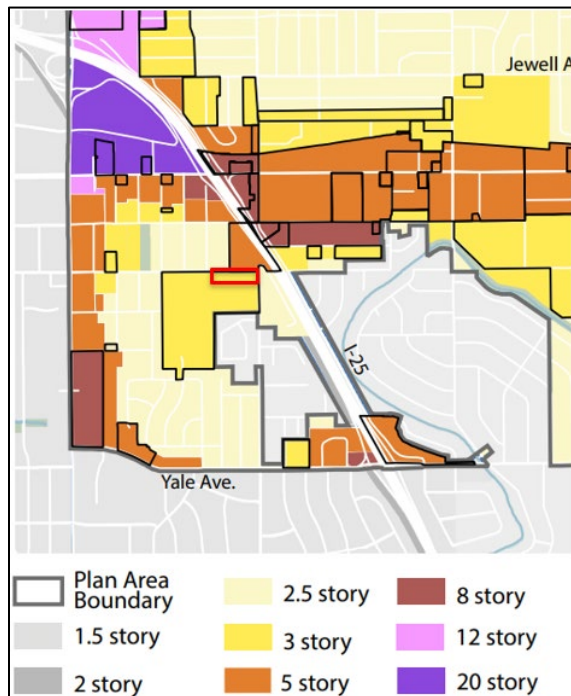
Map 20: Near Southeast Future Place Type



Near Southeast Maximum Heights

The future base height guidance map in the *Near Southeast Area Plan* shows these properties as having a 3 story base maximum building height. S-MU-3 allows up to 3 stories in base height, consistent with the guidance in the plan.

Map 21: Near Southeast Maximum Heights



Near Southeast Recommendations

The proposed S-MU-3 zone district will allow for a variety of residential housing options consistent with the following strategy.

- LU-6 Strategy A – Provide a variety of housing options in residential high, high-medium, and low-medium places.

Criteria 2: Uniformity of District Regulations

The proposed rezoning to S-MU-3 will result in the uniform application of zone district building form, use and design regulations.

Criteria 3: Public Health, Safety, and Welfare

The existing zoning of CMP-H, campus hospital, is inconsistent with this area and site as there is currently not a hospital use on site. The existing district also allows for height that is inappropriate for the character of the neighborhood. S-MU-3 will implement adopted plans and allow for development that is more consistent with the surrounding area and functions of the site.

Property: 4175 E. Iliff Ave.

Proposed Rezoning: C-MU-20 w/waivers to S-MX-3

Criteria 1: Consistency with Adopted Plans

Comprehensive Plan

Equitable, Affordable and Inclusive Vision Element

The proposed rezoning from C-MU-20 w/waivers to S-MX-3 will allow for a greater mix of uses than what is currently permitted on the site, which is consistent with the following Equitable, Affordable and Inclusive goals.

- Equitable, Affordable and Inclusive Goal 1 – *Ensure all Denver residential have safe, convenient and affordable access to basic services and a variety of amenities* (p. 28).

Strong and Authentic Neighborhoods Vision Element

Rezoning to S-MX-3 will allow for mixed use infill development near transit and close to a major corridor within the city and is consistent with the following strategies:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant, mixed-use centers and corridors* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

Environmentally Resilient Vision Element

Likewise, the mixed-use district proposed will meet the following Environmentally Resilient strategies:

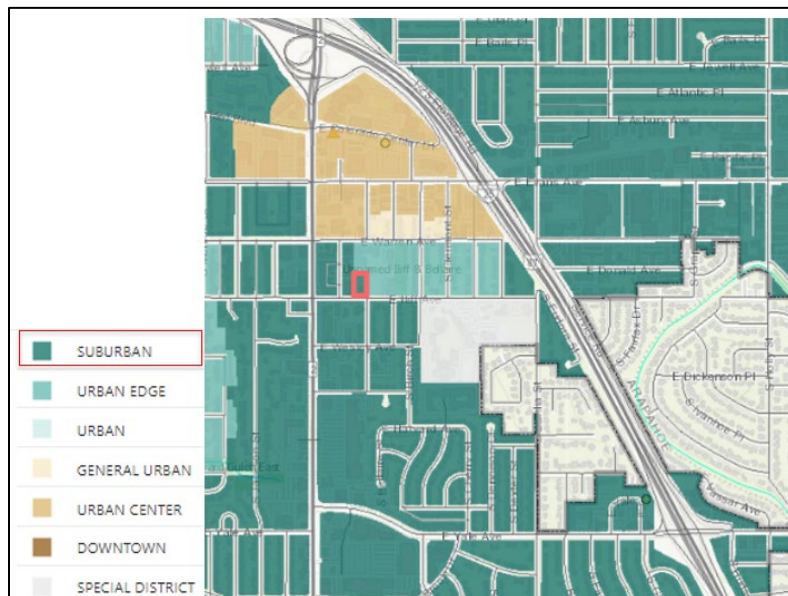
- Environmentally Resilient Goal 8, Strategy A – *Promote infill development where infrastructure and services are already in place* (p.54).
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods* (p. 54).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

Blueprint Denver

Future Neighborhood Context

Blueprint Denver identifies the future context as Suburban. These areas have a “range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale” (p. 136). The proposed S-MX-3 zone district is a mixed-use district within the Suburban context in the Denver Zoning Code consistent with the future context designation.

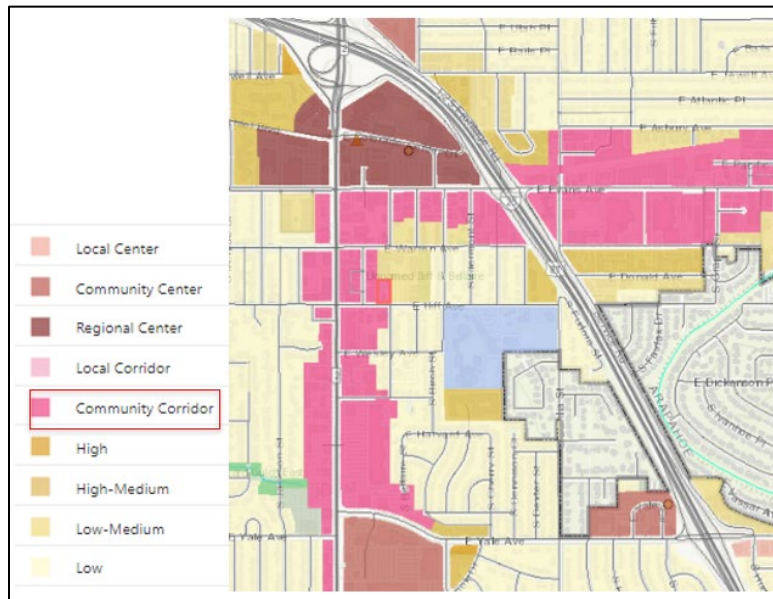
Map 22: Future Neighborhood Context



Future Place Type

The future place type designation in *Blueprint Denver* is Community Corridor. These place types “typically provides some mix of office, commercial and residential...Heights are generally up to 5 stories. Due to shorter lot depths, special attention is needed for transitions to nearby residential areas” (p. 196). The S-MX-3 zone district allows for a mix of uses and is “intended to promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods” (DZC Section 3.2.4.1.A). Therefore, the S-MX-3 zone district is consistent with the future place type designation.

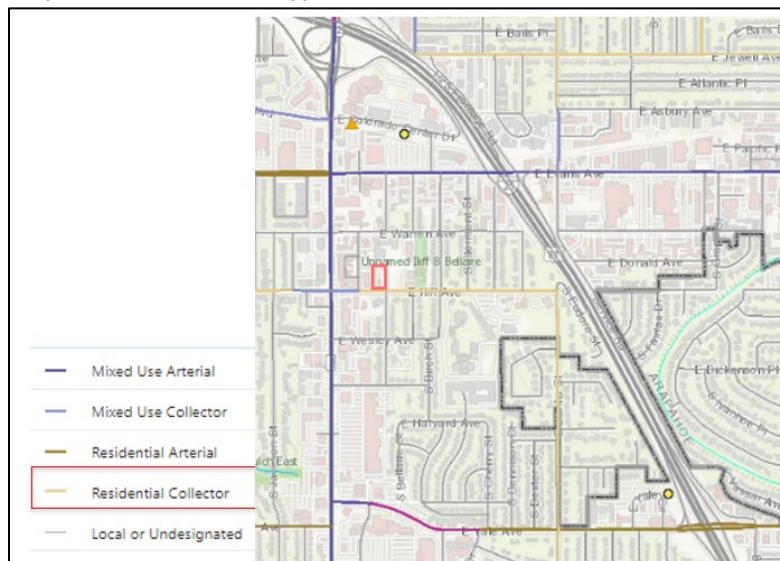
Map 23: Future Place Type



Future Street Type

Blueprint Denver identifies Iliff Ave. as a Residential Collector. Collector streets “are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets” (p. 154). Residential streets are described as “primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses” (p. 160). The proposed S-MX-3 district will allow for low-scale retail nodes consistent with the future street type.

Map 24: Future Street Type

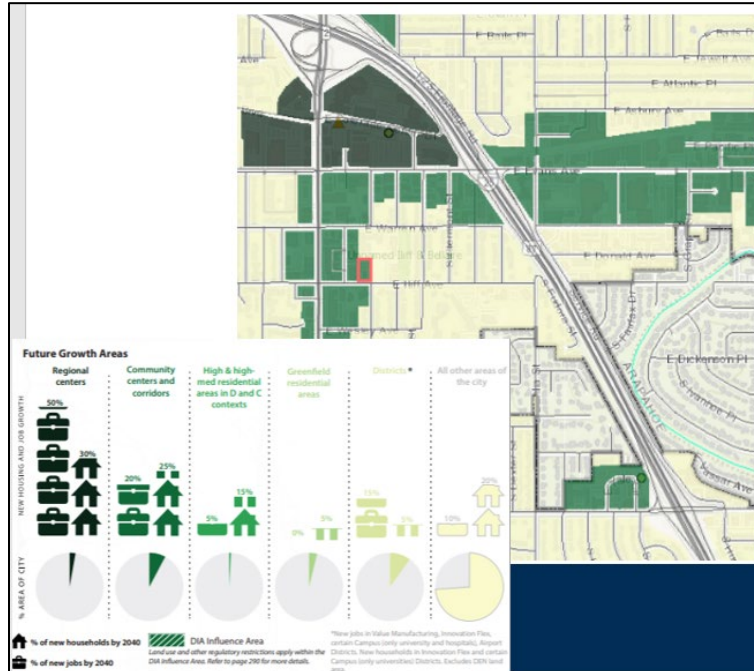


Growth Strategy

The subject property is in the Community Centers and Corridors growth area strategy where it’s anticipated to see 25% of new housing growth and 20% of new employment growth by 2040 (p. 51). “Regional Centers and community centers and corridors should attract almost two-thirds of all new jobs and half of new households...a critical component of the growth strategy’s success will be to coordinate

the development of transit supportive land uses in community centers and corridors...” (p. 49). Rezoning to S-MX-3 will allow for both housing and employment growth on the site as well as transit supportive uses, including office, commercial, and residential consistent with the growth area strategy.

Map 25: Growth Strategy



Blueprint Policies

Land Use & Built Form General Section, Policy 3, Strategy A – Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code (p. 73).

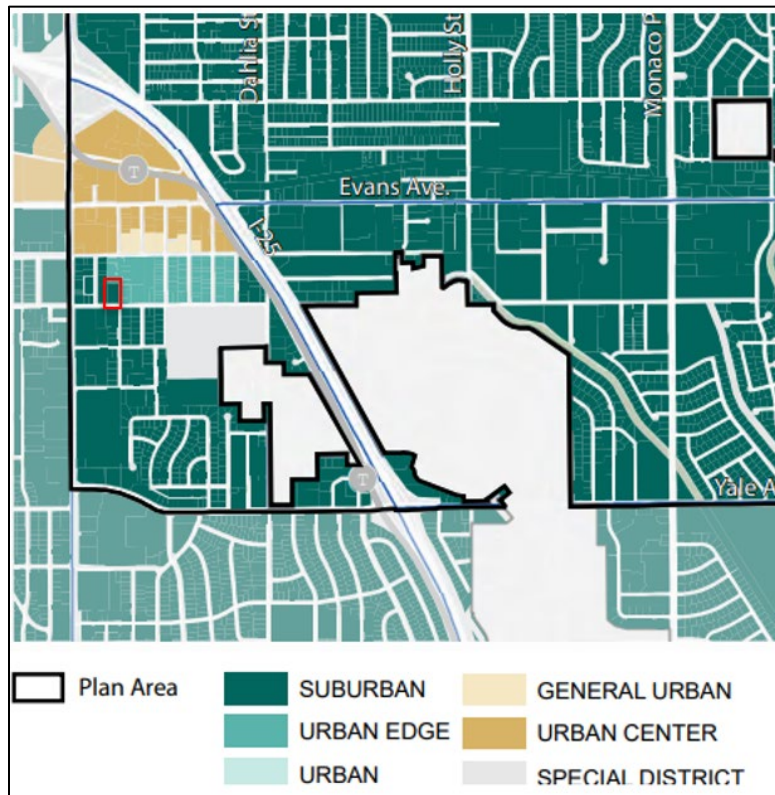
- The subject property has retained Former Chapter 59 zoning. Rezoning to S-MX-3, a standard zone district in the Denver Zoning Code, is consistent with this *Blueprint Denver* policy.

Near Southeast Area Plan

Near Southeast Future Neighborhood Context

Similar to *Blueprint Denver*, the *Near Southeast Area Plan* identifies the future context as Suburban. S-MX-3 is a district within the Suburban context in the Denver Zoning Code.

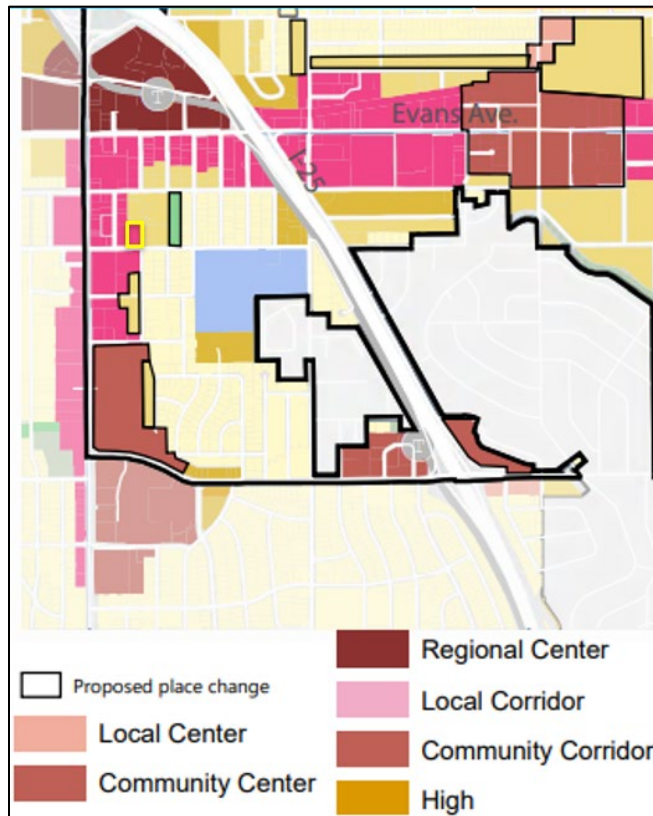
Map 26: Near Southeast Future Neighborhood Context



Near Southeast Future Place Type

The future place type in the *Near Southeast Plan* is identified as Community Corridor, which is consistent with the existing *Blueprint* guidance. These areas “typically provide some mix of office, commercial and residential. Buildings have a distinctly linear orientation, but may provide an opportunity for infill in large setbacks that are a result of historic suburban development” (p. 34). S-MX-3 will allow for office, commercial and residential uses while also allowing for infill development on this larger site consistent with the future place type description.

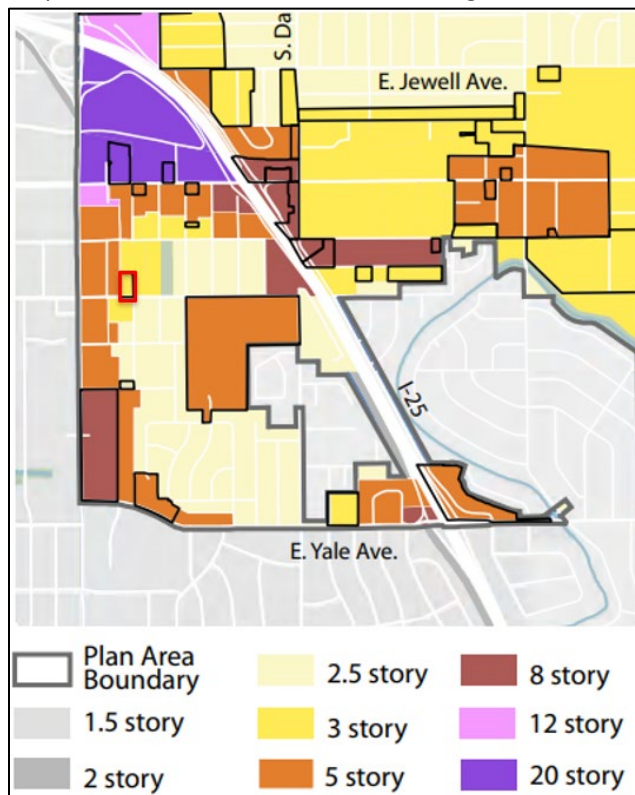
Map 27: Near Southeast Future Place Type



Near Southeast Maximum Heights

The proposed Near Southeast Area Plan updates the height guidance for the subject property to allow a maximum height of 3 stories. S-MX-3 “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC 3.2.4.2.D.). Rezoning this site to S-MX-3 will implement the height guidance provided in the Near Southeast Area Plan.

Map 28: Near Southeast Maximum Heights



Near Southeast Recommendations

S-MX-3 is a mixed-use district that will promote a variety of uses and bring a property currently in the Former Chapter 59 into the Denver Zoning Code consistent with the following Land Use recommendation.

- LU-10 Strategy A1 – Encourage rezoning properties out of Former Chapter 59 and into the Denver Zoning Code to improve design outcomes, equity, and responsiveness to evolution in zoning regulations.
 - City-led rezonings may be appropriate in cases, such as large residential developments and commercial properties that have retained Former Chapter 59 in areas likely to redevelop.

Criteria 2: Uniformity of District Regulations

The proposed rezoning to S-MX-3 will result in the uniform application of zone district building form, use and design regulations.

Criteria 3: Public Health, Safety, and Welfare

The subject property is currently in a low-density district in the Former Chapter 59 Zoning Code. Rezoning to S-MX-3 will allow a greater mix of uses and greater density in an area near transit, which may help the area become more pedestrian-friendly while also providing more amenities for residents.

Properties: 2479 S. Clermont St.

Proposed Rezoning: CMP-EI2 to G-RO-3

Criteria 1: Consistency with Adopted Plans

Comprehensive Plan

Equitable, Affordable and Inclusive Vision Element

The proposed G-RO-3 zone district would allow for a diversity of housing types in a part of University Hills that is largely single-unit uses consistent with the following strategy:

- Equitable, Affordable and Inclusive Goal 2 Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).

Strong and Authentic Neighborhoods

Likewise, G-RO-3 will offer a variety of housing types with limited commercial at a scale that is more consistent with the surrounding area than the existing campus zoning. It is consistent with the following Strong and Authentic Neighborhoods strategies:

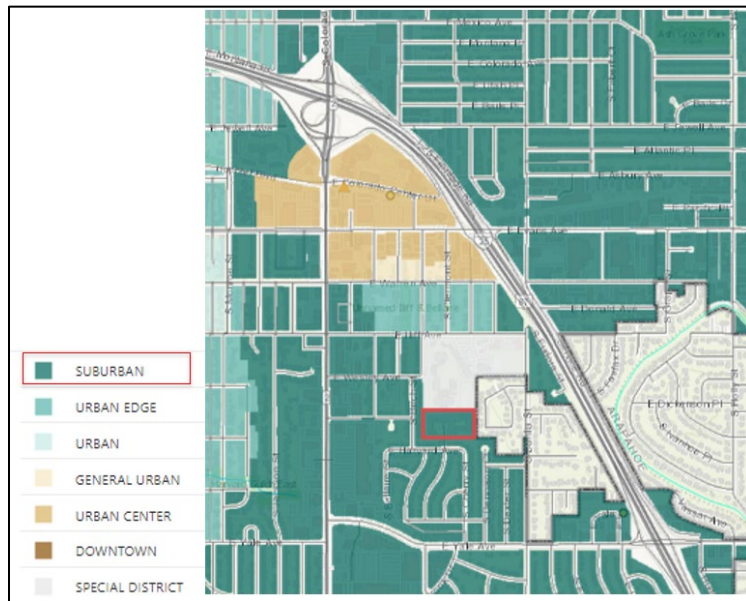
- Strong and Authentic Neighborhoods Goal 1, Strategy B – *Ensure neighborhoods offer a mix of housing types and services for a diverse population* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).

Blueprint Denver

Future Neighborhood Context

Blueprint Denver identifies the future context as Suburban. These areas have a “range of uses from single-unit and multi-unit residential to commercial corridors and centers. Block patterns are generally irregular with curvilinear streets. Alleys are not commonly found. Buildings are typically set back from the street and range in scale” (p. 136). The Near Southeast Plan will update the future neighborhood context to General Urban, which is consistent with the proposed G-RO-3 zone district.

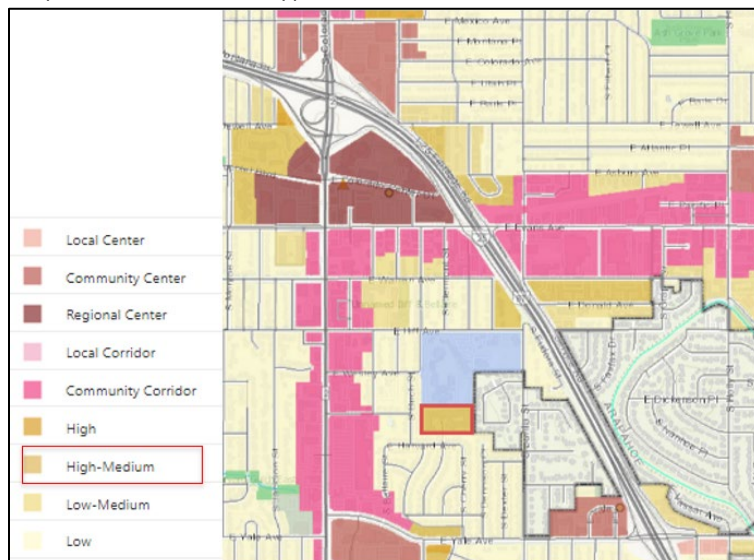
Map 29: Future Neighborhood Context



Future Place Type

Blueprint identifies the property on Clermont St. as Residential High-Medium on the future places map. These areas “contain a mix of medium-scale, multi-unit residential types and can accommodate compatible commercial/retail uses. Buildings are generally up to 5 stories in height” (p. 201). In the Denver Zoning Code, G-RO-3 is a “multi unit and office district allowing urban house, duplex, row house, town house, and apartment building forms. The tallest building form has a maximum height of three stories” (DZC 6.2.2.2.G), which is consistent with the future place type.

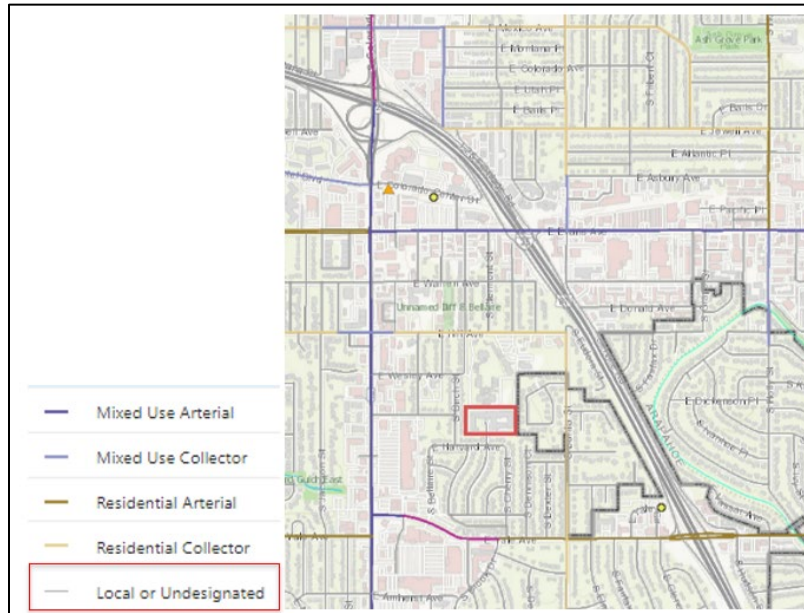
Map 30: Future Place Type



Future Street Type

S. Clermont St. is identified as a local street, which can “vary in their land uses and are found in all neighborhood contexts. They are most often characterized by residential uses” (p. 161). The proposed G-RO-3 district is a residential zone district consistent with the future street type designation.

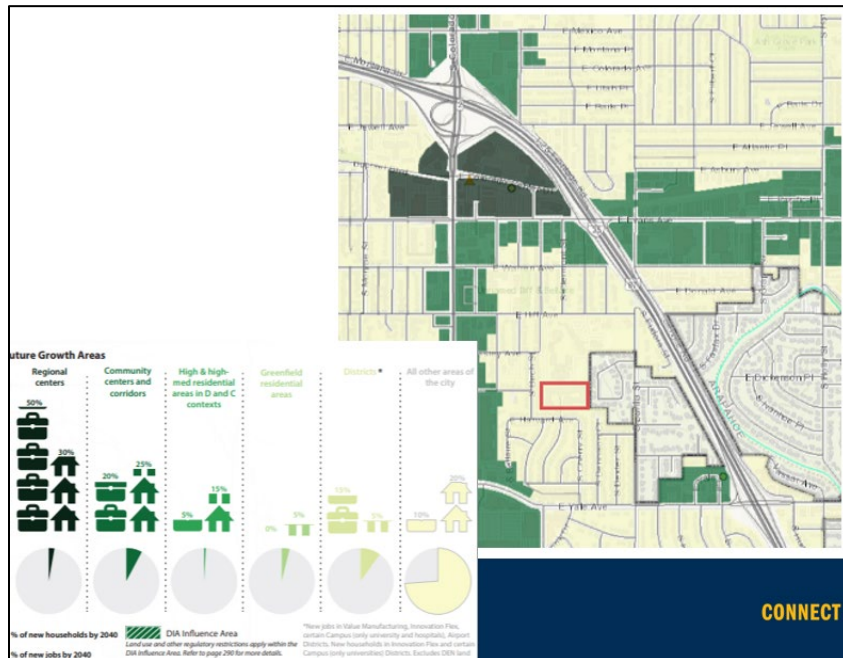
Map 31: Future Street Type



Growth Strategy

Blueprint Denver's Growth Strategy Map shows the property in the "All other areas of the city" growth area. These areas anticipate experiencing around 20% of new housing growth, and 10% of new employment growth by 2040. The growth area is mostly composed of "residential areas with embedded local centers and corridors" that are planned to "take a smaller amount of growth intended to strengthen the existing character of our neighborhood" (p. 49). Rezoning to G-RO-3 is consistent with the growth area strategy because they will allow for more housing growth that is consistent with the established character than the existing campus education zone district.

Map 32: Growth Strategy



Blueprint Policies

Rezoning from CMP-H, a campus hospital zone district, to G-RO-3, a General Urban multi-unit and office district, will further the following Blueprint policy because it will bring properties that are not a part of a campus into a more appropriate zone district for future development.

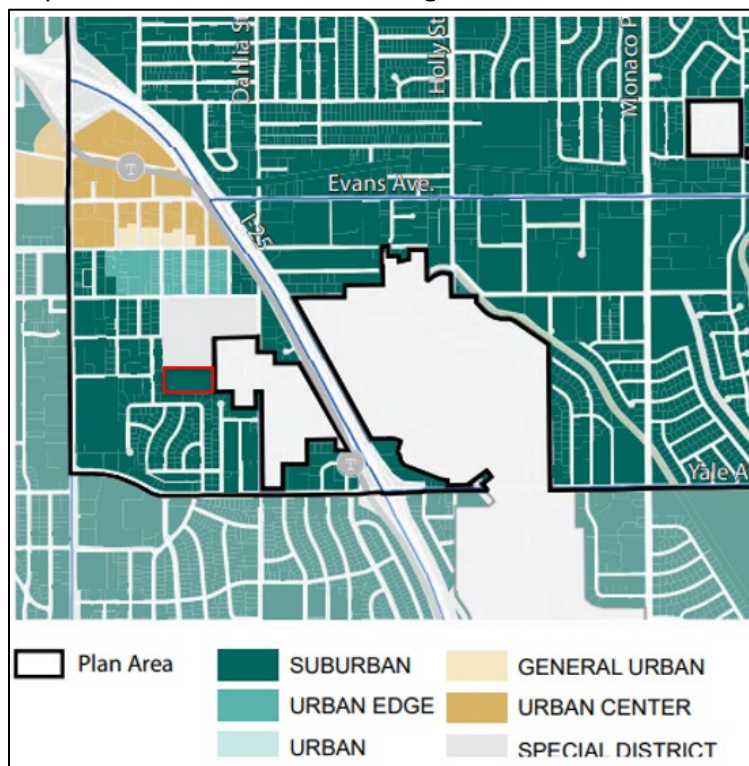
- Land Use and Built Form General Policy 6, Strategy D – *Establish a process to plan for the re-use of large campus sites. Unlike the embedded sites, these typically are zoned within “campus” zone districts, which are typically very flexible to reflect the needs of campus functions. When those functions leave, often it is not appropriate to continue that level of flexibility. Study potential revisions to the campus zone districts to better reflect the intent of these districts to apply to true, actively functioning campuses (p. 75).*

Near Southeast Area Plan

Near Southeast Future Neighborhood Context

The *Near Southeast Area Plan* updates the future neighborhood context to General Urban, and G-RO-3 is a district within the General Urban context of the Denver Zoning Code.

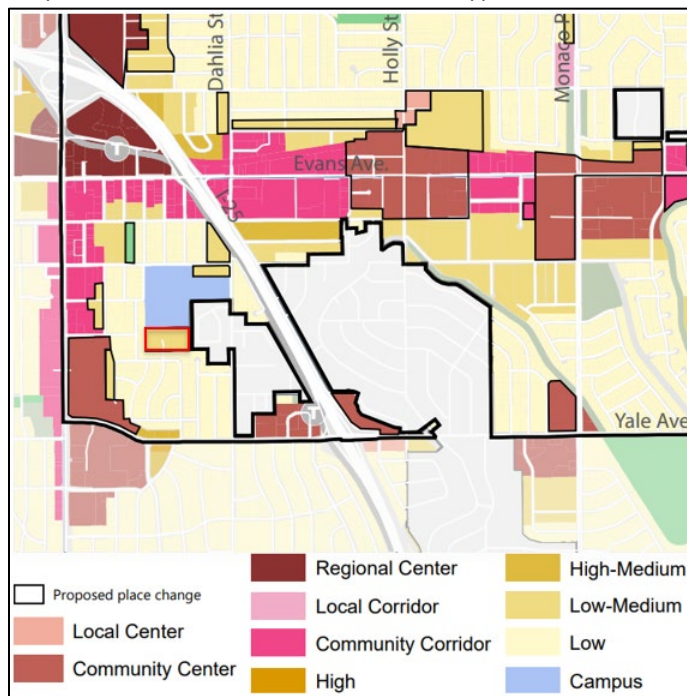
Map 33: Near Southeast Future Neighborhood Context



Near Southeast Future Place Type

The *Near Southeast Area Plan* identifies the proposed sites as Residential Low-Medium on the future places map, which updates the guidance in *Blueprint*. These areas are a “primarily residential with a mix of single and two-unit home interspersed amongst lower-scale, multi-unit buildings. Neighborhood-serving commercial uses are limited, and are primarily found at intersections and along corridors” (p. 35). G-RO-3 will allow for a variety of residential building forms with very limited commercial uses, consistent with the updated guidance in the area plan.

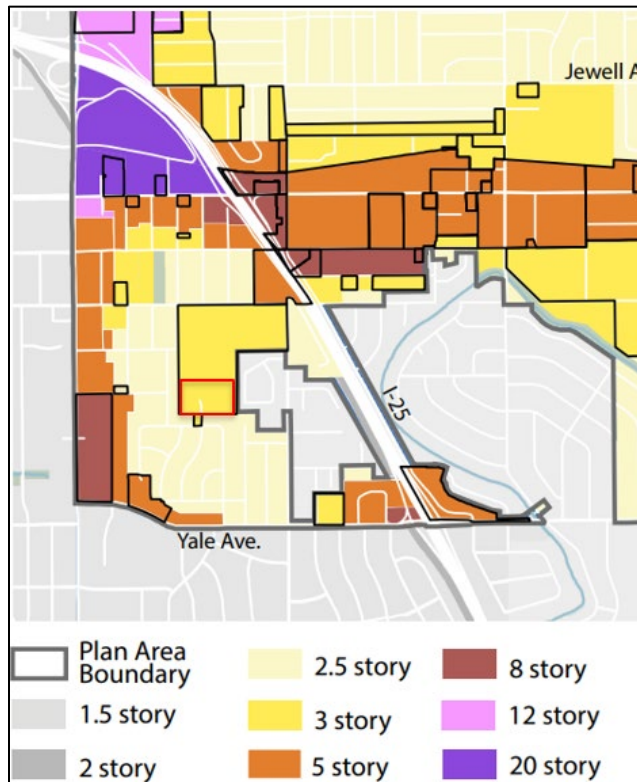
Map 34: Near Southeast Future Place Type



Near Southeast Maximum Heights

The proposed Near Southeast Area Plan updates the height guidance for the subject property to allow a maximum height of 3 stories. G-RO-3 “is a multi unit and office district allowing urban house, duplex, row house, town house, and apartment building forms. The tallest building has a maximum height of three stories” (DZC 6.2.2.2.G). Rezoning this site to G-RO-3 will implement the height guidance provided in the Near Southeast Area Plan.

Map 35: Near Southeast Maximum Height



Near Southeast Recommendations

The proposed G-RO-3 zone district will allow for a variety of residential housing options consistent with the following strategy.

- LU-6 Strategy A – Provide a variety of housing options in residential high, high-medium, and low-medium places.

Criteria 2: Uniformity of District Regulations

The proposed rezoning to G-RO-3 will result in the uniform application of zone district building form, use and design regulations

Criteria 3: Public Health, Safety, and Welfare

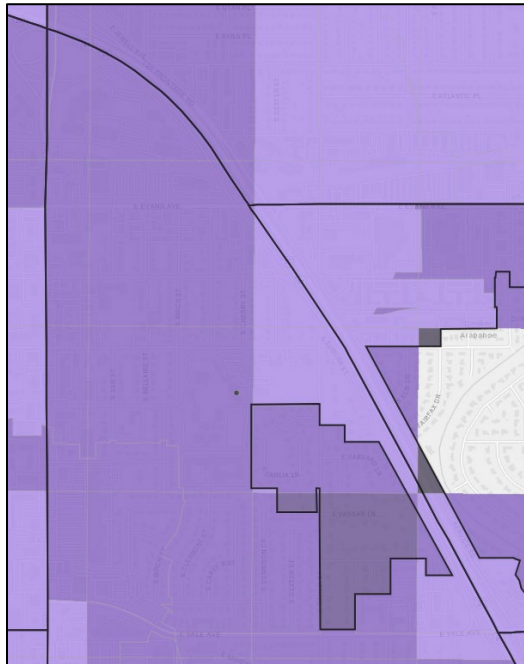
The existing zoning of CMP-EI2, education campus, is inconsistent with the current use of the site as a senior living facility. The existing district also allows for height that is inappropriate for the character of the neighborhood. G-RO-3 will implement adopted plans and allow the existing senior living facility use to continue in a district that is more consistent with the character of the surrounding area.

Blueprint Denver Equity Analysis

Access to Opportunity

The sites included in this legislative rezoning are located within the University Hills neighborhood and vary in their access to opportunity with scores ranging from 2.61 to 3.5. Overall, this neighborhood has less access to public parks and lower life expectancy. There is a new public park proposed for the University Hills neighborhood which may increase these scores. The sites vary on their scores for access to healthcare, child obesity, and access to centers and corridors. Portions of the neighborhood are less equitable in terms of access to healthcare with a quarter of women not receiving prenatal care during the first trimester. Some of the sites are somewhat equitable in terms of childhood obesity with 16.3% of children being obese compared to the citywide rate. While most of the area has a high level of access to centers and corridors, there are a few areas where only 25%-50% of the area is covered by a walk, bike, and driveshed to a center or corridor. Several of the properties included in this package are proposed to be rezoned to a mixed-use district, which will encourage greater access to centers and corridors.

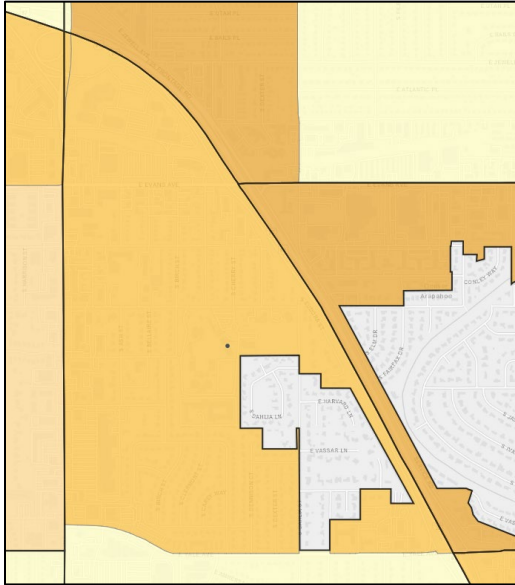
Map 36: Access to Opportunity



Vulnerability to Involuntary Displacement

University Hills scores as moderately vulnerable based on two of the three indicators – rental occupancy and median household income. This is a legislative rezoning, so no specific development is proposed. However, any new development on the subject properties will be required to follow the city's Expanding Housing Affordability regulations. This requires affordable units to be included in any multi-unit development with more than 10 units.

Map 36: Vulnerability to Involuntary Displacement

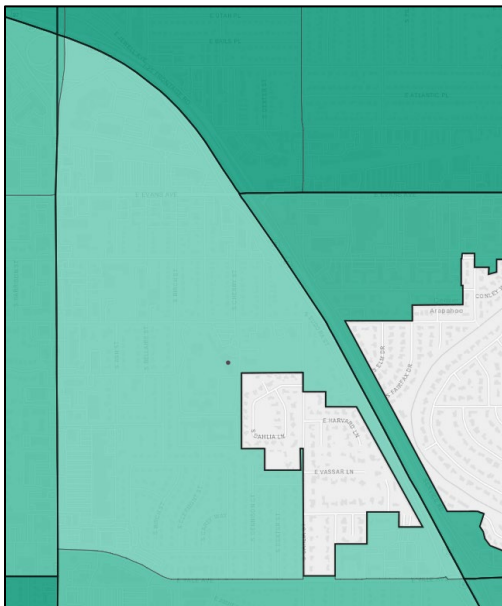


Housing and Jobs Diversity

Housing Diversity

Data show that the University Hills neighborhood scores moderately for diversity of housing. The area lacks diversity for two of the five indicators – missing middle housing and rate of owners compared to renters. Two of the rezonings are to zone districts that will allow for multi-unit residential uses, which may bring more missing middle housing to the area. Additionally, the proposed mixed-use developments also allow for residential uses, which may also bring more missing middle housing to this area.

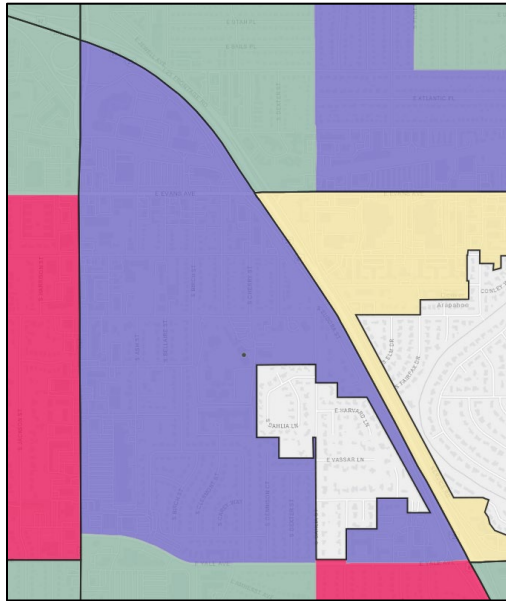
Map 37: Housing Diversity



Jobs Diversity

There are a total of 5,749 jobs in the University Hills North area, which have a similar mix of jobs (retail, innovation, and manufacturing) as the city as a whole. Rezoning several of the properties to allow for mixed-use developments may increase the already diverse mix of jobs in this area. Several of the properties are proposed to be rezoned to residential districts, and these will likely have little impact on jobs diversity.

Map 38: Jobs Diversity



University Hills North Near Southeast Area Plan & Rezoning Outreach

The Near Southeast Area Plan kicked off in early 2021

- The city's outreach can be reviewed here: <https://bit.ly/nearsoutheastDEN>.
- On 11/30/22 all district 4 properties in the Near Southeast Plan were sent a letter about upcoming meeting at Cook Park Recreation Center.
- 3 additional mailings were sent to every property owner in August, September and December 2022.
- The Near Southeast Area Plan was promoted to U-Hills North on social media from 2021 – present and in the *Southeast Denver Scoop* newsletters on 2/21, 7/21, 9/21, 12/21, 3/22-5/22, 7/22- 9/22, and 12/22 – 3/23
- August 2021 and 2022 South by Southeast Festival in-person outreach.
- Numerous in-person outreach events including District 4 Townhalls on October 25, 2022 and October 27, 2021

REZONING OUTREACH

These rezonings align with the recommendations from the Near Southeast Area Plan.

General Outreach to Public

- District 4 e-News: February & March 2023
 - 2.16.23 Meeting invite with information
- Social Media posts on Nextdoor, Facebook
- Announced at 2.15.23 DPR U-Hills North Park planning meeting

Proposed rezonings were discussed during the Near Southeast Area Planning process.

- Steering committee agreed to support them at 2.8.23 meeting.
- Supported by University Hills North Community RNO

General message regarding all proposed rezonings were sent to the following:

Councilman Paul Kashmann	Email 12.21.22 & 2.7.23	
Neighborhood Organizations – U-Hills North, Virginia Village, University Park, U-Hills, East Evans Business Assoc.	Email 2.7.23	
Scott Caldwell (Lincoln Properties – owner of Color Station office, retail)	Email 2.7.23	Letter of Support Received
Stuart Anderson (Transportation Solutions)	Email 2.7.23	Letter of Support Received

Message specific to parcels with general information regarding all proposed rezonings:

Yale Station: Rezone 1 parcel that is in old code into DZC from R-MU-30 to S-MX-5

Colo Station: Rezone 2 old code PUDs into DZC to C-MX-16.

- Susan Altes & Chessy Brady, RTD Email 2.7.23 Letter of Support Received
- Carl Koelbel, Yale Station Apartments Letter 2.7.23
 - Manager Emailed 2.8.23 - yalestation@conam.net
- Scott Caldwell, Colorado Station Email 2.7.23 Letter of Support received
- Brian Miranda, Public Storage Email, Letter 2.7.23
 - Sent to Manager

4640-4770 E Iliff/SW corner Iliff & Dahlia: Rezone from CMP to S-MU-3. CMP was a mistake in the DZC as the properties are not a campus. The Near SE Area Plan recommends lower heights and density south of Iliff.
Multiple emails, phone, virtual mtg

- William Van Doorninck, owner
- Del Elmagbari, Resident and Real Estate Broker
- Jordan Orr, Jarvie Worcester, Trammel Crowe Residential
- Tony Oliver, Oliver Commercial RE
- Property owners & physical addresses Letter 2.22.23
(See attached 4175 - 4770 E Iliff Properties Excel Sheet)

Denver Academy/4400 E Iliff: Rezone from H-1-B (old code for hospitals) to CMP but with a height restriction waiver.

- Mark Twaragowski, Denver Academy Meeting 1.12.23 with board
Multiple emails, phone calls

NW Corner Iliff & Dahlia/2210—2290 S Dexter, 2255-2285 S Dahlia, 4719-4765 E Iliff: Rezone from G-MU-8 to G-MU-5 to better align with adjacent heights.

- Michaela Rowland owner & UHNC VP Email 2.6.23
- Letters to 47 property owners & tenants Letter 2.7.23
(See attached - G-MU-8 Properties Excel Sheet)

Clermont/2479 S Clermont: Rezone from CMP-EI2 to S-MU-3 and **4495 E Harvard Ave** to S-SU-D

- Don Backstrum, Jeff Trout, Clermont Meeting 1.5.23
Multiple emails Jan-Feb

4175 E ILIFF AVE: Rezone from C-MU-20 WVRS in Former Chapter 59 to S-MU-3

- Steve Dugan, Owner Letter dropped off in person 2.15.23
Emails and phone calls

Owner Name	Owner Address Line 1	Owner City	Owner State	Owner Zip	Situs Address Line 1	Situs City	Situs State	Situs Zip	Zone ID	Zone 10
STERN,KELLY	4743 E ILIFF AVE	DENVER	CO	80222-6024	4743 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
FISCH,CLINT	1763 S WILLIAMS ST	DENVER	CO	80210-3349	2210 S DEXTER ST	DENVER	CO	80222-5030	GMU	G-MU-8
BUDD RENTALS LLC	1601 S LANSING ST	AURORA	CO	80012-5128	2224 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
STRYKER,JAMES	4739 E ILIFF AVE	DENVER	CO	80222-6024	4739 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
SCHULOF,CAROLINE A	4755 E ILIFF AVE	DENVER	CO	80222-6024	4755 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
VOELL,DAVID R	4753 E ILIFF AVE	DENVER	CO	80222-6024	4753 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
ILIFF HOMES LLC	1421 DAYTON ST	AURORA	CO	80010	4731 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
KEMPLIN,COREY JUSTICE	4741 E ILIFF AVE	DENVER	CO	80222-6024	4741 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
ROWLAND,MICHAELA	4763 E ILIFF AVE	DENVER	CO	80222-6024	4763 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
KREUTTER,CHANTELLE	4719 E ILIFF AVE	DENVER	CO	80222-6024	4719 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
HOFFMAN,JORIE	4725 E ILIFF AVE	DENVER	CO	80222-6024	4725 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
COOPER,JEFFREY	4765 E ILIFF AVE	DENVER	CO	80222-6024	4765 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
SINGER,NAOMI	4749 E ILIFF AVE	DENVER	CO	80222-6024	4749 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
DISSLIN,TIMOTHY M	12520 COUNTY ROAD 280	NATHROP	CO	81236-9605	2256 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8

DURAN,ANDREA LEE	4761 E ILIFF AVE	DENVER	CO	80222-6024	4761 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
RICHARD,DANIEL	4757 E ILIFF AVE	DENVER	CO	80222-6024	4757 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
ROBERTSON,JENA	4733 E ILIFF AVE	DENVER	CO	80222-6024	4733 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
ECKART,ROBERT LEON	4745 E ILIFF AVE	DENVER	CO	80222-6024	4745 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
MIES,ANTHONY	2254 S DEXTER ST	DENVER	CO	80222-5012	2254 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
HARTSHORN,DIANE MAES	2252 S DEXTER ST	DENVER	CO	80222-5012	2252 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
FRAZIER,CHRISTOPHER MICHAEL	2250 S DEXTER ST	DENVER	CO	80222-5012	2250 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
WALLINGFORD,MADEL INE	4721 E ILIFF AVE	DENVER	CO	80222-6024	4721 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
PERSYN,DAVID	4729 E ILIFF AVE	DENVER	CO	80222-6024	4729 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
LAM,TERESA BICH NGOC	4727 E ILIFF AVE	DENVER	CO	80222-6024	4727 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
DOLE,JESSE	4751 E ILIFF AVE	DENVER	CO	80222-6024	4751 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
SHU,YANG	4735 E ILIFF AVE	DENVER	CO	80222-6024	4735 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
PLIMPTON,NICHOLAS L	4723 E ILIFF AVE	DENVER	CO	80222-6024	4723 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
ILIFF HOMES LLC	1421 DAYTON ST	AURORA	CO	80010	4737 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
PHAM,BRYAN T	4747 E ILIFF AVE	DENVER	CO	80222-6024	4747 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8

4701 E ILIFF AVE LLC	4155 E JEWELL AVE STE 1002	DENVER	CO	80222-4520	2260 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
4701 E ILIFF AVE LLC	4155 E JEWELL AVE STE 1002	DENVER	CO	80222-4520	4701 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
2022 DANIEL K BENOIT LIVING TRUST	1814 257TH ST	LOMITA	CA	90717-2718	4759 E ILIFF AVE	DENVER	CO	80222-6024	GMU	G-MU-8
LEE,STEVEN M	505 W DAVIES WAY	LITTLETON	CO	80120-4214	2283 S DAHLIA ST	DENVER	CO	80222-5010	GMU	G-MU-8
GREEN,MARTIN ERIC	2240 S DEXTER ST	DENVER	CO	80222-5012	2238 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
HINKHOUSE,CHRISTOPHER	2246 S DEXTER ST	DENVER	CO	80222-5012	2246 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
FISCH,CLINT	1763 S WILLIAMS ST	DENVER	CO	80210-3349	2234 S DEXTER ST	DENVER	CO	80222-5012	GMU	G-MU-8
					4770 E ILIFF AVE STE 101	DENVER	CO	80222-6049	CMP	CMP-H
COUNSELING COLORADO PLLC	4770 E ILIFF AVE STE 109	DENVER	CO	80222-6049	4770 E ILIFF AVE STE 109	DENVER	CO	80222-6049	CMP	CMP-H
VAN DOORNINCK,WILLIAM J	315 RIVERSIDE DR	SILVERTHORNE	CO	80498-9570	4770 E ILIFF AVE STE 105	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 220	DENVER	CO	80222-6000	CMP	CMP-H

SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 218	DENVER	CO	80222-6049	CMP	CMP-H
HAGLUND,PAMELA E PSY D LLC	4770 E ILIFF AVE STE 230	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 230	DENVER	CO	80222-6000	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 103	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 229	DENVER	CO	80222-6000	CMP	CMP-H
VANDOORNINCK,WILLIAM J	315 RIVERSIDE DR	SILVERTH ORNE	CO	80498-9570	4770 E ILIFF AVE STE 112	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 101	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 116	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 108	DENVER	CO	80222-6049	CMP	CMP-H
SOLLOD,H HERSHEY	4770 E ILIFF AVE STE 221	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 221	DENVER	CO	80222-6000	CMP	CMP-H
MARTINEZ,JOHN A & BARBARA C TR	8101 E DARTMOUTH AVE UNIT 46	DENVER	CO	80231-4259	4770 E ILIFF AVE STE 224	DENVER	CO	80222-6000	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 223	DENVER	CO	80222-6000	CMP	CMP-H

SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 219	DENVER	CO	80222-6049	CMP	CMP-H
WIRECKI,THEODORE S	9277 E WESLEY AVE	DENVER	CO	80231-7656	4770 E ILIFF AVE STE 226	DENVER	CO	80222-6000	CMP	CMP-H
GRIFFIN,SANDRA	4770 E ILIFF AVE STE 111	DENVER	CO	80222-6049	4770 E ILIFF AVE STE 111	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE STE 234	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 217	DENVER	CO	80222-6049	CMP	CMP-H
DOORNINCK,WILLIAM J	315 RIVERSIDE DR	SILVERTH ORNE	CO	80498-9570	4770 E ILIFF AVE STE 227	DENVER	CO	80222-6000	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE STE 234	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 228	DENVER	CO	80222-6000	CMP	CMP-H
VAN DOORNINCK,WILLIAM J & NANC	315 RIVERSIDE DR	SILVERTH ORNE	CO	80498-9570	4770 E ILIFF AVE STE 114	DENVER	CO	80222-6049	CMP	CMP-H
JONES,ARTHUR C	4770 E ILIFF AVE STE 233	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 233	DENVER	CO	80222-6000	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 107	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 115	DENVER	CO	80222-6049	CMP	CMP-H
CHINISCI,ROBERT A & MICHELLE M	4770 E ILIFF AVE STE 234	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 234	DENVER	CO	80222-6000	CMP	CMP-H

MENDOZZA,JOSEPH B	4770 E ILIFF AVE STE 232	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 232	DENVER	CO	80222-6000	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 102	DENVER	CO	80222-6049	CMP	CMP-H
CIARLO,DOROTHY	350 PONCA PL APT 349	BOULDER	CO	80303-3877	4770 E ILIFF AVE STE 104	DENVER	CO	80222-6049	CMP	CMP-H
SOUTH DAHLIA GROUP LLC	4770 E ILIFF AVE # 100	DENVER	CO	80222-6061	4770 E ILIFF AVE STE 106	DENVER	CO	80222-6049	CMP	CMP-H
VANDOORNINCK,WILLIAM J & NANCY	315 RIVERSIDE DR	SILVERTH ORNE	CO	80498-9570	4770 E ILIFF AVE STE 110	DENVER	CO	80222-6049	CMP	CMP-H
SCHURMAN,KIM A	4770 E ILIFF AVE STE 222	DENVER	CO	80222-6000	4770 E ILIFF AVE STE 222	DENVER	CO	80222-6000	CMP	CMP-H
MARTINEZ,JOHN A & BARBARA C TR	8101 E DARTMOUTH AVE UNIT 46	DENVER	CO	80231-4259	4770 E ILIFF AVE STE 225	DENVER	CO	80222-6000	CMP	CMP-H
SAKAMOTO,FREDERIC K A	4770 E ILIFF AVE STE 113	DENVER	CO	80222-6049	4770 E ILIFF AVE STE 113	DENVER	CO	80222-6049	CMP	CMP-H
SUITE 231 LLC	3155 S PENNSYLVANIA ST	ENGLEWOOD	CO	80113-2715	4770 E ILIFF AVE STE 231	DENVER	CO	80222-6000	CMP	CMP-H
MEDICAL CENTER CORPEVANS MEDICAL CENTER	4700 E ILIFF AVE	DENVER	CO	80222-6025	4640 E ILIFF AVE	DENVER	CO	80222-6023	CMP	CMP-H
MEDICAL CENTER CORPEVANS MEDICAL CENTER	4700 E ILIFF AVE	DENVER	CO	80222-6025	4700 E ILIFF AVE	DENVER	CO	80222-6025	CMP	CMP-H

PUBLIC STORAGE PROPERTIES XVIII INC	PO BOX 25025	GLENDALE	CA	91221- 5025	4101 E EVANS AVE	DENVER	CO	80222- 4932	CMX	B-4
REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE ST	DENVER	CO	80202- 1324	4301 E EVANS AVE	DENVER	CO		CMX	PUD
SKMAD LLC	5671 S ELM ST	GREENWO OD VILLAGE	CO	80121- 2170	4175 E ILIFF AVE	DENVER	CO	80222- 6033	CMX	C-MU-20
CHRISTIAN LIVING COMMUNITIES	7000 E BELLEVIEW AVE STE 150	GREENWO OD VILLAGE	CO	80111- 1660	2479 S CLERMONT ST	DENVER	CO	80222- 6588	CMP	CMP-EI2
					5307 E YALE AVE	DENVER	CO	80222- 6901	CRX	R-MU-30
YALE STATION LLC	5291 E YALE AVE	DENVER	CO	80222- 6911	5307 E YALE AVE	DENVER	CO	80222- 6901	CRX	R-MU-30
YALE STATION APARTMENTS LLC	5291 E YALE AVE	DENVER	CO	80222- 6911	5307 E YALE AVE	DENVER	CO	80222- 6901	CRX	R-MU-30

Attachment 3 - Existing Context Tables (Subject Properties)

Site Address	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
4101 E Evans Ave	B-4, UO-1, UO-2	Self Storage Facility	Single-story structure with surface parking between building and street and detached sidewalks	Block patterns are regular with an orthogonal street grid but no alley access. Sidewalks are detached and curb cuts are frequent.
4301 E Evans Ave	PUD 109	Surface Parking Lot	Surface parking lot with detached sidewalks	
5307 E Yale Ave	R-MU-30 w/waivers	Mixed-use with some commercial and residential apartments	5-story structure with shallow setbacks, parking garage, and attached sidewalks	
4175 E Iliff Ave	C-MU-20 w/waivers	Medical Office	Single-story structure with attached sidewalks and curb cut with surface parking to the side of the structure	
2210 S Dexter St	G-MU-8	Multi-unit Residential	3-story apartment structure with surface parking on the side of the building and attached sidewalk	
2224 S Dexter St	G-MU-8	Single-unit Residential	Single-story structure with attached sidewalk and curb cut	
2234 S Dexter St	G-MU-8	Single-unit Residential	Single-story structure with attached sidewalk and curb cut	
2238-2240 S Dexter St	G-MU-8	Two-unit Residential	Two-story structure with front door facing the side property line and wide curb cut	
2246-2248 S Dexter St	G-MU-8	Two-unit Residential	Two-story structure with front door facing the side property line and wide curb cut	
2250-2252 S Dexter St	G-MU-8	Two-unit Residential	Two-story home with one-story detached garage that is located between street and main house. Attached sidewalk and curb cut.	
2254-2256 S Dexter St	G-MU-8	Two-unit Residential	Two-story home with one-story detached garage that is located between street and main house. Attached sidewalk and curb cut.	
2260-2262 S Dexter St	G-MU-8	Vacant		
2270--2290 S Dexter and 4701-4715 E Iliff Ave	G-MU-8	Vacant		
4719 E Iliff Ave - 4763 E Iliff Ave	G-MU-8	Multi-unit Residential	3-story town homes with attached garages and single curb cut with access to all garages, attached sidewalk	
4765 E Iliff Ave	G-MU-8	Single-unit Residential	Single-story structure with attached sidewalk	

Site Address	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
2255 S Dahlia St	G-MU-8	Vacant		
2283-2285 S Dahlia St	G-MU-8	Two-unit Residential	Single-story structure with parking in the front and no sidewalk	
4640 E Iliff Ave	CMP-H	Medical Office	Single-story structure that resembles a house with attached sidewalk and curb cut	
4700 E Iliff Ave	CMP-H	Medical Office and Commercial/Retail	Two-story structure with surface parking in front of building and attached sidewalk	
4770 E Iliff Ave	CMP-H	Commercial/Retail	Two-story structure with surface parking lot and attached sidewalk	
2479 S Clermont St	CMP-EI2	Senior Living Facility	Two 4-story structures with surface parking and attached sidewalks	Block patterns are irregular with curvilinear streets and no alley access. Sidewalks are detached and curb cuts to individual properties are frequent.

Attachment 4 - Existing Context Tables (Surrounding Properties)

Existing Context Table - Surrounding Properties

Site Address		Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Properties Near Colorado Station (4101 & 4301 E Evans Ave)	North	C-MX-20, UO-1	Parking	Six-story parking garages, surface parking	
Properties Near Colorado Station (4101 & 4301 E Evans Ave)	South	C-MX-5	Office	One- and Two-story office structures with attached sidewalks and parking behind structure and in front of structure	
Properties Near Colorado Station (4101 & 4301 E Evans Ave)	East	C-MX-20, UO-1	Parking and Auto Dealership	Surface parking and one-story structure with surface parking between street and building	
Properties Near Colorado Station (4101 & 4301 E Evans Ave)	West	C-MX-20, UO-1, UO-2 and C-MX-20	Auto repair, outdoor storage of vehicles, and parking	One-story structure with garages and surface parking next to the structure and surface parking	
Property Near Yale Station (5307 E Yale Ave)	North	S-MX-5	Parking	Surface parking	
Property Near Yale Station (5307 E Yale Ave)	South	S-SU-D	Single-unit residential	One-story house with attached sidewalk and curb cut	
Property Near Yale Station (5307 E Yale Ave)	East	Interstate - 25	Highway	Interstate - 25	
Property Near Yale Station (5307 E Yale Ave)	West	S-MX-5	Office	Two-story office structure with detached sidewalk, tree lawn, and surface parking adjacent to the structure	
4175 E Iliff Ave	North	E-MX-3	Multi-unit residential	Three-story row houses with attached garages and attached sidewalks	
4175 E Iliff Ave	South	S-MX-3	Public/quasi-public	One-story pre-school with attached sidewalks and airplane in backyard!	
4175 E Iliff Ave	East	E-MX-3	Multi-unit residential	Three-story row houses with attached garages and attached sidewalks	Block patterns are regular with an orthogonal street grid but no alley access. Sidewalks are detached and curb cuts are frequent.

Site Address		Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
4175 E Iliff Ave	West	S-CC-5x	Office	One-story office building with attached sidewalk and parking adjacent to structure	
2210 -2290 S Dexter, 4701-4735 E Iliff Ave, and 2255-2285 S Dahlia St	North	C-MX-5	Multi-unit residential and highway	Five-story apartment complex with detached sidewalks and Interstate - 25	
2210 -2290 S Dexter, 4701-4735 E Iliff Ave, and 2255-2285 S Dahlia St	South	CMP-H (proposed S-MU-3) and S-SU-D	Medical office	One- and Two-story medical office with surface parking adjacent to structure and attached sidewalks; and one-story home with attached sidewalk	
2210 -2290 S Dexter, 4701-4735 E Iliff Ave, and 2255-2285 S Dahlia St	East	Interstate - 25	Highway	Interstate - 25	
2210 -2290 S Dexter, 4701-4735 E Iliff Ave, and 2255-2285 S Dahlia St	West	E-SU-Dx	Single-unit residential	One-story homes with attached sidewalks and curb cuts	
4640-4770 E Iliff Ave	North	G-MU-8 (proposed G-MU-5) and E-	Multi-unit and single-unit residential	Three-story row houses with attached garages and attached sidewalks, vacant	
4640-4770 E Iliff Ave	South	H-1-B	Public/quasi-public	Private school campus with structures ranging from one to four stories with surface parking, driveways, and sports fields	
4640-4770 E Iliff Ave	East	S-SU-D	Single-unit residential	One-story home with attached sidewalk	
4640-4770 E Iliff Ave	West	H-1-B	Public/quasi-public	Private school campus with structures ranging from one to four stories with surface parking, driveways, and sports fields	Block patterns are irregular with curvilinear
2479 S Clermont St	North	H-1-B	Public/quasi-public	Private school campus with structures ranging from one to four stories with surface parking, driveways, and sports fields	

Site Address		Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
2479 S Clermont St	South	CMP-EI2 and S	Public/quasi-public and single-unit residential	One-story adult daycare and residential homes with attached sidewalks	streets and no alley access. Sidewalks are detached and curb cuts to individual properties are frequent.
2479 S Clermont St	East	Arapahoe Cou	Single-unit residential	One-story homes with atatched sidewalks and curb cuts	
2479 S Clermont St	West	S-SU-D	Single-unit residential	One-story homes with atatched sidewalks and curb cuts	

Attachment 5 - Primary Building Form Standards in Existing and Proposed Zone Districts Table

Primary Building Form Standards in Existing and Proposed Districts Table													
	4101 and 4103 E Evans Ave			5307 E Yale Ave		4175 E Iliff Ave		2210-2290 S Dexter St, 2255-2285 S Dahlia St, and 4719-4765 E Iliff Ave		4640, 4700, 4770 E Iliff Ave		2479 S Clermont st	
Design Standards	B-4, UO-1, UO-2 (existing)	PUD 109 (existing)	C-MX-16 (proposed)	R-MU-30 w/waivers (existing)	S-MX-5A (proposed)	C-MU-20 w/waivers (existing)	S-MX-3 (proposed)	G-MU-8 (existing)	G-MU-5 (proposed)	CMP-H (existing)	G-MX-3 (poposed)	CMP-Ei2 (existing)	G-RO-3 (proposed)
Primary Building Forms Allowed	NA	NA	Town House, General, and Shopfront (note that drive thru forms are also permitted in this district but would not be permitted on these properties because of proximity to light rail)	NA	General, Shopfront	NA	Drive Thru Services, Drive Thru Restaurants, General Shopfront	Urban House, Duplex, Town House, Apartment	Urban House, Duplex, Garden Court, Town House, Apartment	General	General, Townhouse, Shopfront	General	Urban House, Duplex, Town House, Apartment
Height: Stories/Feet (max)	NA	NA/30'	5/70' (Town House); 16/200' (General and Shopfront)	NA/140'	5/70'	NA	3/45'	8/100'	5/65'	NA/200' and 75' within 125' of protected district	3/45'	NA/150' and 75' within 175' of protected district	3/30'-40'
Height: Stories/Feet with incentives (max)	NA	NA	22/275' (General and Shopfront)	NA	7/95'	NA	4/55' (General)	12/140' and 75' within 175' of protected district	7/90' and 75' within 175' of protected district	NA	4/55'	NA	4/50'
Floor Area Ratio or Maximum Gross Floor Area	2:1	16,000 sf	NA	NA	NA	1:1	NA	NA	NA	NA	NA	NA	NA
Primary Build-To Percentages (min)	NA	NA	70% (Town House and General); 75% (Shopfront)	NA	60% (General); 75% (Shopfront)	NA	NA (Drive Thru Services); 50% (Drive Thru Restaurants and General); 75% (Shopfront)	60% (Apartment); 70% (Town Home)	60% (Apartment); 70% (Town Home)	NA	50%	NA	60% (Apartment); 70% (Town House)
Primary Build-To Ranges (min/max)	NA	NA	10'-15' (Town House); 0'/10' (General); 0'-5' (Shopfront)	NA	0' - 20' (General); 0' - 5' (Shopfront)	NA	NA (Drive Thru Services); 0'- 80' or 0' - 35' (Drive Thru Restaurants); 0'- 80' or 0' - 150' (General); 0' - 5' (Shopfront)	10'-15' (Town House); 20' (Apartment)	10'-15' (Town House); 20' (Apartment)	NA	0'/80'	NA	10' - 15' (Town House); 10' - 20' (Apartment)
Primary Setbacks (min)		20'	10' (Town House); 0' (General and Shopfront)	10' (single- and two-unit residential structures); 0' (all other uses)	0'	10' (single- and two-unit residential structures); 0' (all other uses)	0'	10' (Town House, Apartment); 20' (Urban House, Duplex)	10' (Town House, Apartment); 20' (Urban House, Duplex, Garden Court)	10'	10'	20'	10'-20'
Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Allowed/Allowed	Not Allowed/Not Allowed		Not Allowed/Allowed		Allowed/Allowed (Drive Thru Services and Restaurants, General); Not Allowed/Not Allowed (Shopfront)	Not Allowed/Allowed	Not Allowed/Allowed	Allowed/Allowed	Not Allowed/Allowed	Allowed/Allowed	Not Allowed/Allowed

Primary Building Form Standards in Existing and Proposed Districts Table -2210-2290 S Dexter St, 2255-2285 S Dahlia St, and 4719-4765 E Iliff Ave

Design Standards	S-CC-3x	B-3	B-3 with Waivers	S-MX-3A (proposed)	S-MX-5A (proposed)
Primary Building Forms Allowed	Drive Thru Services, Drive Thru Restaurants, General	NA	NA	General, Shopfront	General, Shopfront
Stories/Heights (max)	3 /45'	NA / 75' when within 175' of a protected district	NA / 75' when within 175' of a protected district	3 / 45'	5 / 70'
Floor Area Ratio	NA	1:1	1:1	NA	NA
Primary Build-To Percentages (min)	NA	NA	NA	60% (General); 75% (Shopfront)	60% (General); 75% (Shopfront)
Primary Build-To Ranges	NA	NA	NA	0' - 20' (General); 0' - 5' (Shopfront)	0' - 20' (General); 0' - 5' (Shopfront)
Primary Setbacks (min)	0'	5'	5'	0'	0'
Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Allowed/Allowed	Allowed/Allowed	Not Allowed/Allowed	Not Allowed/Allowed

Attachment 6: Mediation Summary

4650, 4700 & 4770 East Iliff Avenue Rezoning

At the request of the Planning Board Steve Charbonneau attempted to mediate a resolution to the zoning conflict involving 4650, 4700, and 4770 East Iliff Avenue and a proposed legislative rezoning.

The parties to the mediation were Jennifer Neuhalphen and Liz Davis (co-presidents of University Hills North RNO), William van Doorninck (4770 East Iliff), Ramin & Sara Vatan (4650 and 4700 East Iliff), and Councilwoman Kendra Black.

I met individually with each party to understand their perspective. We then met as a full group in mediation on five occasions. At our initial meeting we were joined by Andrew Webb and Jason Morrison from Community Planning and Development, who served as a resource providing zoning and planning information to the group. Andrew and Jason continued to be helpful resources throughout the process.

Although much time and effort was invested in mediating and working toward a resolution, in the end we were unable to reach agreement.

- There were concerns expressed and much discussion about the process, implications and alignment with the Near Southeast Area Plan, property values, appropriate zoning designations, fairness, height, enforceability, etc.
- The neighborhood representatives worked to identify an alternative option that would be acceptable to the neighborhood and the Near Southeast Area Plan, but unfortunately in the end, as a group we were unable to reach a solution that was agreeable to all who were involved.



Steve Charbonneau
Community Mediation Concepts