Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*	
☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
☑ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	ECLT Morrison Condos LLC
Address	1114 W 7th Ave. Ste 101
City, State, Zip	Denver, CO 80204
Telephone	720.822.0052
Email	ldebell@elevationclt.org

*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.

PROPERTY OWNER(S) REPRESENTATIVE**	
☑ CHECK IF POINT OF CONTACT FOR APPLICATION	
☐ CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Representative Name	Gosia Kung, KTGY
Address	3660 Blake St. Ste 500
City, State, Zip	Denver, CO 80205
Telephone	720.883.5520
Email	gkung@ktgy.com

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

***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.

SUBJECT PROPERTY INFORMATION	
Location (address):	548 S Perry St
Assessor's Parcel Numbers:	05181-32-006-000
Area in Acres or Square Feet:	5,000 SF
Current Zone District(s):	E-TU-C
PROPOSAL	
Proposed Zone District:	E-MX-3
PRE-APPLICATION INFORMATION	
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	☑ **Yes - State the contact name & meeting date** Caeli Hill, 8/15/23 ☐ **No - Describe why not (in outreach attachment, see bottom of p. 3)**
Did you contact the City Council District Office regarding this application ?	☑ **Yes - if yes, state date and method** 8/22/23 in person at Safety, Housing, Education, and Homelessness Committee and 9/25/23 via letter (attached) ☐ **No - if no, describe why not (in outreach attachment, see bottom of p. 3)**

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

General Review Criteria DZC Sec. 12.4.10.7.A Check box to affirm **and** include sections in the review criteria narrative attachment	☐ **Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.** Please provide a review criteria narrative attachment describing **how** the requested zone district is consistent with the policies and recommendations found in **each** of the adopted plans below. Each plan should have its' own subsection. **1. *Denver Comprehensive Plan 2040*** In this section of the attachment, describe **how** the proposed map amendment is consistent with *Denver Comprehensive Plan 2040*'s a) equity goals, b) climate goals, and c) any other applicable goals/strategies. **2. *Blueprint Denver*** In this section of the attachment, describe **how** the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in *Blueprint Denver*. **3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):**
General Review Criteria: DZC Sec. 12.4.10.7. B & C Check boxes to the right to affirm **and** include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.	☐ **Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.** ☐ **Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.** In the review criteria narrative attachment, please provide an additional section describing **how** the requested rezoning furthers the public health, safety and general welfare of the City.
Review Criteria for Non-Legislative Rezonings: DZC Sec. 12.4.10.8 For Justifying Circumstances, check box and include a section in the review criteria narrative attachment. For Neighborhood Context, Purpose and Intent, check box **and** include a section in the review criteria narrative attachment.	**Justifying Circumstances - One of the following circumstances exists:** ☐ The existing zoning of the land was the result of an error; ☐ The existing zoning of the land was based on a mistake of fact; ☐ The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage; ☐ Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or, b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. ☐ It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code. In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions. ☐ **The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.** In the review criteria narrative attachment, please provide a separate section describing **how** the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☐ Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html
- ☐ Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☐ Review Criteria Narratives. See page 2 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☐ **Written narrative explaining reason for the request** (optional)
- ☐ **Outreach documentation attachment(s)**. Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- ☐ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- ☐ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☐ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- ☐ **Other Attachments.** Please describe below.

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

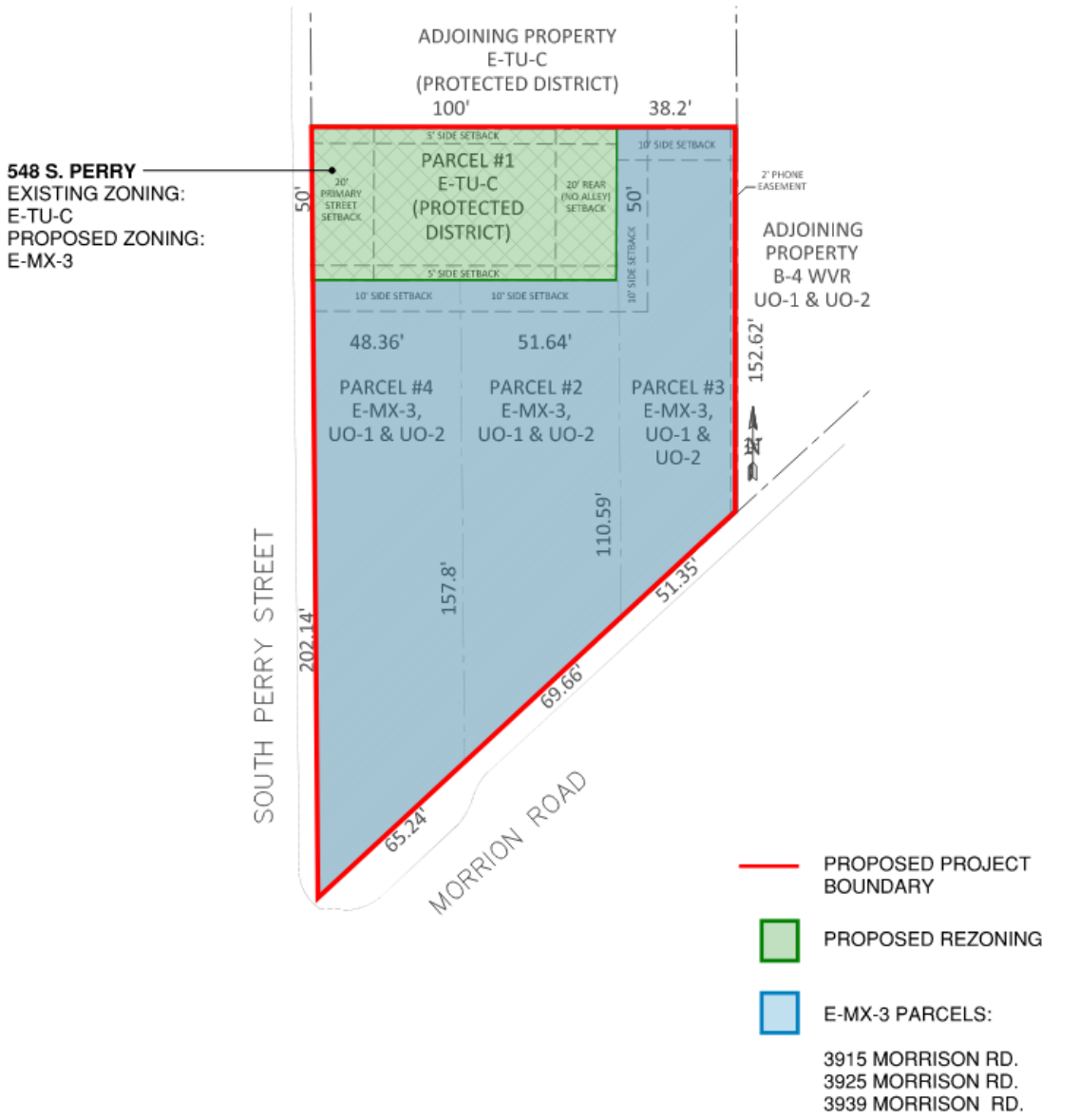
PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

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

548 South Perry Street

Rezoning from E-TU-C to E-MX-3 to provide consistent zoning for the project site which includes the three properties fronting Morrison Road



REZONING REVIEW CRITERIA NARRATIVE

1. **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.**

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted Denver Comprehensive Plan 2040 strategies, including:

- Equitable, Affordable, and Inclusive Goal 1 – Ensure all Denver residents have a safe, convenient, and affordable access to basic services and a variety of amenities.
    - o Strategy A – Increase development of housing units close to transit and mixed-use developments. (p. 28)

- Equitable, Affordable and Inclusive Goal 2 – Build housing as a continuum to serve residents across a range of incomes, ages, and needs.
    - o Strategy A – Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).

- Environmentally Resilient Goal 8 – Clean our soils, conserve land and grow responsibly.
    - o Strategy A – Promote infill development where infrastructure and services are already in place (p.54).

Blueprint Denver

The proposed rezoning is consistent with the Blueprint Denver recommendations and policies as described below:

Equity
The property on the corner of Morrison Rd and Perry St is owned by the Elevation Community Land Trust who, in partnership with BuCu West, intends to redevelop the land. Westwood is identified as one of Denver's 10 NEST neighborhoods described as most vulnerable to displacement. The rezoning will enable a project that will reduce vulnerability to displacement by:

- Creating permanently affordable homeownership options (expanding housing diversity)
- Creating permanently affordable commercial space ownership opportunities (expanding job diversity, improving access to opportunity of business ownership)
- Preserving existing commercial and residential spaces on Morrison Rd (stabilizing businesses and residents that are vulnerable to involuntary displacement by increasing rents)

Growth Strategy
Morrison Road is identified as Community Corridor intended to accept 20% of new employment and 25% of new housing by 2040 (p.51)

Future Places
Community Corridor – Mix of residential and commercial uses, generally up to 3 stories, active street frontage.

Neighborhood Context
The Urban Edge context – commercial and missed-use along main corridors (Morrison Rd), small scale multi-unit residential. Walkable and bikeable but still some reliance on cars. Block patterns are generally regular.

Street Type
Parry St and Morrison Rd (mixed- use collectors) – varied mix of uses including retail, office, restaurants, and residential.

Blueprint Denver Policies
Land Use and Built Form Policy 1 - Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.

Land Use and Built Form Policy 3 - Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.

Land Use and Built Form Policy 4 - Ensure equitable planning processes and include underrepresented residents in plans and plan implementation.

Land Use and Built Form Policy: Housing Policy 6 - Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.

Land Use and Built Form Policy: Housing Policy 7 - Expand family-friendly housing throughout the city.

Land Use and Built Form Policy: Housing Policy 8 - Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts.

Land Use and Built Form Policy: Economics Policy 1 - Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts and high-intensity residential areas in downtown and urban center contexts.

Land Use and Built Form Policy: Economics Policy 2 - Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.

Land Use and Built Form Policy: Economics Policy 5 - Support organizations and districts within the city's centers and corridors to aid in attraction and retention of employment and commerce.

Land Use and Built Form Policy: Economics Policy 6 - Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors.

Land Use and Built Form Policy: Design quality and preservation Policy 2 - Ensure residential neighborhoods retain their unique character as infill development occurs.

Land Use and Built Form Policy: Design quality and preservation Policy 6 - Incentivize the preservation of structures and features that contribute to the established character of an area, even if they are not designated as landmarks or historic districts.

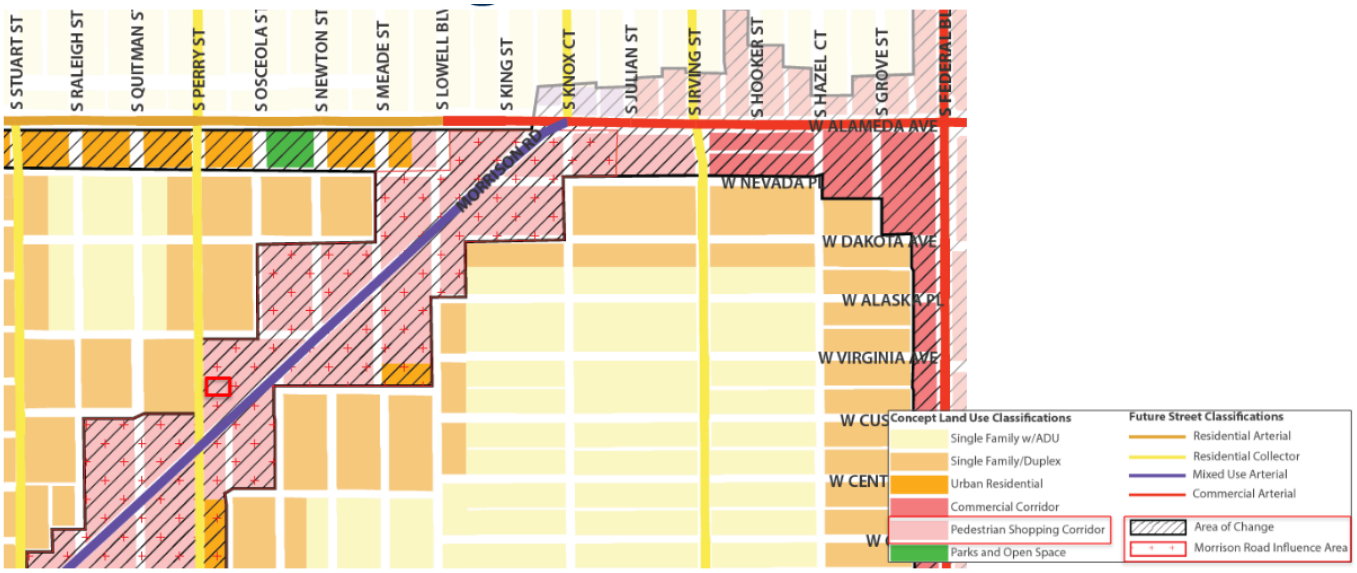
Westwood Neighborhood Plan (2016)

The proposed rezoning is consistent with the adopted Neighborhood Plan by implementing the policies and objectives listed below:

Encourage a Diversity of Housing Investments in housing should strive to include a diverse range of housing types creating a seamless integration of low income, workforce and market rate housing options throughout the neighborhood. Ensure a full range of housing choices, including sizes and prices, accommodating various family structures. Continue to support the programs detailed in the City's strategic plan for affordable housing. Additionally, housing diversity will serve as a safeguard against economic segregation and helps ensure equity in access to services and opportunities. This Plan's land use recommendations (C.1.B) encourage a diversity of housing types in the neighborhood.

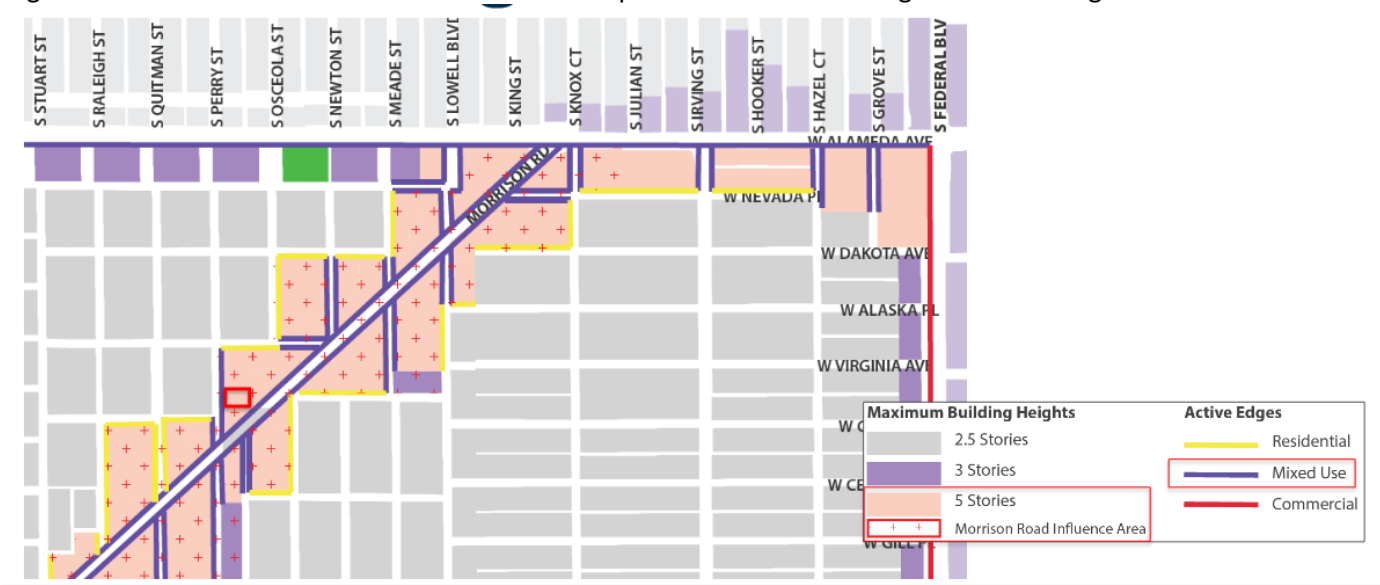
Establish a neighborhood character and identity while preserving and promoting characteristics currently found throughout the neighborhood, like wrought iron and brick fencing. Cultivate a Diverse Economy Attract a diversity of businesses to the area that serve the shopping, entertainment, services, programs, and employment needs of Westwood. Maintain the mix of locally owned and culturally relevant businesses, particularly along Morrison Road and Federal Boulevard. Both the City and neighborhood business organizations should continue to monitor Westwood's business and retail environment to evaluate the variety and diversity of all business types.

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.



Pedestrian Shopping Corridor

Pedestrian Shopping Corridors serve many of the everyday needs of the residents within Westwood and the surrounding neighborhoods. A vertical and horizontal mix of land uses should include commercial, residential, employment opportunities, and community serving organizations. Occasionally, pedestrian shopping corridors contain small neighborhood serving retail or public gathering spaces that can act as a regional draw. These corridors are scaled to be compatible with surrounding residential neighborhoods.



RECOMMENDATION C.2 ENHANCE THE LOCAL ECONOMY
C.2.A. SUPPORT SMALL BUSINESSES

Westwood is home to a number of small businesses, but it has the potential to be a thriving and unique business district. The Office of Economic Development currently provides programs to help neighborhood business owners. There are also many other organizations that are potential partners for supporting small businesses and entrepreneurs such as micro-business organizations, foundations, and neighborhood business support offices. The City and other Westwood stakeholders should be supportive of businesses through a variety of strategies such as development of a Westwood Neighborhood Economic Development Strategy; building local capacity to achieve economic development outcomes by providing training and technical assistance workshops, increased visibility of commercial districts through marketing support; development of a "buy Westwood" campaign; and implementation of community wealth building concepts and techniques.

Attract New Businesses
Explore the possibility of either a City or private-led small business incubation/shared work space enterprise center within the neighborhood. Business incubators can be focused on specific industries, such as food production.

Enhance Existing Businesses
Encourage existing neighborhood-serving businesses to stay and grow in Westwood by increasing business outreach and improving access to technical and capital

RECOMMENDATION C.3 PROMOTE COMMUNITY OWNERSHIP
C.3.B. MAINTAIN HOUSING AFFORDABILITY

Promote Home Ownership
Programs exist to help neighborhood residents with the purchase of a home and with investment in repairs. These programs should be increasingly publicized in the neighborhood, and any barriers to their use, such as language of geographic barriers, should be removed. If gaps exist in the programming, the City should explore new programs that would benefit Westwood residents and create additional tools.

Increase Housing Affordability
While the development of new affordable and workforce housing should be a priority, other strategies presented in the plan will also contribute to affordability in Westwood. Expanding the Single Family/Duplex areas and allowing ADU's increases the diversity of housing choices, which contributes to affordability. Exploring partnerships with different organizations to provide improvements that increase energy efficiency can help to bring household costs down. Overall, a neighborhood-based strategy for preserving and creating long term housing affordability in Westwood should be developed with community residents and leaders.

Improve Housing Stock
A majority of Westwood's aging residential housing stock is currently in need of critical structural and energy efficiency updates. Since much of Westwood's housing stock was first constructed in the same time period, there is an opportunity to create a large-scale home retrofit program focused on energy efficiency. The City along with regional and federal partners should explore partnerships to help address Westwood's aging housing stock.

Expanding Housing Affordability

The proposed rezoning is consistent with the Expanding Housing Affordability policy by providing 100% Affordable For-Sale Condominiums.

2. **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 of designation on the official map.**

   The map amendment will result in the uniform regulations specific to the proposed district.

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

   The map amendment furthers the public health, safely, and general welfare by implementing the City adopted plans and advancing policy goals included in the plans.

4. **Justifying Circumstances**

   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 a change included changing conditions in the particular area and in the city generally and the city adopted new plans.

5. **The proposed official map amendment is consistent with description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.**

   The district is consistent with the general and specific description of the neighborhood concept as described below:

Section 4.1.1 GENERAL CHARACTER
The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the Row House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

Section 4.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

Section 4.1.3 BUILDING PLACEMENT AND LOCATION

Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

Section 4.1.4 BUILDING HEIGHT

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

Section 4.1.5 MOBILITY

There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

Section 4.2.4 MIXED USE DISTRICTS (E-MX-2, -2A, -2X, -3, -3A)

4.2.4.1 General Purpose

A. The Mixed Use zone 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.

B. There is a diverse menu of Mixed Use zone districts in the Urban Edge Neighborhood Context to recognize the diverse pattern of mixed use places in these neighborhoods.

C. The Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on large sites.

D. The building form standards of the Mixed Use zone districts balance the importance of street presence and provision of parking through build-to requirements, Street Level activation and parking lot screening along the right-of-way. Predictable flexibility in building form options recognizes the varied development pattern of Urban Edge Neighborhoods.

E. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

4.2.4.2 Specific Intent

D. Mixed Use – 3 (E-MX-3) 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.

548 S PERRY ST

Owner	ECLT MORRISON CONDOS LLC 1114 W 7TH AVE STE101 DENVER, CO 80204-4439
Schedule Number	05181-32-006-000
Legal Description	L 12 & 13 BLK 31 BELMONT PARK
Property Type	SFR Grade C
Tax District	DENVER

Print Summary

Property Description

Style:	13: 1 STORY	**Building Sqr. Foot:**	730
Bedrooms:	2	**Baths Full/Half:**	2/0
Effective Year Built:	1934	**Basement/Finish:**	730/730
Lot Size:	5,000	**Zoned As:**	E-TU-C

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

Current Year

	Actual	Assessed	Exempt
Land	$98,200	$5,630	$0
Improvements	$311,900	$21,100	
Total	$410,100	$26,730	

Prior Year

	Actual	Assessed	Exempt
Land	$98,200	$6,820	$0
Improvements	$228,200	$15,860	
Total	$326,400	$22,680	

Real Estates Property Taxes for current tax year

System Upgrade Underway:
Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy * **79..525** *
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	4/28/2023	4/28/2023	4/28/2023
Original Tax Levy	$901.82	$901.82	$1,803.64
Liens/Fees	$0.00	$0.00	$0.00
Interest	$0.00	$0.00	$0.00
Paid	$901.82	$901.82	$1,803.64
Due	$0.00	$0.00	$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment	N	**Prior Year Delinquency**	N
Additional Owner(s)	N		
Adjustments	N	**Sewer/Storm Drainage Liens**	N
Local Improvement Assessment	N	**Tax Lien Sale**	N
Maintenance District	N	**Treasurer's Deed**	N
Pending Local Improvement	N		

Real estate property taxes paid for prior tax year: **$1,741.60**

Assessed Value for the current tax year

Assessed Land	$6,820.00	**Assessed Improvements**	$15,860.00
Exemption	$0.00	**Total Assessed Value**	$22,680.00

Colorado Secretary of State
ID#: 20218000505
Document #: 20218000505
Filed on: 10/22/2021 11:37:13 AM
Paid: $50.00

Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is ECLT Morrison Condos, LLC

The principal office street address is
1114 W 7th Ave
#101
Denver CO 80204
US

The principal office mailing address is
1114 W 7th Ave
#101
Denver CO 80204
US

The name of the registered agent is Tiana Patterson

The registered agent's street address is
1114 W 7th Ave
#101
Denver CO 80204
US

The registered agent's mailing address is
1114 W 7th Ave
#101
Denver CO 80204
US

The person above has agreed to be appointed as the registered agent for this limited liability company.

The management of the limited liability company is vested in Managers

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Tiana Patterson
1114 W 7th Ave
#101
Denver CO 80204
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Tiana Patterson
1114 W 7th Ave
#101
Denver CO 80204
US

Council President Jamie Torres
Denver City Council, District 3
1437 Bannock St., Room 451
Denver, CO 80202

9/25/2023

Re: Rezoning Application Notice for 548 S. Perry Street, Denver CO 80219

Dear Council President Torres,

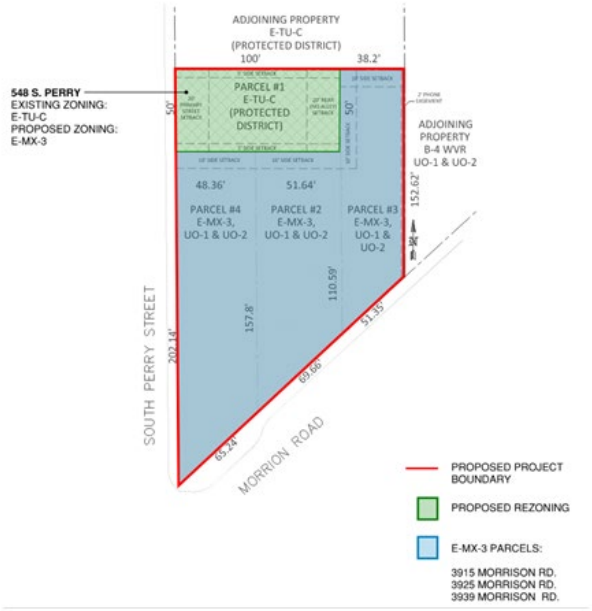
I hope this message finds you well. It was wonderful to see you at the Westwood Chile Festival a couple of weeks ago.

As you may recall, Elevation Community Land Trust ("ECLT") is working with BuCu West to redevelop parcels of land at 548 S Perry St. and 3915-3939 Morrison Rd., Denver, CO 80219 to both preserve existing commercial and residential space, and redevelop underutilized portions of the site to create new permanently affordable, for sale housing opportunities for low- to moderate-income households. The redevelopment and preservation project will provide a minimum of 36 bedrooms in new residential homeownership opportunities and will preserve the commercial space for local, heritage businesses. This mixed-use development opportunity provides two paths for low to moderate income residents to have the opportunity for wealth-building in Westwood through the community land trust model.

In the Safety, Housing, Education, and Homelessness Committee meeting that took place August 31, 2022, you inquired whether a rezoning would be necessary to complete the project.[1] City staff, with support from ECLT staff, stated that a rezoning would likely not be necessary.

After further due diligence and communications with City planning and zoning, ECLT has concluded that a rezoning is necessary to align the entire property zoning with the Westwood Neighborhood Plan prior to redevelopment. The rezoning application is for Parcel #1 that is currently zoned E-TU-C, and requests a rezoning to E-MX-3 to be consistent with Parcel #2, 3, and 4. **ECLT writes today to provide your office with notice that it is applying for a rezoning for 548 S. Perry Street, Denver CO 80219 (Parcel 1)**

[1] Denver City Council, Safety, Housing, Education & Homelessness Committee Meeting, August 31, 2022. Available at https://denver.granicus.com/player/clip/15015?view_id=180&meta_id=1121124&redirect=true&h=a45631a2a08ca3688e237378605bebab (Council President Torres' inquiry at the 14:40 mark).



ECLT plans to submit the rezoning application by September 27, 2023. This project has been accepted into the Affordable Housing Review Team (AHRT) program and we have been through our first Concept Review meeting and received comments in August 2023. Our team has been working to incorporate the comments from Concept Review and has begun outreach to neighborhood RNOs and community groups in Westwood. After submitting the rezoning application, we will be focused on continued community outreach and education and plan to submit our revised Concept Review in October 2023.

ECLT looks forward to applying for rezoning to better allow this development to create affordable homeownership opportunities and small business ownership opportunities for low- to moderate-income households in the Westwood community.

Please contact me with any questions.

Sincerely,

Lauren DeBell
Chief Strategy Officer
Elevation Community Land Trust

1114 W. 7th Ave. # 101
Denver., CO 80204

720-822-0052
info@elevationclt.org

elevationclt.org

BuCu West
Where Business Meets Culture

4200 Morrison Road, Unit 3.
Denver, CO 80219
303.936.4302
bucuwest.com

September 25, 2023

City and County of Denver
201 W. Colfax
Denver, CO 80202

To Denver Board of Adjustments,

I am writing today in support of Elevation Community Land Trust zoning variance for the Morrison Road Condo's project which will bring much needed permanently affordable for sale housing for Westwood residents.

BuCu West has been serving the southwest Denver neighborhood of Westwood for nearly four decades. The organization's overarching goal is to ensure a more equitable place to live, as Westwood is one of the most underserved and underrepresented neighborhoods in the City. BuCu West works with the community to support economic stability and growth, celebrate diversity and culture, and provide the resources needed so that low-income, underserved, refugee, and immigrant individuals and businesses can create their own sustainable solutions that allow them, their businesses, and community to thrive.

As part of these efforts, BuCu West in partnership with Elevation Community Land Trust identified and purchased a commercial property which was in disrepair but also centrally located in the Westwood neighborhood and home to 5 families and 5 small businesses. The property was an assemblage of one parcel zoned for two-units and three others zoned for Urban Edge, Mixed Use (E-MX-3). As a stakeholder and participant in the 2016 Westwood Neighborhood Plan, BuCu West is very familiar with the conversations that took place in the neighborhood and with City Planners when discussing Morrison Road. In general, the community was adamant that they wanted more commercial activity and more residential density on Morrison Road. This is reflected in the neighborhood plan and the proposal to re-zone the assembled properties to create this new affordable housing project is consistent with the communities interest back when the neighborhood plan was created and also with our understanding of the neighborhood today as well.

BuCu West strongly supports the Elevation's proposal for re-zoning for this unique project that would bring affordable for sale residential condominiums to Westwood for the first time. Thank you for your consideration of their application.

Sincerely,

Jose Esparza
Executive Director

From: Jose Esparza
To: Pearl Lopez
Cc: Nicole Guzman; Lauren DeBell
Subject: Morrison Road Condos project
Date: Friday, September 8, 2023 8:45:00 AM

Dear Pearl, Nicole and Southwest Vida Team Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.
In October 2022, ECLT worked with BuCu West and the City of Denver, and purchased the 0.6-acre mixed-used parcels at the corner of Morrison Road and South Perry Street in Westwood. This project will be focused on preserving the commercial heritage businesses that front Morrison Street and re-developing under utilized portions of the site to develop new permanentlyaffordable condominiums. Both the commercial and residential condos will be part of the community land trust and preserve affordability for generations to come.
ECLT and BuCu West are working with KTGY Architects to begin the redevelopment process of improving this site to include new residential affordable homeownership and preservation and restructuring of existing commercial space into commercial condos. The new development will create affordable residential and commercial condominiums that will serve households at or below 80% AMI. ECLT and BuCu West will provide updates and engage with Westwood community partners and residents to ensure an inclusive development process.
We are looking forward to your support and feedback as we embark on this journey to create a permanently affordable spaces in Westwood. ECLT will be at Chile Fest again this year, so please come by our booth and learn more about our organization and our commitment to partnering with communities to make affordable homeownership possible and to bring innovation to Westwood through this unique partnership with BuCu West.

Please email us at jose@bucuwest.com and ldebell@elevationclt.org with 2 to 3 available times your organization would be able to meet with us in the next few weeks to learn more about this project.

In gratitude,
ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

From: Jose Esparza
To: Kasandra Ornelas; Maricendi Jaimes
Cc: Oracio Guardado; Lauren DeBell
Subject: Morrison Road Condos
Date: Friday, September 8, 2023 8:42:37 AM

Dear Kasandra, Maricendi, Oracio and Westwood Community Action Team Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.

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In gratitude,

ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

From: Jose Esparza
To: Damaris Ronkanen
Cc: Lauren DeBell
Subject: Morrison Road Condos Project
Date: Friday, September 8, 2023 8:40:59 AM

Dear Damaris and Hecho en Westwood Members,

We are reaching out to share information about an exciting partnership and future re-development in Westwood. Elevation Community Land Trust (ECLT) is a statewide non-profit focused on creating and preserving permanently affordable homeownership. With over 215 homeowners and over 500 properties in our portfolio, ECLT is currently working in 12 municipalities across the state to build a portfolio of permanently affordable homeownership opportunities for low to moderate income households.

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In gratitude,
ECLT and BuCu West

https://www.elevationclt.org/
https://bucuwest.com/

RESOLUTION OF THE UNANIMOUS WRITTEN CONSENT OF THE MEMBERS OF ECLT MORRISON CONDOS, LLC

The undersigned, constituting the Member of ECLT Morrison Condos, LLC, a Colorado limited liability company (the "Company"), hereby adopts the following Resolution:

WHEREAS, Elevation Community Land Trust, LLC is the sole Member of the Company;

WHEREAS, the Company has determined: (a) to borrow money from the City and County of Denver ("City") in an amount not to exceed One Million Eight Hundred Thousand Dollars and NO/100 ($1,800,000.00) for acquisition costs of the property generally located at the intersection of Morrison Road & S. Perry Street on such terms as the Agent identified below may determine, and (b) to execute and deliver its note(s), loan agreement(s), security document(s), and other instruments and obligations of every kind evidencing and securing the indebtedness;

NOW THEREFORE BE IT RESOLVED, Stefka Fanchi, Agent, is authorized on behalf of the Company to borrow money from the City in an amount not to exceed One Million Eight Hundred Thousand Dollars and NO/100 ($1,800,000.00) for acquisition costs of the property generally located at the intersection of Morrison Road & S. Perry Street on such terms as the Agent may determine, and to execute and deliver such note(s), loan agreement(s), security document(s), and other instruments and obligations of every kind evidencing and securing the indebtedness, and to perform any and all other acts which may be appropriate or necessary with respect to the foregoing loan agreement(s).

Name: Stefka Fanchi
Title: CEO, Elevation Community Land Trust LLC, sole member, ECLT Morrison Condos

Specimen Signature: _____

FURTHER RESOLVED, the execution of this instrument by the undersigned Agent shall have the same force and effect of a unanimous vote of all of the officers and directors of the Board of the Member in favor of adoption of the aforesaid Resolution at a Regular Meeting of the Board of Directors of the Member duly called and held.

FURTHER RESOLVED, this instrument shall be filed in the Minutes of the Meetings of the Member.

FURTHER RESOLVED, that this instrument is effective as of the day 20 of September, 2022.

[SIGNATURE PAGE FOLLOWS]

RESOLUTION OF THE UNANIMOUS WRITTEN CONSENT OF THE MEMBERS OF ECLT MORRISON CONDOS, LLC

Member
Name: Stefka Fanchi, CEO
Elevation Community Land Trust LLC, sole member

City of Denver
Community Planning and Development Department
201 W Colfax Ave, Dept. 205
Denver, CO 80202

Dear Community Planning and Development Department:

I, Stefka Fanchi, CEO of Elevation Community Land Trust, hereby grant authority to our project Architect, Gosia Kung and KTGY Architecture, to submit a rezoning application and represent Elevation Community Land Trust and its wholly owned subsidiary, ECLT Morrison Condos, LLC.

Please email or call Elevation Community Land Trust's Staff Attorney, Charles Allison-Godfrey, at cagodfrey@elevationclt.org or 720-822-0427 with any questions.

Sincerely,

Stefka Fanchi (Sep 26, 2023 18:35 MDT)

Stefka Fanchi
Chief Executive Officer
Elevation Community Land Trust

Statement of Authority

Final Audit Report 2023-09-27

Created:	2023-09-26
By:	Charles Allison-Godfrey (cagodfrey@elevationclt.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyg1qv8l92ArBAVnoC6rFqY_P2p5xoW1G

"Statement of Authority" History

Document created by Charles Allison-Godfrey (cagodfrey@elevationclt.org)
2023-09-26 - 11:38:53 PM GMT

Document emailed to Stefka Fanchi (sfanchi@elevationclt.org) for signature
2023-09-26 - 11:38:56 PM GMT

Email viewed by Stefka Fanchi (sfanchi@elevationclt.org)
2023-09-27 - 0:35:05 AM GMT

Document e-signed by Stefka Fanchi (sfanchi@elevationclt.org)
Signature Date: 2023-09-27 - 0:35:31 AM GMT - Time Source: server

Agreement completed.
2023-09-27 - 0:35:31 AM GMT