



Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
*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 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):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
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?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application ?	<input type="checkbox"/> Yes - if yes, state date and method _____ <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>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.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>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 <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>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.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>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.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>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.</p>

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 document is required.)
- Affordable Housing Review Team Acceptance Letter**
- Other Attachments.** Please describe below.

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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

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

June 14, 2024

Caitlin S. Quander
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303.223.1233 direct
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City and County of Denver
Community Planning and Development
Attn: William Prince
201 W. Colfax Ave., Dept 205
Denver, CO 80202

RE: Cover Letter to 1628 and 1630 S Ogden Street, Rezoning Application to U-TU-C

Mr. Prince:

We represent Brendan and Katie Harrison (the "Harrisons") with respect to the enclosed application to rezone the 6,240 sq. ft. parcel located at 1628 and 1630 S. Ogden Street (the "Property") from U-SU-C to U-TU-C (the "Rezoning"). The Property is located in Denver City Council District 7, within the Platt Park neighborhood of the City and County of Denver, Colorado (the "City"). Brendan and Katie Harrison own the Property.

This letter is provided as part of the application for the Rezoning and to provide the City with additional information that may aid City staff and City Council in reviewing and approving the application.

BACKGROUND

The Property is currently zoned U-SU-C; however, it has been maintained and continually operated with two detached residential dwelling units on one parcel for approximately 80 years.

The primary driving force behind the Rezoning is to allow the Harrisons to reconfigure the parcel from the existing legal nonconforming configuration of two detached dwelling units to a two-unit attached configuration, that conforms with the current Denver Zoning Code (the "Code"). The proposed configuration would be consistent with the recommendations and policy goals found in the Denver Comprehensive Plan 2040 and Blueprint Denver (2019). The proposed Rezoning would enable a safer and more family friendly configuration of dwelling units on the Property.

Existing zone districts and neighborhood contexts surrounding the Property include U-SU-C, U-SU-B, U-SU-B1, U-TU-C, and U-MS-2. Additionally, there are currently 22 parcels that contain attached two-unit dwellings on a single parcel, all within a two-block radius of the Property. 20 of the 22 parcels are located within the same U-SU-C zone district, which indicates the incongruity of the zone district

patterns compared to the development patterns in the area. The building forms of these 22 nearby residential parcels range from duplex to row house.

While the Property is currently zoned U-SU-C, it is located in an area characterized by a rich mixture of small-scale uses, including single unit, two unit, and multi-unit residential, commercial, and retail uses, centered around the vibrant Old South Pearl Street and the Louisiana and Pearl Street RTD light rail station.

NEIGHBORHOOD OUTREACH

The Harrisons have been proactive in their community outreach activities. Beginning in April 2023, the Harrisons met with Denver City Councilman Jolon Clark to discuss options. Councilman Clark provided recommendations on various options. They explored a variety of different options to achieve a better building configuration, looking at building designs and lot split, but they were not workable.

On August 2, 2023, the Harrisons met with newly elected Councilwoman Flor Alvidrez to discuss the potential for rezoning the Property to reconfigure the parcel from two detached dwelling units to one attached two-unit residence. Councilwoman Alvidrez recommended conducting additional outreach to neighbors in Platt Park to gather neighborhood feedback and recommendations.

In August 2023, the Harrisons also contacted the Platt Park People's Association ("**3PA**"), to discuss the Rezoning application. Jennifer Beason, 3PA President, connected the Harrisons with Dave Eyvazzadeh, lead of the 3PA committee for responsible development ("**CFRD**").

Between September and November, 2023, the Harrisons exchanged multiple emails with Mr. Eyvazzadeh. During that exchange, Mr. Eyvazzadeh notified the Harrisons that 3PA would likely acknowledge the rezoning request with a neutral position.

In October 2023, upon the recommendation of both Councilwoman Alvidrez and 3PA, the Harrisons began a multi-month effort to engage Platt Park neighbors to request feedback on the proposed Rezoning. Between October 2023 and May 2024, the Harrisons met with many neighbors and obtained 17 signed letters of support (attached with the Rezoning application) from 28 individual neighbors.

The Harrisons conducted this outreach by walking neighborhood streets on the following dates, during which each of the following neighbors expressed support for the Rezoning. For those neighbors that the Harrisons were unable to make face-to-face contact with, they left flyers providing a description of the Rezoning proposal (attached with the Rezoning application) and offered to discuss the project via phone, text or email.

- **October 1-3, 2023**
 - 1690 S Ogden Street
 - 1692 S Ogden Street
 - 1670 S Ogden Street
 - 1650 S Ogden Street
 - 1625 S Corona Street
 - 1663 S Ogden Street
 - 1655 S Ogden Street
 - 1653 S Ogden Street
- **October 9, 2023**
 - 1609 S Corona Street (email letter attached)
- **October 18, 2023**
 - 1568 S Ogden Street
 - 1585 S Ogden Street
 - 1593 S Ogden Street
 - 1601 S Corona Street
 - 1621 S Ogden Street
- **November 7, 2023**
 - 2089 S Washington Street (signed letter attached)
- **February 14, 2023**
 - 1593 S Ogden Street (signed letter attached)
 - 1670 S Ogden Street (signed letter attached)
- **February 21, 2024**
 - 1568 S Ogden Street (signed letter attached)
 - 1562 S Pennsylvania Street (signed letter attached)
- **February 22, 2024**
 - 1510 S Clarkson Street (signed letter attached)
 - 1502 S Clarkson Street (signed letter attached)
- **February 23, 2024**
 - 1871 S Pennsylvania Street (signed letter attached)
 - 1625 S Corona Street (signed letter attached)
- **February 24, 2024**
 - 1632 S Clarkson Street (signed letter attached)
 - 1739 S Clarkson Street (signed letter attached)
- **February 25, 2024**
 - 1695 S Corona Street (signed letter attached)
 - 1647 S Clarkson Street (signed letter attached)

- **February 26, 2024**
 - 1764 S Washington Street (signed letter attached)
 - 1562 S Washington Street (signed letter attached)
- **February 27, 2024**
 - 1754 S Corona Street (signed letter attached)
- **February 28, 2024**
 - 1690 S Ogden Street (signed letter attached)
 - 1526 S Pennsylvania Street (signed letter attached)

The general feedback received from supportive neighbors was that there is a need for more soft density in the neighborhood and the City as a whole, and that they support the two unit density that is both existing and proposed. Neighbors also felt the Rezoning would have essentially zero impact to the community, as there are already two residences on the same parcel. Supporters agreed that the reconfiguration of the lot from two detached dwelling units to one attached two-unit structure would not adversely impact density or surrounding homes.

One individual had some concerns which focused on the style and design of the future attached two-unit structure the Harrisons intend to construct. The Harrisons are confident in their ability to build a new home that maintains the same architectural and aesthetic charm for which the Platt Park neighborhood is known. In fact, several supportive neighbors recommended multiple local architects and builders who know the neighborhood context well.

The Harrisons appreciate the support from these 28 Platt Park neighbors, and are confident that redevelopment of the Property can assist the City in meeting its goals of increasing soft density, while maintaining the residential charm of the neighborhood.

The Harrisons will continue to meet with 3PA and individual neighbors, as needed, throughout the duration of the Rezoning process.

ANALYSIS

For the Rezoning of the Property from U-SU-C to U-TU-C, City Council may approve a zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. What follows is an analysis of how the application for the Rezoning satisfies each of these criteria.

I. Criteria for Zone Map Amendments

City Council may approve an official zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. The Rezoning of the Property to U-TU-C complies with those criteria, as explained in detail below.

- a. 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.

The Rezoning of the Property to U-TU-C is consistent with the City's adopted plans.

i. Comprehensive Plan 2040

The City's Comprehensive Plan 2040 ("**Comp Plan 2040**") is the vision for Denver and its people for the next twenty years. The vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The Rezoning aligns closely with several of these elements, including, but not limited to:

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

The Rezoning will allow for additional housing close (0.5 miles) to the Louisiana and Pearl Street RTD light rail station, and multiple RTD bus lines, while providing safe updated homes.

- Goal 2: Build housing as a continuum to serve residents across a range of incomes, ages and needs.
 - Strategy A. Create a greater mix of housing options in every neighborhood for all individuals and families.
 - Strategy B. Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.
 - Strategy C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
 - Strategy D. Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments.

The Rezoning will support the intent of providing a greater mix of housing options, while providing access to transit, and walkability to the vibrant Old South Pearl Street district. This will better support economic mobility and improve access to opportunity than if the Rezoning were not granted.

- Goal 3: Develop housing that is affordable to residents of all income levels.
 - Strategy B. Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.

The Rezoning will utilize land use regulations to enable private development of two residential dwelling units, within very close proximity to multiple transit options, as well as local small businesses and the South Pearl Street Farmer’s Market. Missing middle housing includes two-unit and multi-unit residential structures such as duplexes or rowhomes. The Rezoning will help advance this goal and strategy, by replacing existing dilapidated missing middle housing units with the same number of new missing middle housing units.

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

The Rezoning will allow for a mix of housing for a diverse population, further enabling the connectivity to the vibrant mixed-use center of Old South Pearl Street. In terms of development patterns, the Rezoning is consistent with the surrounding neighborhood, as there are currently 22 other two-unit residences within a two-block radius of the Property. This mix of housing will allow for increased access to both the walkable amenities of the Old South Pearl Street business district, as well as the Louisiana and Pearl Street RTD light rail station (5 blocks), multiple RTD bus lines, and parks.

- Connected, Safe and Accessible Places
 - Goal 8: Strengthen multimodal connections in mixed-use centers and focus growth near transit.
 - Strategy B. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership.

The Rezoning will allow for higher soft density than the U-SU-C zone district currently allows, near a plethora of multimodal transportation options. From the Louisiana and Pearl Street RTD light rail station to multiple RTD bus stops, the walkability of the Property directly supports the plan for an accessible City.

- Economically Diverse and Vibrant
 - Goal 3: Sustain and grow Denver’s local neighborhood businesses.
 - Strategy A. Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

The Rezoning will support higher density than the current U-SU-C zoning allows, near locally owned neighborhood businesses in Platt Park. The walkability of the parcel to nearby businesses and restaurants will make a positive economic impact on the area.

- Environmentally Resilient
 - Goal 8: Clean our soils, conserve land and grow responsibly.
 - Strategy A. Promote infill development where infrastructure and services are already in place.
 - Strategy B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
 - Strategy C. Focus growth by transit stations and along high-and medium-capacity transit corridors.

The Rezoning will promote responsible growth by reconfiguring two detached residential dwelling units into one attached two-unit residential structure, which will comply with current Denver green building permits and codes. It would also further the goal of increasing soft density in a mixed-use community where residents can live, work and play in their own Platt Park neighborhood. Finally, the Rezoning would promote soft density near the Louisiana and Pearl Street RTD light rail station.

- Healthy and Active
 - Goal 2: Provide high-quality parks, recreation facilities and programs that serve all Denver residents.
 - Strategy A. Ensure equitable access to parks and recreation amenities for all residents.
 - Strategy B. Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.

The Property provides nearby access to multiple parks and recreation amenities, including Washington Park and Platt Park. The Rezoning will allow more people to live near, and access, these amenities than would be possible under the existing U-SU-C single unit zone district.

- Denver and the Region
 - Goal 1: Be a regional leader in smart growth.
 - Strategy A. Demonstrate the benefits of compact, mixed-use development for the region.

- Goal 2: Embrace Denver’s role as the center of regional growth.
 - Strategy A. Direct significant growth to regional centers and community centers and corridors with strong transit connections.

The Rezoning will provide for continued smart growth using soft density near a major RTD light rail station (0.5 blocks to the Louisiana and Pearl Street station) with direct access to both the City’s downtown and the Denver Tech Center (“**DTC**”).

As previously mentioned, the Property has continuously operated with two residences on one parcel for over 80 years. Both residences are old and dilapidated, and do not provide safe shelter for families to live in. Under the current U-SU-C zone district, the Harrisons are unable to rebuild two separate, safe homes. Instead, the current U-SU-C zone directs the Harrisons to replace the two buildings with one residence. This decrease in density in this location contradicts the goals and directives of Comp Plan 2040.

Instead, the Rezoning would enable the Harrisons to reconfigure the Property from two detached dwelling units, to one attached two-unit structure. A like-for-like replacement in terms of existing and proposed density. This would provide the opportunity to build a structure that complies with new building safety and green building codes, while maintaining the soft density that has been on the Property for over 80 years, and which is envisioned by both Comp Plan 2040 and Blueprint Denver (2019). The Rezoning also provides walkability, bikeability, and ample access to public transit, parks and recreation facilities, and the local businesses of Old South Pearl Street.

The above list demonstrates the extent to which the Rezoning is consistent with many of the general tenets of the Comp Plan 2040.

ii. Blueprint Denver (2019)

Blueprint Denver: A Blueprint for an Inclusive City (“Blueprint”) implements and provides further structure around the six elements that comprise the vision for Denver set forth in Comp Plan 2040 and sets forth the recommendations and strategies for achieving the six elements of the City’s vision. The Rezoning aligns closely with many of the strategies and recommendations in Blueprint, including, but not limited to:

- Land Use & Built Form: General Policy 01 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets.
 - Strategy A. Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: regional centers and community centers, community corridors where transit priority streets are planned, and high and medium-high residential areas in the downtown and urban center contexts.

The Property is located near the Louisiana and Pearl Street RTD light station, as well as many RTD bus routes. The proposed Rezoning will maintain a residential density of two dwelling units, to support public transit in the area.

- Land Use & Built Form: Housing Policy 02 – Diversify housing options by exploring opportunities to integrate missing middle housing into low and low-medium residential areas.
 - Strategy A. Integrate missing middle housing into low and low-medium residential areas. Zoning code revisions could include allowing 2- to 4-unit structures where slightly higher density may be appropriate. This might include lots on corners, near transit, and/or adjacent to centers or corridors.

Missing middle housing includes a variety of development types such as duplexes, rowhomes and townhomes, all of which can provide a greater range of housing options and affordability. The Property currently contains two detached dwelling units. The proposed Rezoning would allow the construction of one attached two-unit structure to replace the existing units, which fits this definition of missing middle housing. Under current zoning, the property could only be redeveloped by decreasing the residential density from two units to one unit. Under the proposed Rezoning, the Property can instead be redeveloped to maintain the two unit density, which will be naturally more affordable.

- Land Use & Built Form: Housing Policy 06 – Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities.
 - Strategy A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit.

The Rezoning aids in achieving this goal by providing additional, naturally affordable housing, near the community corridor of Old South Pearl Street, as well as multiple transit options, including the Louisiana and Pearl Street RTD light rail station (5 blocks from the Property).

- Land Use & Built Form: Economics Policy 02 – Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.
 - Strategy B. Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors.

Strategies for implementing this policy include promoting affordable and family-friendly housing, as well as a full range of job opportunities, and providing opportunities for locally-owned businesses. The Rezoning will provide two affordable units near the vibrant Old South Pearl Street district, within walking distance of supporting locally owned and operated businesses. The Property also provides walkable access to an RTD light rail station (5 blocks from the Property) and RTD bus stops (multiple

routes within blocks). As emphasized in this Blueprint goal, having walkable access to businesses located across the City is important to equitable access to employment.

- Land Use & Built Form: Design Policy 02 – Ensure residential neighborhoods retain their unique character as infill development occurs.

The Rezoning will allow context-appropriate adaptation and redevelopment of the Property. By maintaining two units on the parcel, but reconfiguring to an attached two-unit structure, the new structure will be better able to align with the current Code and building codes. The Rezoning will ensure that the surrounding neighborhood retains its unique character, even as changes on the Property take place.

- Mobility: Policy 01 – Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.
 - Strategy D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers, and corridors into residential areas.

Strategies to implement this policy include increasing the number of services and amenities by integrating more local centers and corridors into residential areas and promoting mixed-use development. The Property is a perfect example of maintaining soft density within a local center. South Pearl Street has multiple small business employers embedded within the existing neighborhood. The Rezoning would enable more access to the services and amenities of the surrounding neighborhood and beyond, while ensuring South Pearl Street and the Platt Park neighborhood maintain their signature mixed-use character. The Rezoning will encourage more trips from the Property to Old South Pearl Street via walking, rolling and biking, as well as more trips to other areas in the City via the Louisiana and Pearl Street RTD light rail station.

Blueprint includes a Neighborhood Contexts Map and a Future Places Map. The Property is designated “Urban” on the Neighborhood Contexts Map. The land use and built form in Urban is described as where “Small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas.” Further, this context has a “[h]igh degree of walkability, bikeability, and good access to transit with less reliance on cars” as well as public parks of various sizes and scales, schools, civic and social spaces. The Property’s location provides outstanding access to local corridors and mixed-use areas to meet this intent as a low-intensity two-unit residential parcel.

The Future Places Map designates the Property as a “low” residential area, which is characterized by predominantly one- and two-unit dwelling units. In some contexts, higher-intensity residential uses may be mixed throughout. The proposed Rezoning to U-TU-C is consistent with the “low” residential area category and would allow for a single structure with two attached dwelling units on a 6,240 sq. ft. parcel. Additionally, 22 other parcels with two-unit structures currently exist within a two-block radius

of the Property. Furthermore, the Property already contains two residential dwelling units, so the Rezoning would facilitate a minor configuration to the site, but no increased intensity in use or the number of dwelling units.

Regarding Blueprint's Growth Areas Strategy, the Property is located within the area designated as "all other areas of the city" that is expected to absorb a relatively small share of new jobs and households in the future. As stated previously, the Property currently contains two residential dwelling units, so the Rezoning will only facilitate the replacement of two existing detached dwelling units with two attached dwelling units. The small size of the Property and the small scale of the request are consistent with these growth patterns and the Blueprint designation for the area.

There are currently 22 parcels within a two-block radius of the Property that also contain attached two-unit homes. The Rezoning would not be a departure from the consistency of neighborhood character of the surrounding block(s). Additionally, four blocks to the west resides South Pearl Street, which is designated as a Main Street Collector. Main Streets are characterized by a mix of uses, with pedestrian-oriented buildings with short front setbacks and highly active street uses. The Rezoning is appropriate for its street classification, and would provide additional access to the Main Street Collector and nearby commercial uses.

As provided in Blueprint, when a rezoning request is made to change the zoning in a residential "low" area to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns. A departure from the established zoning pattern may be appropriate if the intent is to set a new pattern for the area, as expressed by an adopted small area plan or significant neighborhood input. Unfortunately, there is not yet a small area plan for the Platt Park neighborhood, so guidance for the Rezoning must come from Comp Plan 2040 and Blueprint. As discussed at length above, the proposed Rezoning advances many policy goals and strategies from both Comp Plan 2040 and Blueprint. Through extensive neighborhood outreach, the Harrisons were able to gather widespread support, which proves that the neighborhood is supportive of increased residential density. Additionally, while there may not be an "established zoning pattern" of two-unit dwellings, there is a well-established development pattern of two-unit dwellings, as evidenced by the 22 parcels within a two-block radius that also contain two-unit dwellings.

iii. Housing an Inclusive Denver

Housing an Inclusive Denver is the City's five-year housing policy, strategy, and investment plan, which outlines strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents. While the plan includes many policy and investment recommendations and strategies that the proposed Rezoning would advance, the following are most directly related:

- Legislative and Regulatory Priorities: Recommendation 2 – Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint and supplemental implementation actions such as *zoning modifications*, the City should support land-use regulations that incentivize affordable and mixed-use housing, including expanding the development of accessory dwelling units.
 - Multi-unit residential housing development can increase overall housing supply and provide more affordable housing options for low and moderate-income households in Denver. Examples might include duplexes or rowhomes. The City should encourage the development of these “missing middle” development types throughout Denver neighborhoods to provide residents with a diversity of housing choices. Housing an Inclusive Denver § 4.
 - With the City’s past population growth (and anticipating more in the next few years), the update to Blueprint and subsequent implementation measures such as zoning should also direct more dense development to appropriate areas throughout Denver neighborhoods, especially focusing on current or planned transit corridors. Housing an Inclusive Denver § 4.

The proposed Rezoning will allow the Property to be redeveloped with two attached dwelling units, to replace the existing two detached dwelling units. This density advances the goals of increasing overall housing supply and providing more affordable housing options. By allowing two units on the Property instead of one, the City can help accommodate its population growth in a way that maintains the existing character of the Property and the surrounding neighborhood.

- b. 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.

The Rezoning of the Property to U-TU-C will result in uniform application of the Code to the Property in context of the surrounding area. The Harrisons plan to use the Rezoning to allow the reconfiguration of the Property from two detached dwelling units on one parcel, to one attached two-unit dwelling structure. The Rezoning is unlikely to have any other effect on the parcel except this reconfiguration. The Rezoning of the Property will provide continuity and consistency of development patterns, as the proposed site reconfiguration will reflect the built form of 22 other parcels within a two-block radius of the Property.

- c. The proposed official map amendment furthers the public health, safety and general welfare of the City.

The City has adopted multiple plans in the interest of public health, safety, and the general welfare, including Comp Plan 2040 and Blueprint. As described in detail above, the Rezoning furthers the goals, policies, and strategies in these City plans, and thus furthers the health, safety, and general welfare of the City. Additionally, the Rezoning will allow for the redevelopment of the Property, the demolition of two dilapidated and unsafe structures, and the construction of new, safe, family-friendly dwelling units.

II. Criteria for Non-Legislative Rezonings

In addition to the foregoing criteria, the City Council may approve an official zone map amendment that the City Attorney has determined is not a legislative rezoning only if one of a set list of justifying circumstances exists.

- a. Justifying Circumstances

In this case, the Rezoning is a non-legislative rezoning and the applicable justifying circumstance is that, 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 changes include changed or changing conditions in a particular area, or in the city generally, and changes to a City adopted plan. Code, § 12.4.10.8.A.

This circumstance is met because there have been significant changes in the Platt Park and Old South Pearl Street neighborhoods since the two existing homes were constructed 80 years ago. Since that time, South Pearl Street has become a key neighborhood business hub that is home to vibrant local businesses, retailers, and restaurants. Additionally, the City continues to experience significant population growth, and the area immediately surrounding the Property has become an extremely desirable place to live, creating a need for more diverse affordable housing. By allowing two dwelling units on this lot instead of one, the Rezoning will result in more naturally affordable housing within a highly walkable area near City amenities and public transit.

The Rezoning acknowledges the City's population growth, need for affordable and missing middle housing, and the need to support nearby local businesses. The Property has contained two dwelling units for over 80 years. As the City continues to grow and the need for more attainable housing options increases, it is important that the Property maintain its residential density. If the Property were redeveloped under the current U-SU-C zone district, it would be reduced to one dwelling unit. The Rezoning will maintain the existing density, which is necessary to ensure that housing prices remain attainable.

Additionally, since the original construction of the existing homes, and since the property's original zoning, Comp Plan 2040 and Blueprint Denver have been updated. Each plan stresses the importance of providing more affordable housing options across the City, which is achieved in part by encouraging the development of missing middle housing types like attached dwelling units. The proposed Rezoning will result in the subsequent construction of a two-unit attached dwelling, which helps achieve the vision and goals of these plans.

b. Consistency with the Neighborhood Context, Zone District Purpose and Intent.

The other criterion for non-legislative rezonings is “the purpose of the amendment is consistent with the description of the applicable neighborhood context, and the stated purpose and intent of the proposed zone district.” Code § 12.4.10.8.B.

The general character of the Urban Neighborhood Context, which includes the U-TU-C zone district, is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Code § 5.1.1. This context further emphasizes a balance of pedestrian mobility with other modes of transit. Code, § 5.1.5. Further, the specific intent of the U-TU-C zone district is to allow up to two units on a minimum zone lot of 5,550 sq. ft. and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem housing building forms. Code, § 5.2.2.2.P.

The intent of residential districts within the Urban Neighborhood Context is to promote and protect residential neighborhoods. Furthermore, the building form and design standards of the two unit districts are to promote existing and future patterns of lower scale multi-unit building forms. The Rezoning will allow the Harrisons to reconfigure the existing parcel from two detached dwelling units to one attached two-unit structure. This proposed use of a U-TU-C property is consistent with the general purpose and intent of this residential zone district and would promote and protect the existing development patterns of the neighborhood. The Rezoning would also allow for greater diversity in housing, will further public health, safety, and welfare, and will advance the vision and goals of City plans. It will “reinforce the desired development patterns in existing neighborhoods while accommodating reinvestment” in the neighborhood, and “promote desirable residential areas,” as envisioned by the City. Code §§ 5.2.2.1.B and D.

As described in this letter, the Rezoning is consistent with the Urban Neighborhood Context and the stated purpose and intent of the U-TU-C zone district. In addition, for the reasons detailed above, because the Rezoning is consistent with Comp Plan 2040, Blueprint, and Housing an Inclusive Denver, this criterion is met.

CONCLUSION

We hope the foregoing information proves helpful in the City's review of the proposed Rezoning. As discussed in detail above, the Rezoning satisfies all the criteria in the Code for approval of a zone map amendment and a rezoning to U-TU-C. The Harrisons have coordinated with the City, City Councilwoman Alvidrez, 3PA, neighbors, and various other interested parties to ensure that the Rezoning could be conducted in a harmonious way that will enhance the neighborhood. Therefore, we respectfully request that the City approve the proposed Rezoning.

Sincerely,

A handwritten signature in blue ink that reads "Caitlin S. Quander". The signature is written in a cursive style with a long horizontal flourish at the end.

Caitlin S. Quander

May 22, 2024

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

To Whom it May Concern,

As the owners of 1628 and 1630 S. Ogden Street (Parcel #05233-09-004-000), we affirm ownership of the property and hereby authorize Caitlin Quander and Brownstein Hyatt Farber Schreck, LLP to represent us in the rezoning application for the property listed above.

Please contact us with any questions.

Regards,



Kathryn Q. Harrison

Brendan Harrison and Kathryn Harrison
(425) 417-7348 and (303) 223-1233
911 Gaylord Street
Denver, CO 80209

June 12, 2024

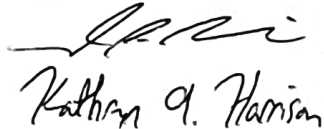
City and County of Denver
Community Planning and Development
201 W. Colfax Avenue, Dept. 205
Denver, CO 80202

To Whom it May Concern,

As the owners of 1628 and 1630 S. Ogden Street (Parcel #05233-09-004-000) and the applicants for this rezoning, we confirm that we held a pre-application meeting with the City on March 21, 2023. The assigned planner is William Prince. We corresponded with Mr. Prince again in December 2023, and he confirmed that there was no change regarding the pre-application analysis, and indicated that a new pre-application meeting was not necessary prior to submitting this application.

Please contact us with any questions.

Regards,

A handwritten signature in black ink, appearing to read "Kathryn A. Harrison". The signature is written in a cursive style with a horizontal line above the first few letters.

Brendan Harrison and Kathryn Harrison
(425) 417-7348 and (303) 223-1233
911 Gaylord Street
Denver, CO 80209

SPECIAL WARRANTY DEED

State Doc Fee: \$99.50
Recording Fee: \$23.00

THIS DEED is dated the 4th day of October, 2022, and is made between
(whether one, or more than one),

Kimberly Lean

the "Grantor" of the County of Jefferson and State of Colorado and

Brendan Harrison and Kathryn A. Harrison

as **Joint Tenants**, (whether one, or more than one), the "Grantee", whose legal address is 1630 South Ogden Street, Denver, CO 80210 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Nine Hundred Ninety Five Thousand Dollars and No Cents (\$995,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

Lots 7 and 8, Block 46,
STEBBINS HEIGHTS,
City and County of Denver, State of Colorado.

also known by street address as: 1630 South Ogden Street, Denver, CO 80210

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the Grantee's heirs and assigns forever. The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a).

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

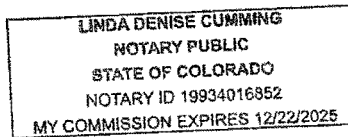


Kimberly Lean

State of Colorado
County of Douglas

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Kimberly Lean.

Notary Public: 
My Commission Expires: 12/22/2025



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, That

Kimberly Lean

of the County of Jefferson, State of Colorado (Seller) for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to him in hand paid, at or before the ensembling or delivery of these presents by

Brendan Harrison and Kathryn A. Harrison

of the County of Denver, State of Colorado (Buyer), the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said Purchaser(s), his personal representatives, successors and assigns, the following property, goods and chattels, to wit:

a. **Inclusions.** The Purchase Price includes the following items (Inclusions):

1. **Inclusions - Attached.** If attached to the Property on the date of this Contract, the following items are included unless excluded under **Exclusions:** lighting, heating, plumbing, ventilating, and air conditioning units, TV antennas, inside telephone, network and coaxial (cable) wiring and connecting blocks/jacks, plants, mirrors, floor coverings, intercom systems, built-in kitchen appliances, sprinkler systems and controls, built-in vacuum systems (including accessories), garage door openers (including N/A remote controls). If checked, the following are owned by the Seller and included (leased items should be listed under **Due Diligence Documents**): **None** **Solar Panels** **Water Softeners** **Security Systems** **Satellite Systems** (including satellite dishes). If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2. **Inclusions - Not Attached.** If on the Property, whether attached or not, on the date of this Contract, the following items are included unless excluded under **Exclusions:** storm windows, storm doors, window and porch shades, awnings, blinds, screens, window coverings and treatments, curtain rods, drapery rods, fireplace inserts, fireplace screens, fireplace grates, heating stoves, storage sheds, carbon monoxide alarms, smoke/fire detectors and all keys.

3. **Other Inclusions.** The following items, whether fixtures or personal property, are also included in the Purchase Price:

1628 S Ogden Includes: Microwave, Oven/Stove, Fridge, Washer/Dryer.

1630 S Ogden Includes: Oven/Stove, Fridge, Washer/Dryer.

if the box is checked, Buyer and Seller have concurrently entered into a separate agreement for additional personal property outside of this Contract.

4. **Encumbered Inclusions.** Any inclusions owned by Seller (e.g., owned solar panels) must be conveyed at Closing by Seller free and clear of all taxes (except personal property and general real estate taxes for the year of Closing), liens and encumbrances, except:

N/A

5. **Personal Property - Conveyance.** Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

6. **Parking and Storage Facilities.** The use or Ownership of the following parking facilities: N/A and the **Use** or Ownership of the following storage facilities: N/A

7. **Leased Items.** The following personal property is currently leased to Seller which will be transferred to Buyer at Closing (Leased Items):

N/A

b. **Exclusions.** The following items are excluded (Exclusions):

Tenants personal property

c. **Water Rights, Water Interests, Water and Sewer Taps.**

1. **Deed Water Rights.** The following legally described water rights: N/A.

Any deeded water rights will be good and sufficient N/A deed at closing.

2. **Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at closing: N/A

3. **Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well," used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer

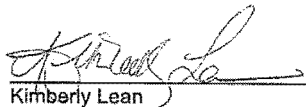
must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in conjunction with the transaction, Buyer shall file the form with the Division within sixty days after Closing. The Well Permit # is N/A.

- 4. **Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows: N/A.
- 5. **Conveyance.** If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights) or § 2.7.4 (Water Stock Certificates), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.
- 6. **Water Rights Review.** Buyer Does Does Not have a Right to Terminate if examination of the Water Rights is unsatisfactory to Buyer on or before the **Water Rights Examination Deadline**.

Located at: **1630 South Ogden Street, in the County of Denver, State of Colorado.**

TO HAVE AND TO HOLD the same unto the Purchaser(s), his personal representatives, successors and assigns, forever. The said Seller(s) covenants and agrees to and with the Purchaser(s), his personal representatives, successors and assigns, to **WARRANT** and **DEFEND** the sale of said property, goods and chattels, against all and every person or person whomever. When used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

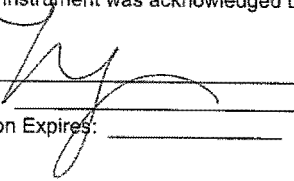
IN WITNESS WHEREOF, the Seller has executed this Bill of Sale this 4th day of October, 2022.



 Kimberly Lean

State of COLORADO
 County of DOUGLAS

The foregoing instrument was acknowledged before me this 4th day of October, 2022 by Kimberly Lean.

Notary Public: 
 My Commission Expires: _____

LINDA DENISE CUMMING
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934016852
MY COMMISSION EXPIRES 12/22/2025

List of Community Outreach – Harrison’s – 1628 & 1630 S Ogden St – Rezoning

14 Apr 2023:

Meeting – Councilman Jolon Clark - Coffee – Lucky District 7

2 Aug 2023:

Meeting – Councilwoman Flor Alvidrez - Zoom – Lucky District 7

25 Aug 2023:

3PA email correspondence – Jolon Clark – Board Member, 3PA

30 Aug 2023:

3PA email correspondence – Jennifer Beason – President, 3PA

2 Sep 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

11 Sep 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

1 Oct 2023:

1690 S Ogden St – Cart expressed support

2 Oct 2023:

1692 S Ogden St – Jen expressed support

1670 S Ogden St – Phil expressed support

1650 S Ogden St – Sarah & Grant expressed support

1625 S Corona St – John & Emily expressed support

3 Oct 2023:

1663 S Ogden St – Jenifer & Scott expressed support

1655 S Ogden St – Jocelyn & Matt expressed support

1653 S Ogden St – Kristin & Joel expressed support

9 Oct 2023:

1609 S Corona St – Jessica & Jeff Zucker – email letter received

18 Oct 2023:

1568 S Ogden St – Adam expressed support

1585 S Ogden St – Sam expressed support

1593 S Ogden St – Becky expressed support

1601 S Corona St – Barb expressed support

1621 S Ogden St – Jim expressed support

7 Nov 2023:

2089 S Washington St – Sean Billings – signed letter

9 Nov 2023:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

15 Dec 2023:

Meeting – Councilwoman Flor Alvidrez – District Office – Lucky District 7

14 Feb 2024:

1593 S Ogden St – Rebecca Lintz – signed letter

1670 S Ogden St - Philip Darrow – signed letter

21 Feb 2024:

1568 S Ogden St – Janet Struharik – signed letter

1568 S Ogden St – Adam Bergfelder – signed letter

1562 S Pennsylvania St – Alexei Chertihin – signed letter

1562 S Pennsylvania St – Natalie Ritter – signed letter

22 Feb 2024:

1510 S Clarkson St – Teddy Kane – signed letter

1510 S Clarkson St – Elizabeth Kane – signed letter

1502 S Clarkson St – Kevin Golk – signed letter

1502 S Clarkson St – Heather Golk – signed letter

23 Feb 2024:

1871 S Pennsylvania St - Adrian Sullesta – signed letter

1871 S Pennsylvania St – Amanda Murphy – signed letter

1625 S Corona St – Emily Blair – signed letter

1625 S Corona St – John Blair – signed letter

24 Feb 2024:

1632 S Clarkson St – Abbey DeBoyes – signed letter

1739 S Clarkson St – Sharon DeBoyes – signed letter

1739 S Clarkson St – Nick Kocherka – signed letter

25 Feb 2024:

1695 S Corona St – Anthony Groene – signed letter

1647 S Clarkson St – Elouise Craig – signed letter

26 Feb 2024:

1764 S Washington St – Kristen Burke – signed letter

1764 S Washington St – James Burke – signed letter

1562 S Washington St – Lindsay Heller – signed letter

1562 S Washington St - Grayson Heller – signed letter

27 Feb 2024:

1754 S Corona St – Mitchell Goldman – signed letter

28 Feb 2024:

1690 S Ogden St – Cart Pierson – signed letter

1526 S Pennsylvania St – Emily Harris – signed letter

25 Mar 2024:

Email correspondence – Councilwoman Flor Alvidrez - office – Lucky District 7

12 Apr 2024:

3PA email correspondence – Dave Eyvazzadeh – Chair of CFRD board

3 May 2024:

3PA meeting – Dave Eyvazzadeh – coffee - Chair of CFRD board

Hello again from the Harrison Family!

We stopped by again to let you know we have been making good progress in our pursuit to rezone 1630/1628 S Ogden Street. As we discussed in October, a large part of the process is the community outreach. We are very pleased with the amount of support we have received around the block. As such, both the Platt Park neighborhood organization (3PA), and the city of Denver, would ideally like to receive letters of support, in the event neighbors felt so inclined. Because you had previously expressed positive feedback, we were curious if you would be willing to provide us a short letter of support for our idea to re-zone? Nothing fancy is required, a simple email is plenty sufficient. We know these are busy times, so we appreciate any support you might be willing to provide!

As a refresher, 1628-1630 S Ogden is a unique lot, in that we currently have two separate detached homes on the one property. Our desire would be to build an attached/more typical two-unit/paired home on the lot, instead of having two separate older homes. We recently learned that we need to apply for a “re-zoning” to get approval for this idea. The two homes we currently have are very old, and the layout is unsafe for children with steep stairs and old windows, wiring, etc. We would love the opportunity to keep two units on the property but align them with the applicable zoning and construction codes with a new build. Our goal is to use a local architect and builder who knows/appreciates Platt Park; and build something that fits the current styles and character of the neighborhood.

Thank you again for your support, and we look forward to hearing from you!

Brendan & Katie Harrison

Brendan.Harrison00@gmail.com

425-417-7348



Hello from the Harrison Family!

Sorry we missed you! We popped by to introduce ourselves and let you know we are considering a little project in the neighborhood on Ogden Street. We own 1630/1628 S Ogden Street, and are looking into the idea of building a new home there. It is a unique lot, in that we currently have two separate detached homes on the one property. Our desire would be to build an attached/more typical two-unit home on the lot, instead of having two separate older homes. We have recently learned that we need to apply for a "re-zoning" to get approval for this idea. The two homes we currently have are very old, and the layout is unsafe for children with steep stairs and old windows, wiring, etc. We would love the opportunity to keep two units on the property but align them with the applicable zoning and construction codes with a new build. Our goal is to use a local architect and builder who knows/appreciates Platt Park; and build something that fits the current styles and character of the neighborhood.

We wanted to touch base to see if you or your loved ones have any concerns, questions, or support for this idea. We welcome any feedback and look forward to hearing from you!

Thank you for your time!

Brendan & Katie Harrison
Brendan.Harrison00@gmail.com
425-417-7348



Community Support Received for Harrison's - 1628 & 1630 S Ogden St – Rezoning

9 Oct 2023:

1609 S Corona St – Jessica & Jeff Zucker – email letter received

7 Nov 2023:

2089 S Washington St – Sean Billings – signed letter

14 Feb 2024:

1593 S Ogden St – Rebecca Lintz – signed letter

1670 S Ogden St - Philip Darrow – signed letter

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1568 S Ogden St – Janet Struharik – signed letter

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Community Support Received for Harrison's - 1628 & 1630 S Ogden St – Rezoning

25 Feb 2024:

1695 S Corona St – Anthony Groene – signed letter

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26 Feb 2024:

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1764 S Washington St – James Burke – signed letter

1562 S Washington St – Lindsay Heller – signed letter

1562 S Washington St - Grayson Heller – signed letter

27 Feb 2024:

1754 S Corona St – Mitchell Goldman – signed letter

28 Feb 2024:

1690 S Ogden St – Cart Pierson – signed letter

1526 S Pennsylvania St – Emily Harris – signed letter

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Teddy Kane 1510 S Clarkson St
Denver, CO 80210

Name / Address

Teddy Kane 2/22/24

Signature / Date

Elizabeth Kane 1510 S
Clarkson St
Denver, CO
80210

Name / Address

Elizabeth Kane 2/22/24

Signature / Date

**RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St**

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I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Lindsay Heller ^{1562 S.} Washington St.

Name / Address

Lindsay Heller 2-26-24

Signature / Date

Grayson Heller ^{1562 S.} Washington St.

Name / Address

GMJ 2/27/24

Signature / Date

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

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I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Emily Harris 1526 S. Pennsylvania St

Name / Address

Emily Harris 2/28/24

Signature / Date

Name / Address

Signature / Date

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

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Thank you for your consideration,

Adam Bergfelder 1568 S. Ogden
Denver, CO
80210
Name / Address

Adam Bergfelder 2/21/2024
Signature / Date

Janet Struharik
Janet Struharik
1568 S. Ogden St
Denver, CO
80210
Name / Address

Janet Struharik
Signature / Date 2/21/2024

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St


To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Kevin Gork
1502 S CLARKSON ST
DENVER CO 80210


Name / Address

 2/22/24.

Signature / Date

Heather Gork

Name / Address

 2/22/24

Signature / Date



Brendan Harrison <teamharrison@gandjrealestate.com>

Fwd: 1630 s ogden support

Brendan Harrison <brendan.harrison00@gmail.com>
To: Brendan Harrison <TeamHarrison@gandjrealestate.com>

Mon, Oct 9, 2023 at 9:34 PM

Begin forwarded message:

From: Jessica Zucker <jessica.g.zucker@gmail.com>
Date: October 9, 2023 at 19:01:54 MDT
To: Brendan.Harrison00@gmail.com
Subject: 1630 s ogden

Go wild! Make your dream home, enjoy every second living in it, and making memories together.

Your ally neighbors,
Jessica and Jeff Zucker
1609 S Corona

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

To Whom It May Concern,

I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I think reconfiguring to an attached two-unit would be a fine addition to our neighborhood.

Thank you for your consideration,

Abbey DeBayer 1632 S. Clark St

Name / Address

Abbey DeBayer

Signature / Date

Name / Address

Signature / Date

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Thank you for your consideration,

<u>Elouise Craig</u>	<u>1642 S. Clarksm</u>	<u>Elouise Craig</u>	<u>2/25/28</u>
Name / Address	St Denver 80210	Signature / Date	

Name / Address

Signature / Date

To Whom It May Concern,


I am signing this letter to express my support for the Harrison Family request for a re-zone at 1628 and 1630 S Ogden Street. I am aware two units have existed on this same lot for decades, so in this unique situation, I do not feel reconfiguring to an attached two-unit would have a negative impact on our neighborhood.

Thank you for your consideration,

Philip Darrow
1670 S. Ogden St.
Denver, CO 80210



Name / Address
Rebecca Lintz
1593 South Ogden Denver 80210

Signature


Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

Name / Address

Signature

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Thank you for your consideration,

Emily Blair
1625 S Corona St

Name / Address

Emily Blair 2/23/2024

Signature / Date

John Blair
1625 S Corona St

Name / Address

John Blair 2/23/2024

Signature / Date

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Thank you for your consideration,

Sharon DeBoyes 1739 S. Clarkson St Sharon DeBoyes 2/24/24

Name / Address

Signature / Date

Nick Kocherka 1739 S. CLARKSON

Nick Kocherka 2/24/24

Name / Address

Signature / Date

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Thank you for your consideration,

Anthony Braene 1695 S Corona St
Denver, CO 80210

Name / Address

[Signature] 2/25/09

Signature / Date

Name / Address

Signature / Date

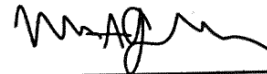
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Thank you for your consideration,

Mitchell Goldman 1754 S Corona St., Denver CO 80210



2/27/2024

Name / Address

Signature / Date

Name / Address

Signature / Date

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Thank you for your consideration,

Kristen Burke / 1764 S. Washington St.
Denver, CO 80210

Name / Address

KCB / 2/26/24

Signature / Date

James Burke / 1764 S. Washington St.
Denver CO 80210

Name / Address

James Burke / 2/26/24

Signature / Date

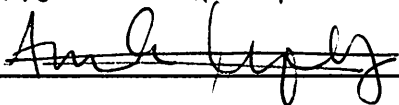
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Thank you for your consideration,

Adrian Sullesta 1871 S Pennsylvania St.



Name / Address



Signature / Date

Amranda Murphy 1871 S Pennsylvania

Name / Address

 2/23/24

Signature / Date

To: 3PA
Re: 1628-1630 S Ogden rezone support

November 7th, 2023

To Whom It May Concern,

I am writing this letter to express my support for the Harrison's request for a re-zone at 1628-1630 S Ogden Street. I am aware this has been a two-unit property for decades, and we think their plan for rezoning and building a new two-unit home would fit nicely within the Platt Park neighborhood.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Sean Billings". The signature is stylized with a large "S" and "B".

Sean Billings
2089 S Washington St
Denver, CO 80210

RE: Rezone Request for
Harrison Family - 1628 & 1630 S Ogden St

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Thank you for your consideration,

Natalie Ritter 1562 S. Pennsylvania

Name / Address

Natalie Ritter 2/27/24

Signature / Date

Alex Chertihin 1562 S Pennsylvania St.

Name / Address

A Chertihin 2/27/24

Signature / Date

EXISTING DUPLEXES, ROW HOUSES and TOWNHOMES – Within 2 BLOCKS

OGDEN STREET (within 2 Blocks North/South)

1466 / 1454 / 1458 S Ogden St (Zone District: U-RH-2.5) - Property Type: Residential Rowhouse

1470 / 1476 S Ogden St (Zone District: U-RH-2.5) - Property Type: Residential Duplex

1581 / 1583 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Rowhouse

1585 / 1587 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Rowhouse

1705 / 1709 S Ogden St (Zone District: U-SU-B) - Property Type: Residential Duplex

914 / 918 E Iowa Ave (Zone District: U-SU-C) - Property Type: Residential Rowhouse

EMERSON STREET (1 Block West and 2 Blocks North/South)

1627 S Emerson St (Zone District: U-SU-B) - Property Type: Commercial – Retail

1637 / 1639 / 1641 S Emerson St (Zone District: U-SU-B) - Property Type: Residential Condominium

CLARKSON STREET (2 Blocks West and 2 Blocks North/South)

1401 / 1405 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1453 / 1457 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

1462 / 1464 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1577 / 1581 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

1737 / 1739 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1800 / 1810 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Condominium

1816 / 1818 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1819 / 1821 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1859 / 1861 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Duplex

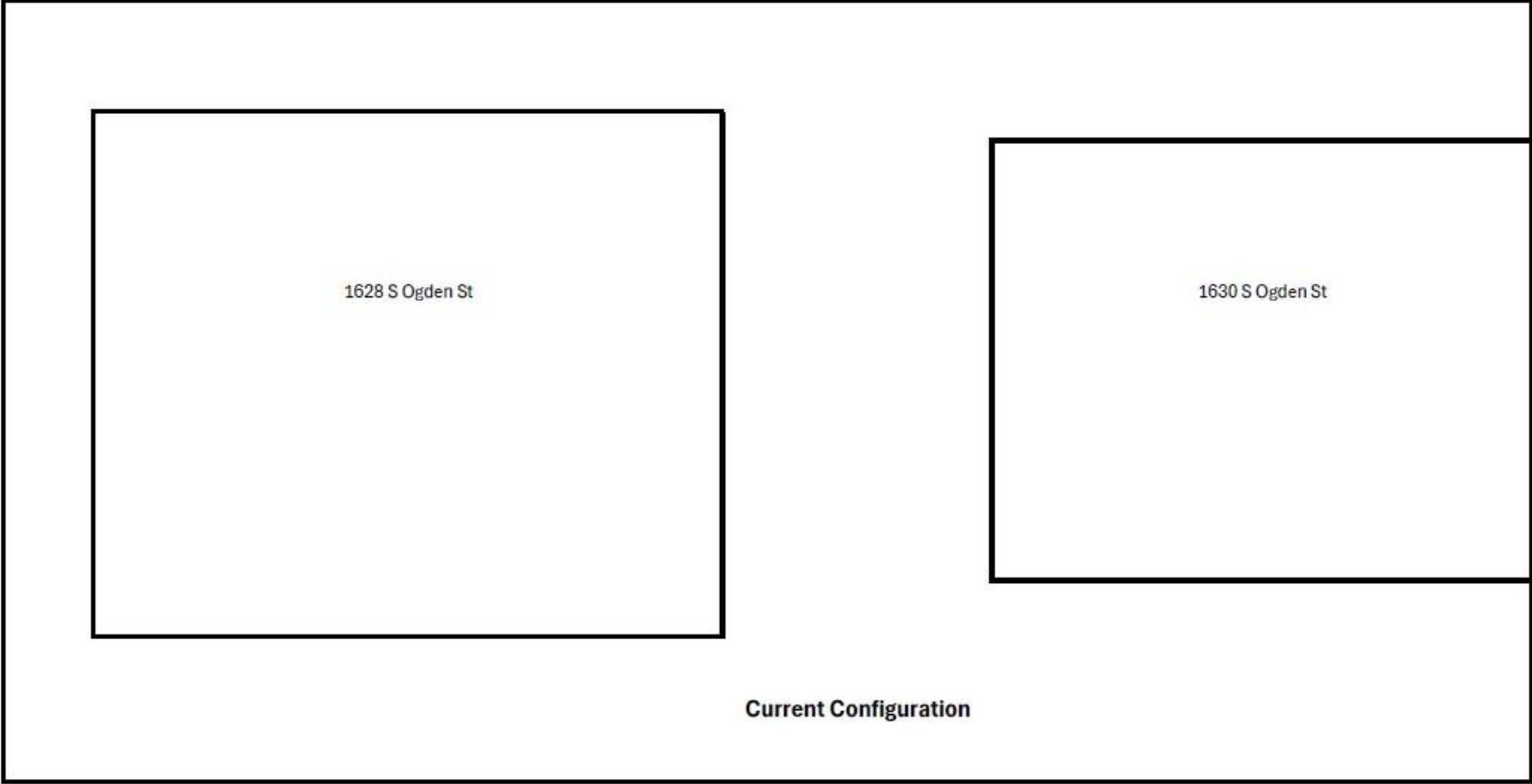
1865 / 1869 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1880 / 1884 S Clarkson St (Zone District: U-SU-B1) - Property Type: Residential Rowhouse

1912 / 1918 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse

1915 / 1925 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse

1968 / 1970 S Clarkson St (Zone District: U-SU-C1) - Property Type: Residential Rowhouse



1628 S Ogden St

1630 S Ogden St

Requested Configuration

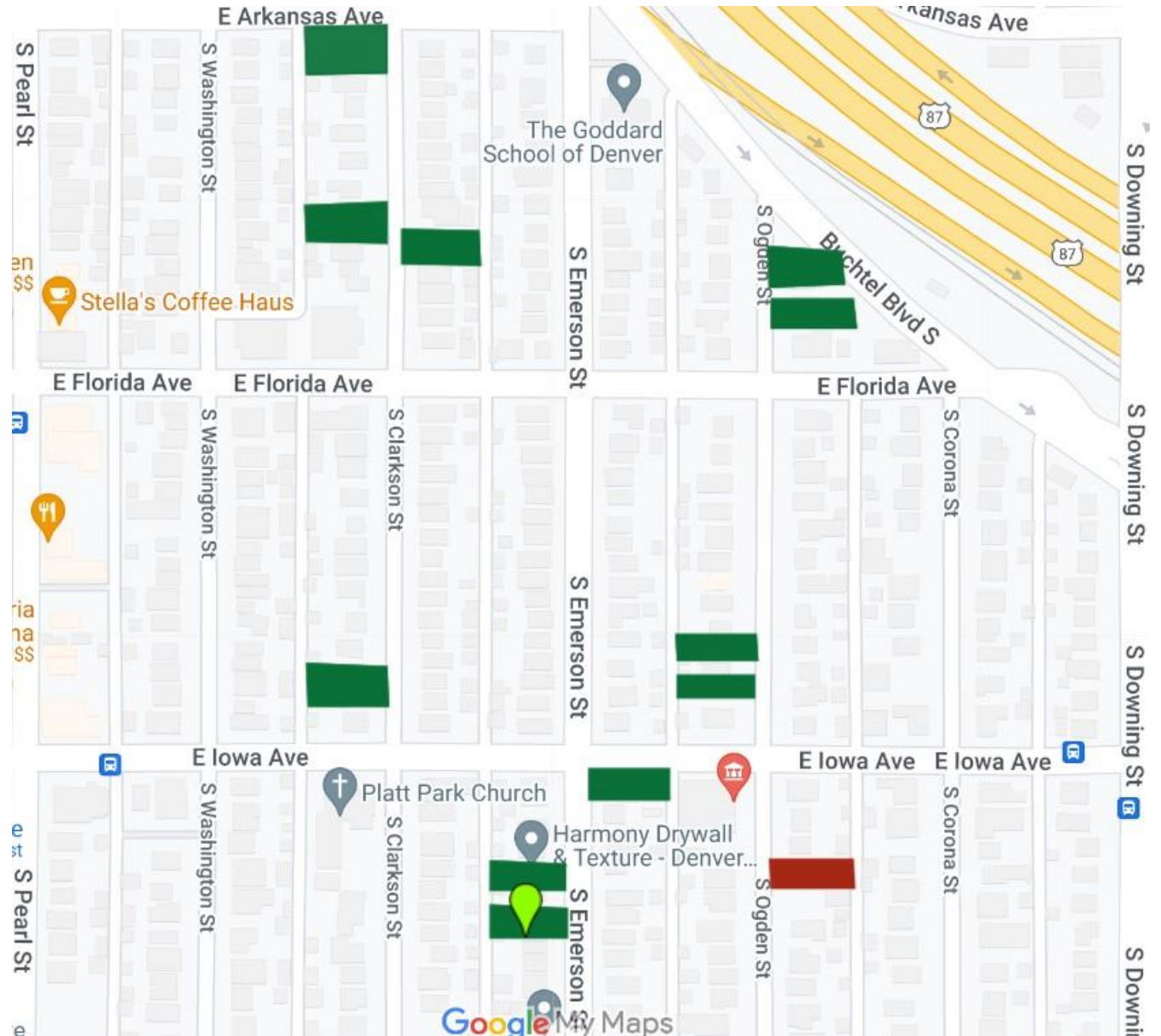
1628 & 1630 S Ogden St - Rezoning

NORTH

**Subject Property
RED**

**Existing Two-Units Parcels
GREEN**

**22 attached two-units
w/in 2 blocks**



1628 & 1630 S Ogden St - Rezoning

SOUTH

**Subject Property
RED**

**Existing Two-Units Parcels
GREEN**

**22 attached two-units
w/in 2 blocks**

