

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 FEE PAYMENT***		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT***	
Property Owner Name	Madrid, Joe Trust Madrid, Jane Trust	Representative Name	redT Homes
Address	1890 S Carr St	Address	4260 E Evans Ave
City, State, Zip	Lakewood CO 80232	City, State, Zip	Denver, CO, 80222
Telephone	303 956 0456	Telephone	303-529-0676
Email	Jane80223@Yahoo.com	Email	entitlements@redthomes.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner 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):	627 S Lipan St		
Assessor's Parcel Numbers:	05161-16-026-000		
Area in Acres or Square Feet:	28,125		
Current Zone District(s):	E-SU-B		
PROPOSAL			
Proposed Zone District:	I-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?	<input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>William Prince</u> <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 checked="" type="checkbox"/> Yes - if yes, state date and method <u>Each District Office has been contacted. See the attached</u> <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 <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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 <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> 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><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b>  <b>Athmar Park Neighborhood Plan</b></p>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</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.</p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> 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 <b>how</b> 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 <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></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 checked="" 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 checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> 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.)
- ☒ **Other Attachments.** Please describe below.  
 Conceptual Plan of proposed townhomes

# REZONING GUIDE

Rezoning Application Page 4 of 4

## 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)
<b>EXAMPLE</b> 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
Joe L. Madrid Mary J. Madrid	627 S Lipan Denver Co 80232	100%	<i>Joe L Madrid</i> <i>Mary J Madrid</i>	8/1/24	a	<i>yes</i>
						YES NO
						YES
						YES





Figure A. Conceptual Site Plan following Neighborhood Input



### Table of Contents

- I. Legal Description
- II. Proof of Ownership
- III. Consistency with Adopted Plans
- IV. Uniformity of District Regulations
- V. Public Health, Safety and General Welfare
- VI. Justifying Circumstances
- VII. Consistency with Neighborhood Context
- VIII. Community Engagement Overview
- IX. Letter of Authorization





### III. Consistency with Adopted Plans

#### Comprehensive Plan 2040

##### i. Equitable, Affordable, and Inclusive (pg. 28-29)

**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.

**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.

**Goal 3: Develop housing that is affordable to residents of all income levels.**

Strategy A: Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing.

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.

**Goal 4: Preserve existing affordable housing.**

Strategy C: Incentivize the reuse of existing smaller and affordable homes.

The proposed rezoning of the subject property from E-SU-B1 to I-MX-3 meets the Equity, Affordable and Inclusive goals outlined in Comprehensive Plan 2040. The rezoning request will create new affordable units and missing middle housing within walking distance of transit. The creation of attached for sale units will greater the mix of housing options within the neighborhood and further expand the range of options from rentals, to affordable housing, to missing middle housing. The proposed project is meant to encourage homeownership among all income levels, especially in the affordable and missing middle income classifications. No existing homes will be torn down as a result of this rezoning. The parcel is vacant land, and the existing home on the neighboring property has been parceled off and re-sold.

##### ii. Strong and Authentic Neighborhoods (pg. 33-35)

**Goal 1: Create a city of complete neighborhoods.**







Strategy B: Ensure neighborhoods offer a mix of housing types and services for a diverse population.

Strategy C: Ensure neighborhoods are safe, accessible and well-connected for all modes.

**Goal 2: Enhance Denver’s neighborhoods through high-quality urban design.**

Strategy B: Establish a scalable, predictable and adaptable approach to improve design quality across the city.

**Goal 6: Empower Denverites to be involved and collaborative in city government.**

Strategy A: Continue to strengthen trust and communication between the city and all neighborhoods.

Strategy C: Improve the engagement and representation of all Denverites including communities of color, in neighborhood groups and city processes.

**Goal 8: Conduct intentional, equitable and measurable neighborhood planning.**

Strategy A: Create diverse and inclusive opportunities for communities to participate in planning.

**Goal 9: Ensure all neighborhoods are safe.**

Strategy A: Encourage design and new development to improve public health and safety.

The proposed rezoning from E-SU-B1 to I-MX-3 would expand the mix of housing types within the neighborhood where mostly single-family detached homes exist. The Urban Edge land use contains small multi-unit residential and commercial areas typically embedded in 1-unit and 2-unit residential areas. The development aims to further buffer the existing neighborhood from the industrial corridor along Lipan St, and bring the zoning for this parcel in line with the surrounding properties along Lipan. The current lot is vacant and otherwise underutilized, which allows for sensible inclusion of in-fill development. The proposed residential use is complimentary to the existing neighborhood plan while buffering the more established single-family homes internal to the neighborhood from the industrial use along Lipan St. The existing zoning does not allow for an appropriate transition from the existing industrial uses along Lipan St to the residential use internal to the neighborhood.

iii. **Connected, Safe and Accessible Places (pg. 39-43)**

**Goal 3: Maximize the public right-of-way to create great places.**

Strategy A: Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.





**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 proposed rezoning to I-MX-3 allows for significant improvements to the current streetscape along W Gill Pl and S Lipan St with new Right of Way street tree plantings and detached sidewalks where there currently are none. The current streetscape along both W Gill Pl and Lipan St consists of attached sidewalks varying between 3' and 5', which would be significantly improved with this project. Both Lipan St and W Gill place currently feature attached sidewalks with no tree lawn. There is an existing bus stop on West Exposition Ave between Mariposa St and Lipan St, which is approximately 360 feet away from the subject parcel. The site is also within close proximity to the Alameda light rail station.

**iv. Economically Diverse and Vibrant (pg. 45-49)**

**Goal 1: Ensure economic mobility and improve access to opportunity.**

Strategy A: Improve economic mobility through workforce training, career development, quality education and wealth creation.

**Goal 2: Grow a strong, diversified economy.**

Strategy D: Ensure a broad range of jobs to align with the skills and interest of local residents.

The proposed rezoning to I-MX-3 allows for a expanded range of housing options, which allows for a diverse range of buyers. The proposed missing middle housing creates additional opportunities for wealth creation within the neighborhood and promotes further improvements within the neighborhood. The jobs within the neighborhood primarily consist of retail and manufacturing jobs. The proposed residential units invite a diverse pool of owners and help expand diversity among careers held within the neighborhood.

**v. Environmentally Resilient (pg. 51-55)**

**Goal 1: Mitigate climate impact by significantly reducing greenhouse gas emissions.**

Strategy A: Embrace clean and local energy that comes from renewable sources such as sun and wind.

Strategy B: Reduce energy use by buildings and advance green building design, including green and cool roofs.







**Goal 2: Prepare for and adapt to climate change.**

Strategy A: Prepare for the impacts of climate change including increased temperatures, loss of tree canopy, infrastructure damage, increased frequency of extreme weather events and reduced snowpack and earlier snowmelt.

Strategy B: Plan for climate change through collaboration, innovation and special attention to the city's most vulnerable populations, who are disproportionately impacted by climate change.

**Goal 3: Conserve water and use it more efficiently.**

Strategy A: Encourage requirements for water-conserving landscaping for private development and publicly owned land.

**Goal 8: Clean our soils, conserve land and grow responsibly.**

Strategy A: Promote infill development where infrastructure and services are already in place.

The proposed rezoning to I-MX-3 would result in 23 LEED certified homes. At a minimum every newly constructed home that red-T builds is certified to a LEED Gold standard. Efforts on every site are made to reduce waste, build efficiently, provide options for alternative energy sources, and provide low water alternatives to plantings. Red-T designs incorporate creative and innovative air quality upgrades with a focus on the end user. Red-T specializes in utilizing underdeveloped sites to provide infill housing where added growth makes sense.

vi. **Healthy and Active (pg. 57-61)**

**Goal 1: Create and enhance environments that support physical activity and healthy living**

Strategy A: Recognize parks, recreation and the urban forests as vital components of a complete community.

**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.

The proposed rezoning to I-MX-3 would result in a greater access to Aspgren park, which is across W Gill Place. More residents will take an active part in preserving the amenity located across the street. This development also will increase the access to parks and reduce Child Obesity. The access to Aspgren park across the street from the proposed development is

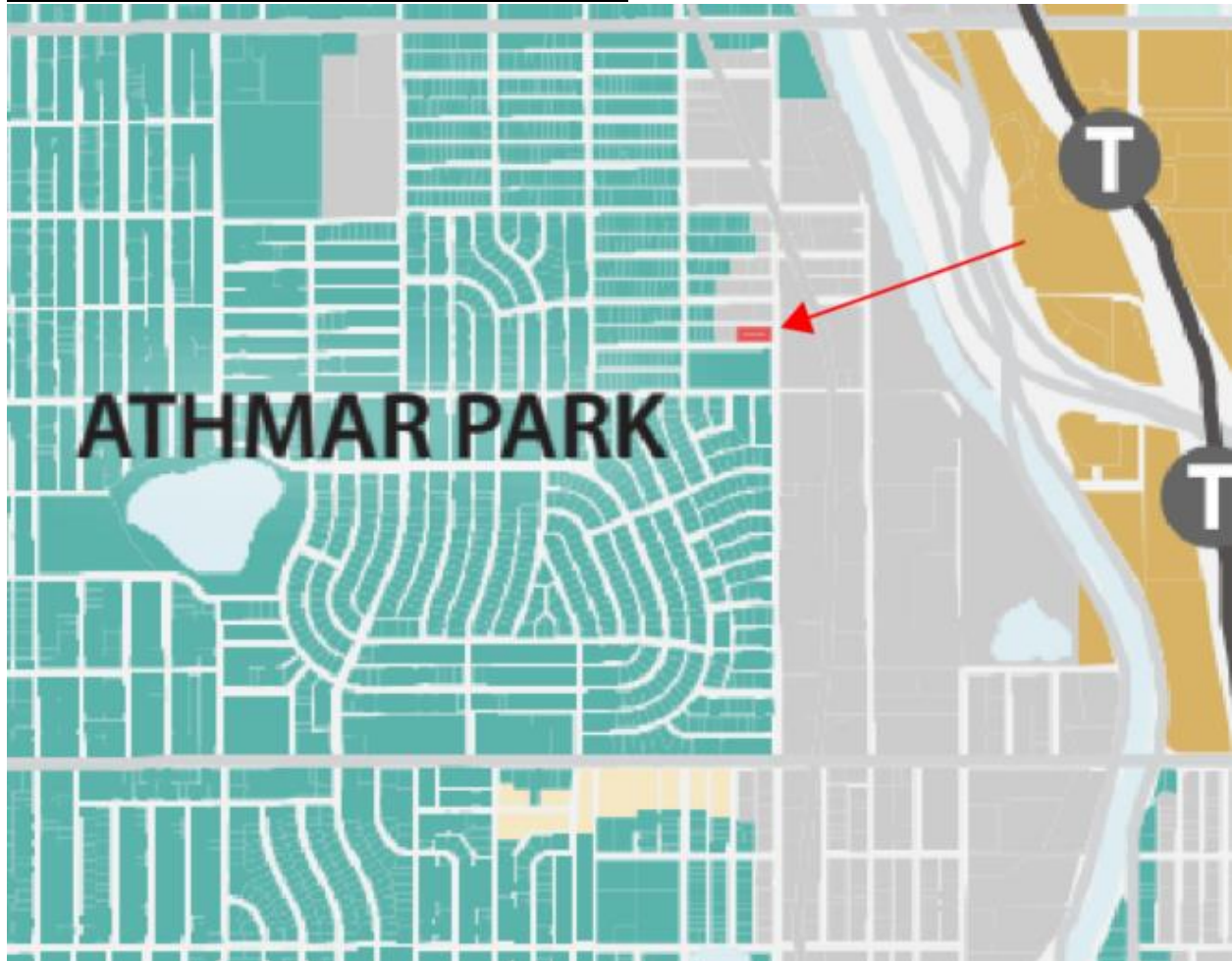




unrivaled and provides an underserved community greater options for children to play and exercise in immediate proximity to their home.

## Blueprint Denver

### Blueprint Denver Future Neighborhood Context



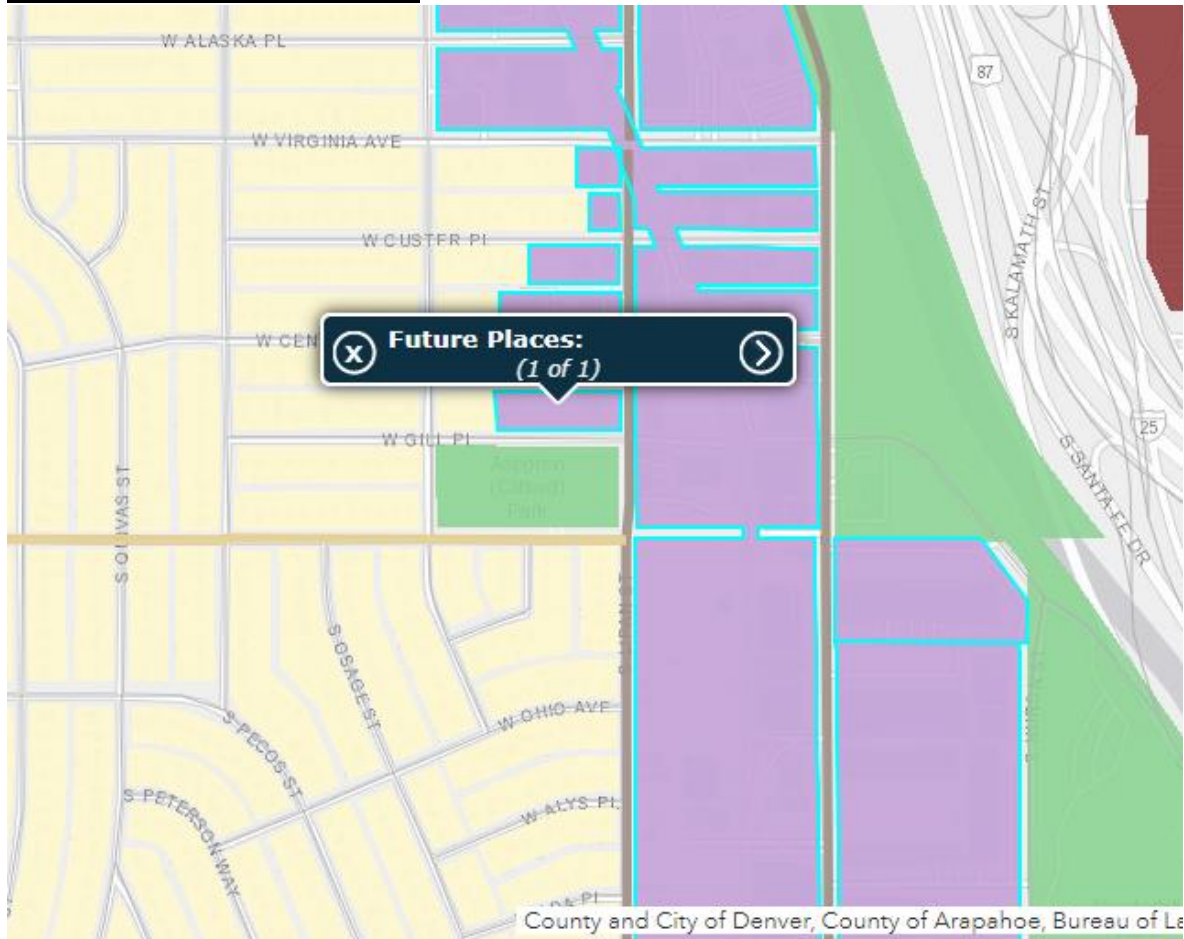
In Blueprint Denver, 627 S Lipan St is shown within the districts zone. The current E-SU-B1 zoning would indicate that the parcel is within the urban edge designation rather than the I-MX-3 zoning along Lipan St. Within the Special Contexts and Districts portion of the Denver Zoning Code, the I-MX-3 zoning fits within the Districts context. The proposed rezoning would bring the parcel in line with the intent outlined in Blueprint Denver. The proposed townhomes align with the designation for the urban edge context where the overall area contains a mix of elements from urban and suburban contexts. The proposed rezoning promotes growth along the Lipan St corridor while preserving the core character of the exiting neighborhood.







## Blueprint Denver Future Places



Blueprint Denver Future Places defines the parcel within the Innovation/Flex district. A townhome use fits within the definition of the Innovation/Flex district. Within the district classification housing is to be enabled and meant to compliment manufacturing. The context along Lipan St is consistently higher density housing and light industrial use. The addition of townhomes within this context promotes urban, pedestrian-friendly areas that are appropriate for a vibrant, mixed use area. The innovation/flex district is characterized by it's urban amenities, greater mix of uses, and strong connection to transit. Access to public bus lines is ample within immediate proximity to the property, and access to light rail is within close proximity to the site at the Alameda station.





## Blueprint Denver Street Types

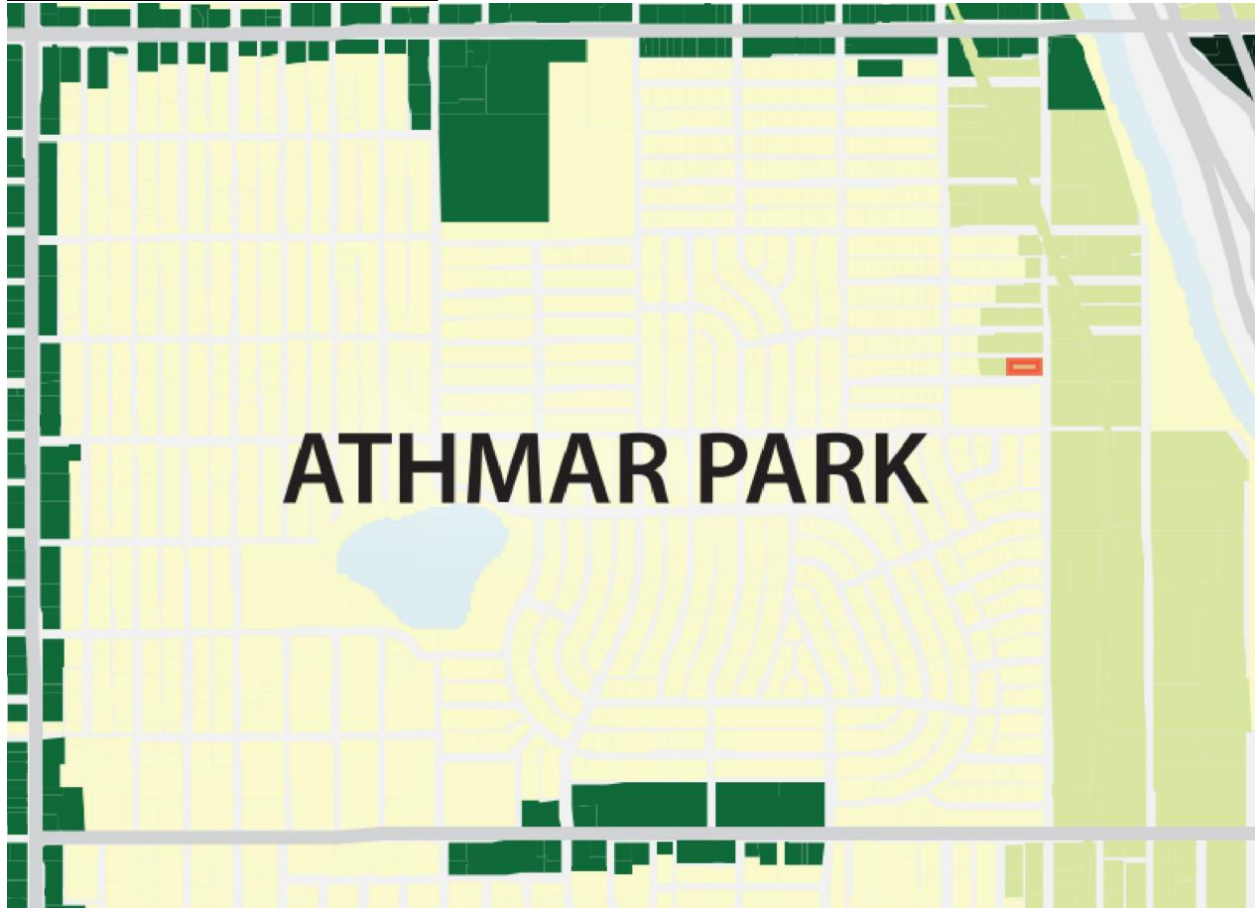


Blueprint Denver defines S Lipan St as an Industrial Collector Street. Currently the sidewalks and ROW along both Lipan and W Gill Place do not match standards for sidewalks and tree lawns. With the rezoning for this project sidewalks and Right of Way will be expanded to promote safe pedestrian transit. The existing E-SU-B1 is not a compatible zoning along an industrial collector street. An I-MX-3 designation for the property makes the property zoning compatible with the designation of the street.





## **Blueprint Denver Future Growth**



The Future Growth section of Blueprint Denver shows this property within the Districts section which shows 5% of new households, and 15% of new jobs by 2040. Rezoning from E-SU-B1 to I-MX-3 allows a vacant parcel of land to be developed for 3 story townhomes aimed at missing middle housing within close proximity to public transit.

## **Land Use and Built Form – General Recommendations**

**Policy 1. Promote and anticipate planned growth in major centers and corridors and key residential areas connected by rail service and transit priority streets**

Strategy C: Support the implementation of *Denver Moves: Transit*.

**Policy 2. Incentivize or require efficient development of land, especially in transit-rich areas.**

Strategy D: Incentivize redevelopment of opportunity sites such as downtown surface parking lots.







**Policy 3. Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible.**

Strategy B: Limit the use of site-specific customized zoning tools-such – such as Planned Unit Developments (PUDs) and waivers/conditions – to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area.

**Policy 4: Ensure equitable planning processes and include underrepresented residents in plans and plan implementation.**

Strategy A: Include multilingual engagement in all public outreach

Strategy F: Create tools to increase access to the rezoning process, especially for underrepresented communities.

**Policy 6. Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods.**

Strategy C: Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character.

**Policy 8. Promote environmentally responsible and resource-efficient practices for the design, construction and demolition of buildings.**

Strategy A: Develop a comprehensive green building program for horizontal and vertical development that includes both required and incentive elements. This could include passive solar access and other green building practices. Recruit expertise within the green building industry to help support this program.

**Policy 9. Promote coordinated development on large infill sites to ensure new development integrates with its surroundings and provides appropriate community benefits.**

Strategy A: Consider zoning flexibility for redevelopment of large infill sites that lack a clear adopted neighborhood plan vision, yet may provide an opportunity for compatible development that integrates with the area's existing streets, blocks and/or open space.

The proposed rezoning to I-MX-3 results in efficient use of an underutilized site for infill housing. In addition to building affordable units, the rest of the development is aimed at missing middle housing. The mixed-income development fits in with the general use within the neighborhood while aligning with the form of the buildings along Lipan St. Prior to this application, redT has engaged quite extensively with the surrounding community. Spanish fliers and interpreters were passed out and present at the community meeting, along with other efforts made in the outreach to the community.





## **Land Use and Built Form – Housing Recommendations**

### **Policy 2. 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, especially those that score low in Housing Diversity. This should be implemented through holistic revisions to the zoning code at a citywide scale, with a focus on discouraging demolition and encouraging affordability.

### **Policy 6. 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. This could include a process – informed by community input – to create citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in vulnerability to Displacement and score low in Housing Diversity.

### **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.**

Strategy D: Advance housing affordability recommendations from this plan and *Housing an Inclusive Denver* to ensure new units to include units affordable to a range of income levels.

A rezoning to I-MX-3 would allow for expanded housing opportunities within a predominately detached single family neighborhood. The location of the site allows for an increased diversity of product while maintaining the character of the neighborhood. The parcel is uniquely located on the edge of the single family neighborhood where it meets industrial use. The location is ideal in that it has little to no impact on the neighborhood character, while enhancing the industrial corridor along Lipan St. The proposed townhomes would offer a buffer to the existing single family homes internal to the neighborhood while providing additional affordable and missing middle housing.

## **Land Use and Built Form – Design Quality and Preservation**

### **Policy 2. Ensure residential neighborhoods retain their unique character as infill development occurs.**





Strategy H: In the general urban low-medium residential places, study and implement tools to preserve the characteristic mix of uses and forms, with single and two-unit uses mixed within higher density residential.

**Policy 4. Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.**

Strategy A: Require strong street-level active use standards for local centers and corridors. This may include a prohibition on residential units for a portion of the street level building. Given the intent of these small-scale places to provide services embedded in the neighborhood, it is important for them to provide more than residential uses.

**Policy 7. Improve requirements for landscaping, with a focus on climate-appropriate vegetation, for a private property.**

Strategy A: Develop water-wise irrigation and landscaping standards for new infill in single- and two-unit residential districts. For new infill development, require trees, with adequate space to grow, to be planted on-site.

A rezoning to I-MX-3 would allow the existing parcel to align with the surrounding zoning along Lipan St and create an appropriate buffer into the neighborhood. The existing home has been preserved and re-sold to new owners. Red-T is committed to bringing LEED certified homes to the neighborhood and with that water and landscape conservation efforts are important to red-T's mission to bring missing middle, green homes in all of red-T's new construction projects.

**Mobility – Recommendations**

**Policy 1. Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.**

Strategy A: Improve multimodal access to downtown by implementing updates to the downtown multimodal access study.

**Policy 7. Make transit more affordable to Denver residents.**

Strategy A: Provide increased transit for access for transit-dependent residents by increasing the amount of affordable housing near rail stations and along transit priority streets. This is especially important for areas that score low in Access to Opportunity.

**Policy 8. Connect centers and corridors across the city through a variety of modal choices.**

Strategy D: Continue developing citywide sidewalk maintenance and repair policies.

**Policy 11. Maximize the use of curb space – often used for on-street parking, loading and drop-offs – according to land use context.**







Strategy A: Develop policies that consider the highest and best use of the curb space based on context and what benefits the most number of people.

A rezoning to I-MX-3 would allow for greater access to the existing defined bike network surrounding the parcel. Use of public transportation is also encouraged with the existing bus stop across the park and access to the Alameda light rail station. The units are intended to include sufficient parking on site, so that curb lines can continue to be utilized for their highest and best use.

### **Quality-of-Life Infrastructure**

#### **Policy 2. Protect and expand Denver's tree canopy on both public and private property.**

Strategy A: Prioritize trees in green infrastructure facilities to improve urban tree canopy.

Strategy B: Support a robust street tree canopy by prioritizing trees in right-of-way design

#### **Policy 3. Minimize flowing and effectively manage stormwater as part of a larger integrated ecological system.**

Strategy C: Encourage development to coordinate and consolidate stormwater outfalls along waterways.

#### **Policy 4. Promote environmentally-friendly development strategies in the public and private realms.**

Strategy A: Create incentives for private developments to integrate green infrastructure – such as pervious surfaces, permeable pavement and plantings that provide water quality – into project design.

#### **Policy 5. Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.**

Strategy F: Prioritize pedestrian relationships in design such as building orientation, vehicular access points (minimize curb cuts) and public wayfinding.

#### **Policy 9. Develop tools to improve environmental health, especially in areas that score low for Access to Opportunity.**

Strategy A: Study and implement tools to reduce or mitigate environmental pollution impacts on residents, with special consideration for sensitive uses and populations, including senior housing and care facilities, child care centers and schools.

A rezoning to I-MX-3 promotes the creation of additional street trees, more well-defined public paths, and increased attention to environmental impacts. The proposed townhomes will





achieve a minimum of LEED Gold standards with the possibility to gain higher certifications. Stormwater management considerations have been made for the site and will continue to have an active role in the planning of the site.

### **Athmar Park Neighborhood Plan**

**In the future, Athmar Park will evolve as a multi-ethnic, multi-cultural residential neighborhood surrounded by a variety of successful local and regional businesses that provide employment and service for residents and others. Individuals representing service, church, and neighborhood groups, and businesses will continue to work together for a safe community; will preserve the neighborhood character, and assure that Athmar Park is recognized as a valuable and important part of the city of Denver.**

The existing neighborhood plan designates the area in which the subject property is located as R-1. The plan also identifies a few key goals:

**i. Goal 1: Promote neighborhood stability, support preservation of the neighborhood character and create a sense of place.**

Strategy 1: Continue to maintain the integrity of the residentially zoned areas.

Strategy 2: Identify areas along transit corridors that could be rezoned for mixed use, transit supporting development.

The proposed rezone is intended to create a buffer from the identified industrial corridor on S Lipan St and the single family residential that lies more interior to the neighborhood. By building a more dense residential use, the character of the neighborhood is maintained.

**ii. Goal 2: Encourage business growth, revitalization, and development in the commercial areas along the Athmar Park neighborhood edges and in the industrial area.**

Strategy 3: Encourage infill development and/or creative use of existing buildings including mixed use zoning on identified transit corridors

Strategy 5: Promote the commercial and industrial areas as good investment opportunities.

The proposed development aims to develop a vacant lot along the industrial corridor which lies on the outer edge of the neighborhood. New development along S Lipan St can encourage and increase investment into the corridor as a whole and contribute towards the continued growth of the neighborhood. The existing home on the overall parcel is not being torn down and has already been separated and sold.

**iii. Goal 3: Develop interaction and communication strategies between the businesses and residents.**

Strategy 1: Continue current interactions and develop better working relationships through increased interaction.





The proposed development is adjacent to many of the industrial businesses that are along S Lipan St. By promoting additional housing in this location the establishment of interaction and communication with these businesses becomes easier and more effective. Neighbors are able to establish inter-personal relationships with workers and owners to help bridge the gap.

**iv. Goal 4: Improve interaction and communication between all sectors of Athmar Park and governmental agencies.**

Strategy 1: Develop better working relationships with reviewing agencies in the City to influence land use and urban design decisions.

Red-T has continuously engaged the community to involve them in the process for this project. A good neighbor agreement is still actively in the works with the neighborhood group as red-T involves them in this process.

**v. Goal 5: Advocate continued maintenance and improvement of community safety and services.**

Strategy 2: Identify issues and concerns of safety and security in the neighborhood.

Red-T has heard from surrounding residents that the current vacant lot is a safety hazard which is being used for illegal encampments from time to time. Illicit drug use and petty crime are common, especially at night. The rezoning would take this neighborhood safety hazard and turn it into a well lit and safe environment that discourages the current activities happening on site.

**vi. Goal 6: Develop a realistic implementation strategy.**

Strategy 1: Establish a Land Use Committee that will identify development and redevelopment activity not subject to City review; and advise property owners of area objectives.

Red-T has consistently worked with the neighborhood group on this project, despite the fact that it is subject to City review. Red-T looks forward to working with Athmar Park Neighborhood Association as the rezoning process continues.

Overall, the proposed rezoning to I-MX-3 for a townhome project aimed at missing middle housing aligns with the goals set forth in the Athmar Park Neighborhood plan. This infill project, along the industrial borders of the neighborhood will help to create an appropriate barrier from the more intensive industrial uses, while still maintaining the character of the neighborhood.

#### **IV. Uniformity of District Regulations**

*The proposed rezoning 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 proposed rezoning from E-SU-B1 to I-MX-3 will result in uniform regulations and restrictions. The existing use is residential and the residential use will remain, while allowing for greater conformity along Lipan Street's industrial corridor.

#### **V. Public Health, Safety and General Welfare**

*The proposed rezoning furthers the public health, safety and general welfare of the city.*

The proposed rezoning to I-MX-3 furthers the public health, safety and general welfare of the city. The rezoning allows for additional development of an otherwise vacant site. This type of infill development aimed at missing middle housing is an opportunity for smart growth. Increased community presence discourages the illicit activities that are currently taking place on site. The site has been described as dark and dangerous and the proposed development will light up and make the area safer.

#### **VI. 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 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.*

Since the implementation of the current zoning, the City has updated the Comprehensive Plan 2040 and Blueprint Denver. It is also important to note that the Athmar Park Neighborhood Plan was implemented in 2000 and has seen no formal update to the plan since then. Blueprint Denver lists this property within the suggested "Districts: area rather than the urban edge area immediately to the west. The Future Places map within Blueprint Denver outlines this parcel within the Innovation/Flex district. The proposed I-MX-3 zoning conforms to the suggested zoning options outlined in the Districts suggestions, while E-SU-B1 is not included. The proposed townhome use aligns with the allowable uses within the Innovation/Flex District. A rezoning to I-MX-3 would bring this lot into a similar zoning to the surrounding parcels along Lipan St to the north and east. The proposed development accomplishes many, if not all, of the goals outlined in the Athmar Park Neighborhood Plan, with specific importance placed on smart, infill development along the outer edge of the neighborhood. The proposed project is to develop infill, missing middle housing with income restricted units included in the project. All units will be built to a minimum of LEED Gold standards.

#### **VII. Consistency with Neighborhood Context**

*Article 4. Urban Edge Neighborhood Context 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 in 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 consist 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 4.1.4 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.*

The proposed rezoning to I-MX-3 is consistent with the Urban Edge Neighborhood context. The proposed project is for a 3 story townhome development along Lipan St, an industrial collector street. The project will improve the sidewalks and non-existent tree lawns along both W Gill Place and Lipan St. The proposed development is consistent with the stated general context of the neighborhood, as well as the neighborhood's designation for it's outer edges along commercial and industrial corridors.

## **VIII. Community Engagement Overview**





I. **627 S Lipan St Legal Description**

**Lot Address:** 627 S Lipan St. Denver, CO 80223

**Parcel Number:** 0516116026000

**LAND DESCRIPTION (PER PC202307002419 - 627 S LIPAN ST**

LOTS 40 TO 48, BLOCK 30, VALVERDE, CITY & COUNTY OF DENVER, STATE OF COLORADO.  
CITY AND COUNTY OF DENVER  
STATE OF COLORADO.








## II. Proof of Ownership

### Denver Property Taxation and Assessment System

 New Search

627 S LIPAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
MADRID,JOE TRUST MADRID,JANE TRUST 1890 S CARR ST LAKEWOOD, CO 80232-6645	05161-16-026-000	VALVERDE B30 L40 TO 48	RESIDENTIAL	DENVER

*[Title commitment pages follows]*



**CERTIFICATE OF TRUST**

NAME OF TRUST: JOE AND JANE MADRID TRUST

DATE OF TRUST: MAY 17, 2019

TYPE OF TRUST: REVOCABLE, LIVING, GRANTOR

TAX ID NUMBER: USES EITHER OF GRANTORS' SOCIAL SECURITY NUMBERS

GRANTORS\SETTLORS: JOE L. MADRID AND MARY JANE MADRID

TRUSTEES: JOE L. MADRID AND MARY JANE MADRID.  
*EITHER TRUSTEE SHALL BE PERMITTED TO ACT ALONE*

1<sup>ST</sup> SUCCESSOR TRUSTEE: NICHOLAS J. MADRID

2<sup>ND</sup> SUCCESSOR TRUSTEE: WINDY D. MADRID

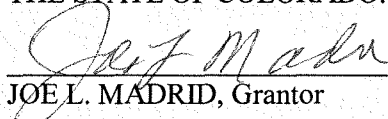
LIFETIME BENEFICIARIES: GRANTORS

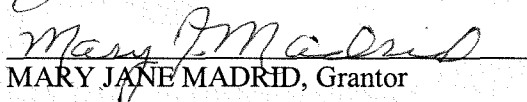
RESIDUARY BENEFICIARIES: GRANTORS' HEIRS

REVOCATION AND AMENDMENT: REVOCABLE. THE GRANTORS SHALL BE PERMITTED TO AMEND THE TRUST IN WHOLE OR IN PART


CONSTRUCTION/LAW: THE STATE OF COLORADO.

Dated: 5-17-19

  
\_\_\_\_\_  
JOE L. MADRID, Grantor

  
\_\_\_\_\_  
MARY JANE MADRID, Grantor

The foregoing instrument was signed before me this 17 day of May, 2019, by JOE L. MADRID and MARY JANE MADRID, in the County of Denver, State of Colorado.

  
\_\_\_\_\_  
Michael T. Meurer, Notary Public  
My commission expires: 5/17/2023.

This instrument was drafted by:  
Meurer Law Offices, P.C. ©  
3801 E. Florida Avenue, Suite 906  
Denver, Colorado 80210  
[www.meurerlawoffices.com](http://www.meurerlawoffices.com)  
303-991-3544




CITY AND COUNTY OF DENVER  
TREASURY DIVISION  
PO BOX 17420  
DENVER, CO 80217-0420  
TEL: (720) 913-9300  
WWW.DENVERGOV.ORG/TREASURY

# REAL PROPERTY TAX STATEMENT

IMPORTANT: SEE REVERSE SIDE

THIS STATEMENT IS FOR PROPERTY TAX ON THE PROPERTY SHOWN BELOW TO BE COLLECTED ON BEHALF OF THE DENVER PUBLIC SCHOOLS AND THE CITY AND COUNTY OF DENVER.

PROPERTY ADDRESS : <b>1200 W GILL PL</b>		PARCEL ID <b>05161-16-026-000</b>	
LEGAL DESCRIPTION or PERSONAL PROPERTY LOCATION <b>VALVERDE B30 L40 TO 48</b>		USER ID <b>DWEISSHAAR</b>	DATE <b>01/28/2024</b>
		SEQUENCE# <b>1749</b>	
		TAX YEAR <b>2023</b>	PAYABLE YEAR <b>2024</b>
* Due to space constraints, this legal description may not be complete. Please contact the Denver Assessor at 3-1-1 for a complete legal description and with any questions.		<b>FIGURES GOOD UNTIL: 02/29/2024</b>	
MADRID,JOE TRUST 1890 S CARR ST LAKEWOOD, CO 80232-6645 		05161-16-026-000 P24 T577 SN140603	
MADRID,JANE TRUST			
TAXING ENTITY	MILL LEVY (\$ PER THOUSAND OF ASSESSED VALUE)	TAX AMOUNT	
AFFORDABLE HOUSING	0.389000	8.84	
CAPITAL MAINTENANCE	2.515000	57.18	
CITY BOND FUND	6.500000	147.74	
DENVER PUBLIC LIBRARY	1.507000	34.26	
DENVER PUBLIC SCHOOLS	50.711000	1,152.66	
DEVELOPMENTALLY DISABLED	1.008000	22.90	
FIRE PENSION FUND	0.973000	22.12	
GENERAL FUND DENVER	9.299000	211.36	
POLICE PENSION FUND	1.161000	26.38	
SOCIAL SERVICES	2.423000	55.08	
URBAN DRAINAGE & FLOOD CONTROL *	1.000000	22.72	
TOTAL LEVY	77.486000		
* NOTE: INCLUDES TEMPORARY MILL LEVY RATE REDUCTION		NOTE: 65% OF THESE TAXES ARE DETERMINED BY AND COLLECTED FOR THE DENVER PUBLIC SCHOOLS.	
Make Check Payable to: Manager of Finance		Your School District No. 1 General Fund Mill Levy would have been 36.141 mills without State aid.	
DUE APRIL 30		ACTUAL VALUATION <b>394,200</b>	
TOTAL TAX AND FEES <b>\$1,761.24</b>		ASSESSED VALUATION <b>22,730</b>	
		EXEMPTIONS <b>0</b>	
		NET VALUATION <b>22,730</b>	
		DUE LAST DAY OF FEBRUARY FIRST HALF TAX AND FEES	DUE JUNE 17 SECOND HALF TAX AND FEES
		<b>\$880.62</b>	<b>\$880.62</b>

*Handwritten:* Pd Discover 4-18-2024 online

DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT - RETAIN TOP PORTION FOR YOUR RECORDS

RETURN TO:  
CITY AND COUNTY OF DENVER  
TREASURY DIVISION  
PO BOX 17420  
DENVER, CO 80217-0420

# REAL PROPERTY TAX STATEMENT

FIGURES GOOD UNTIL: 02/29/2024

Make payment for only one of the exact amounts. No partial payments may be made. Please include PARCEL ID Number on the face of check and/or any correspondence.

2

☐ Check here if receipt other than the cancelled check is desired.

<b>PAYABLE</b> ONLINE AT: <b>WWW.DENVERGOV.ORG/TREASURY</b> BY CHECK TO: <b>MANAGER OF FINANCE</b>	PARCEL ID <b>05161-16-026-000</b>	ALT KEY <b>5135476</b>
	TAX YEAR <b>2023</b>	PAYABLE YEAR <b>2024</b>
	If paid after due date, contact us for correct amounts due.	DUE JUNE 17 SECOND HALF TAX AND FEES <b>\$880.62</b>

MADRID,JOE TRUST

RE 2023 DC 00 5135476 00 0000000000 00000000 02 0000088062 20240617 3

**-Timeline of Engagement with Athmar Park RNO and Surrounding Neighbors –**

8/16/2023 Zoom Meet with Athmar RNO

8/17/2023 Provided Pre-Application Documents to RNO

9/12/2023 Attended Athmar RNO meeting to answer questions about the proposed Townhomes

10/10/2023 Attended Athmar RNO meeting to discuss the project on – Discussion and answers as follows:

-sales price- tbd but targeting 5-600k depends on number of units and materials. *No further comments from RNO*

-parking- off street will be provided via at least 1 car garages for each unit. On street parking available along Gill. *No further comments from RNO*

-basements- there will not be basements due to ground water levels. *No further comments from RNO*

-Proposed zoning - I-MX-3. *No further comments from RNO*

11/14/2023 – Attended Athmar RNO meeting to discuss the project. Owners Joe and Jane Madrid presented. Athmar Board President at the time indicated support for the project.

12/7/2023 – Good Neighbor Agreement offered to address concerns of architecture, landscaping to Athmar RNO.

12/14/2023 – Attended the Athmar Park RNO Potluck to answer any questions about the project. No concerns or opposition given to redT.

1/9/2024 – Meet with Co-President of Athmar RNO to discuss community engagement plan.

1/13/2024 - Plan for Community Meeting on 2/17

2/12/2024 – Athmar RNO didn't confirm notification to the constituents, redT cancels meeting to make sure adequate time is made for notification and questions.

2/13/2024 – Attended Athmar RNO to promote new date of Community Meeting

2/21/2024 – redT creates second Community Meeting – held at Athmar Recreational Center for 3/14/2024.

3/4/2024 – redT creates flyers in Spanish and English to be distributed for community meeting engagement.

3/5/2024 – Athmar acknowledge receipt of flyers and distribution through their media

3/12/2024 – Athmar RNO requests we cancel the meeting due to weather. The meeting was cancelled and rescheduled for the following week. Flyers/Notification redistributed.

3/21/2024 – Community Meeting held – 11 in attendance. Provided conceptual renderings to get feedback on project. Consensus was light/bright color scheme for buildings, garages for each unit, activating streetscape with architectural features, and it was important to have a local builder.



Following meeting, received three letters of support for the project from neighbors who couldn't attend. (attached)

4/3/2024 - No additional comments received, no letters of opposition for the project received. A revised Good Neighbor Agreement was sent to Athmar RNO Co-President for circulation to rest of Board memorializing the following:

1. In respect to the concerns of architectural design, redT Homes will guarantee a light and bright color scheme, a durable material selection, and activate streetscape using street facing balconies. redT homes will provide APNO each submittal of the building permit review in good faith.
2. In respect to the concerns of landscaping, redT Homes will guarantee to use deciduous trees in the right of way landscaping. redT Homes will provide APNO a landscape plan to review prior to any formal approval of said landscape plan.
3. In respect to building height, redT Homes will guarantee the height of any townhome constructed will be under 40-feet in height.

4/24/2024 – Athmar Co-President responds with a disagreement to unit count at 26 townhomes. We ask what the correct unit count is and no suggestions provided.

4/27/2024 – Meet with Athmar Co President and One member of the Board to discuss unit count. Meeting is productive and we commit to assessing what is viable unit count for our project. We agree to provide updated renderings as well.

5/17/2024 – Concept Plans and Updated unit count to 23 Townhomes is provided Athmar RNO.

6/19/2023 – Additional Concept Information provided to Athmar RNO.

7/2/2024 – Notice letters provided to surrounding industrial properties and contact information for any questions related to the proposed townhomes.

To this date not one opposition letter or statement has been received for the proposed townhomes. Only the attached letters/emails of support have been received. See below:

## **Letters of Support:**

### **Support Letters:**

From: **Sara Aguilar** <[aguilarsara1976@gmail.com](mailto:aguilarsara1976@gmail.com)>

Date: Tue, Nov 14, 2023 at 2:02 PM

Subject: REZONING ON W. GILL PLACE-ATHMAR PARK

To: <[district7@denvergov.org](mailto:district7@denvergov.org)>

Cc: <[Jacqueline.Jimenez@denvergov.org](mailto:Jacqueline.Jimenez@denvergov.org)>, <[noah@athmarpark.com](mailto:noah@athmarpark.com)>

To Whom It May Concern,

I have been a resident/home owner on W. Gill Place (across from Aspgren Park) in Athmar Park since January, 2009.

With the new development/potential rezoning taking place on the block where my home sits, I feel a sense of duty to myself, my family and my community to express my thoughts on the potential rezoning (development) of the land at S. Lipan St/W. Gill Place.

I take so much pride in my home and my community; I pick up trash on the street, pick up trash at the park, help neighbors pull weeds/offer to help with landscaping, contact law enforcement to keep our community safe, contact animal control when necessary and I talk with my neighbors about taking pride in our community so we, our children, and our pets have a clean, safe and lovely environment to learn and grow.

I walk my neighborhood daily with my dog, checking out all of the homes, admiring the homes/yards/blocks that are well kept, am saddened by the homes/yards that are neglected (although still recognize the potential), and am in awe of the few new homes that have recently been built in the neighborhood.

Two of the first new homes in Athmar Park sit just behind me and I was so thrilled when they were built. Looking at them in comparison to mine, they inspired me to get my home/yard looking up to par.

I remember getting a warning from the city after the new homes were built with regard to cleaning up the weeds in the alley behind my home (our whole block got a warning). Truthfully, I never really went back there (outside of my fence) after they switched trash collection from the alley to the front of the house. When I finally did, I realized that the view for the new homes was my neglected weeds! I was grateful that it was brought to my attention so I could remedy and be a respectful neighbor. It is worth noting that years later the alley is still terribly unkempt. I have a great desire to see it cleaned up for good.

I come from a background of 15+ years in the property management industry. When we made upgrades to homes (especially the exterior for all to see), more often than not, others in the neighborhood took notice, some even followed suit, many were compelled to express their gratitude and a sense of community started to evolve. It also attracted responsible renters.

I've been watching the progress on the new multifamily development at 728 S. Lipan St. and it's looking good. They just laid the new sidewalk and things appear to be headed towards completion. I'm looking forward to making some new friends in the community once the units are occupied. I have also noticed some homes across from the new development are looking tidier than usual which validates my earlier point.

Years ago you would have had the pleasure of admiring a few beautiful horses and a rurallike setting on the land at S. Lipan St/W. Gill Place, but now, the land sits lonely and dark.

If you are not aware, Aspgren Park is a popular spot for encampments/overnight RV parking/camping, and shady activities after dark. The targeted area is the property at S. Lipan St/W. Gill Place, presumably because it is dark and vacant.

Overall, the park is really quiet...a bit lonely at times. I would love to see some signs of life and enjoyment out there. How lovely would it be for our kids to be able to head to the park and pick up a game of baseball or football with some new neighborhood kids?!

I believe that the proposed new development at S. Lipan St/W. Gill Place would help prevent the overnight camping and the shady activities that take place during the night. The new builds would brighten up the area, contribute to beautifying the block/neighborhood and breathe some life in our community similar to how things are at Houston Lake Park up the street.

Of course my property value is of concern in this equation; I've put my heart and soul into my home on W. Gill Pl and the equity in my home is a major factor in my family's future. Therefore, any new development/beautification in the area is a positive for us but my main concern is safety.

My understanding of the proposed development/potential rezoning of the corner lot is as follows:

- developer will build 4 single family homes next to 1265 W. Gill Pl (middle lot)
- the corner (end lot) developer has proposed rezoning to accomodate a multifamily 20+ units (if rejected, the corner lot will continue to sit vacant, as is)
- only land adjacent to a different zone can be considered for rezoning (no risk of multi-family taking over our mostly single family home community in Athmar Park)
- parking will be accessed from the alley (which means the alley will finally be cleaned up!!!)
- I also understand the city skyline views from nearby neighbors will not be obstructed by the new development

I would love to understand everyone's positives and negatives that would/could prevent or approve the rezoning/new development.

Thank you for your time and consideration in reviewing my thoughts.

Respectfully,

Sara Aguilar

**From:** Michael Schreiber <[michael.c.schreiber@gmail.com](mailto:michael.c.schreiber@gmail.com)>  
**Sent:** Thursday, March 21, 2024 2:02 PM  
**To:** Joshua Botts <[Joshua@redthomes.com](mailto:Joshua@redthomes.com)>  
**Subject:** Feedback For [1200 WEST GILL PL](#)

You don't often get email from [michael.c.schreiber@gmail.com](mailto:michael.c.schreiber@gmail.com). [Learn why this is important](#)

I own three properties in the neighborhood. I am 100% for the rezoning. I think it will be great to have new construction in the neighborhood.

Thanks

Michael Schreiber

**From:** Morgan Stanley <[morgan.h.stanley@gmail.com](mailto:morgan.h.stanley@gmail.com)>  
**Sent:** Thursday, March 21, 2024 4:47 PM  
**To:** Joshua Botts <[Joshua@redthomes.com](mailto:Joshua@redthomes.com)>  
**Subject:** 1200 W. Gill Place Rezoning

You don't often get email from [morgan.h.stanley@gmail.com](mailto:morgan.h.stanley@gmail.com). [Learn why this is important](#)

Good afternoon Mr. Botts,

I'm an Athmar Park resident (S. Umatilla Way) who is unable to make it to your firm's listening session this evening. While I can't attend, I just want to express my support and enthusiasm for the proposed rezoning and land use of the property. With the new condo development nearby, I think the area around Aspgren Park is an excellent site for some new density in the neighborhood and I'm encouraged that developers are looking at the area more closely these days. I understand RedT is contemplating townhomes, which I think would fit the character of the neighborhood just fine. The LEED certifications are a nice bonus as well.

If there is room for any small neighborhood-oriented retail in the site plan, I've heard plenty of folks clamoring for a walkable coffee shop in the neighborhood (maybe a value-add to consider, though I know that would amount to a tenant decision). But those are just my two-cents as a former development-side land use and real estate attorney in NY 🤪

In any event, I wish your project luck and will keep an eye open to for an opportunity to comment on the zoning application!

Best regards,

Morgan H. Stanley, Esq



October 26,2023

Dear Athmar Park Neighborhood & District 7 City Council,

Our names are Joe & Jane Madrid. We have been residents in Athmar Park for many years. Jane and her family moved into the area in 1958 when her parents bought their first home on Nevada Place. Joe came to the Valverde neighborhood after his time in the service in the early 70's. We have a lot of history and great memories with Athmar Park. We purchased our first home at 607 S Shoshone in 1974. Our four children went to Valverde, Rishel, like their mother. Three of them also went to St Rose of Lima school for a few years. We still have family and friends in this area.

When we bought our property on Gill we had to divide it into two parcels to be able to secure financing. At that time we needed the space for our children and up to four horses but now the horses are gone and the children have grown. We were able to sell the home at 1265 West Gill with the seven lots in August and would like to sell the second parcel also. We have finally reached a point in life where we need to relocate and lighten our load of yard work.

Being in the area for so long, we have seen many changes over the decades. Our family is actually included in the group of neighbors who established the Athmar Park RNO. We have started to notice changes in the area. Homeless problems are definitely rising on the list.

Unfortunately our undeveloped lot at 1200 W Gill has been a key target for some of the issues rising in the area. Homeless see the open land, and think it is a free for all open parking spot.

We understand the City Council, and the Neighborhood are trying to implement new ideas for the neighborhood, and change the area for the better good. We are also trying to sell/improve our property for the greater good of the neighborhood. If our undeveloped lot has nice homes it would greatly help the neighborhood clean up, helping to push away the unregistered junk trailers, and homeless.

We have had some offers on this property over the years and they either were not serious, backed out just before closing or wanted to change the purchase price after we were under contract. At this point we believe we have located a great buyer that is ready to work with City Council, and the RNO in parallel with the upcoming Neighborhood Plan Initiative. We can not close on our property unless the rezone on 1200 W Gill is successful. This is crucial for our future, and time is of the essence.

We have been informed the Neighborhood, and City Council are currently against the rezone, and development plans for our property. We would like to know what concerns you have, and what questions you have so we can work together in improving our area that we have called home for so long.

One concern relayed to us is neighbors are worried their city skyline views will be blocked by new development. From the plans we have seen this is not true. The development will benefit the neighborhood by blocking the unsightly commercial buildings next door, while staying below city skyline views that the neighbors currently have.

Again please let us know what questions or concerns you have regarding the rezone application for our property at 1200 W Gill. We will be pushing our buyer to complete the rezone application now, and would like to see our buyer work with the neighborhood to create the best housing possible for everyone.

Thank you,

Joe & Jane Madrid  
1200 W Gill Pl, Denver Co  
Phone # 303 956-0456  
Email Jane80223@Yahoo.com



**Concept Site Plan**  
W GILL TOWNHOMES | DENVER, CO | 17 MAY 2024







## Massing Study View - W Gill Pl Looking East

W GILL TOWNHOMES | DENVER, CO | 17 MAY 2024





**Massing Study** View - Looking North Over Aspgren Park

W GILL TOWNHOMES | DENVER, CO | 17 MAY 2024







**Massing Study**    View - Corner of W Gill Pl & Navajo St

W GILL TOWNHOMES | DENVER, CO | 17 MAY 2024







**Massing Study** View - Center Ave & Navajo St Looking SE

W GILL TOWNHOMES | DENVER, CO | 17 MAY 2024





## Good Neighbor Agreement Term

The following numbered points, together with other typical development terms used in similar agreements, shall be set forth and documented in a Good Neighbor Agreement with Covenants and Conditions (the "Agreement") between RED-T PARTNERSHIP ("redT Homes") and the Athmar Park Neighborhood Association (APNA), which will bind redT Homes and all future owners of the Properties to the conditions and restrictions on the development and use of the Properties upon a successful rezone in calendar year 2024 and upon successful closing on the properties at 1200 West Gill Place, Denver, CO 80223. This term sheet outlines the material terms of the agreement which will be fully documented in the Agreement, and which will be conditioned upon the rezoning of the property located at 1200 West Gill Place, Denver, CO 80223 from with the following conditions. redT Homes and APNA agree to work diligently to complete the Agreement to final form prior to any Denver City Council Public Hearing regarding the application and to record the Agreement against the property concurrent with approval of such application and successfully taking ownership of the property. If the City of Denver or any other reviewing authority (Water, Sanitation, Fire, XCEL etc.) would dictate any change to the site plan or any construction document that would directly, or indirectly interfere with one of the below items, redT Homes shall not be penalized.

### Development Provisions:

1. In respect to the concerns of architectural design, redT Homes will guarantee a light and bright color scheme, a durable material selection, and activate streetscape using street facing balconies. redT homes will provide APNA each submittal of the building permit review in good faith.
2. In respect to the concerns of landscaping, redT Homes will guarantee to use deciduous trees in the right of way landscaping. redT Homes will provide APNA a landscape plan to review prior to any formal approval of said landscape plan.
3. In respect to building height, redT Homes will guarantee the height of any townhome constructed will be under 30-feet in height.
4. In respect to the concerns of density, redT Homes will guarantee that no more than 23 townhomes are proposed for approval, if the rezoning to I-MX-3 is successful.

Executed and effective as of the latest date set forth below:

\_\_\_\_\_  
RED-T PARTNERSHIP  
Nathan Adams

Date: \_\_\_\_\_

\_\_\_\_\_  
APNA, President

Date: \_\_\_\_\_

## EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

### ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.

Response from Applicant

### REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Response from Applicant

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

Response from Applicant

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Response from Applicant