

**TO:** Denver City Council, Land Use, Transportation and Infrastructure Committee  
**FROM:** Theresa Lucero, Senior City Planner  
**DATE:** August 17, 2017  
**RE:** Official Zoning Map Amendment Application #2017I-00039  
1208 North Quitman Street  
Rezoning from G-MU-3 to G-RX-5

### ***Staff Report and Recommendation***

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for application #2017I-00039 for a rezoning from G-MU-3 to G-RX-5.

### ***Request for Rezoning***

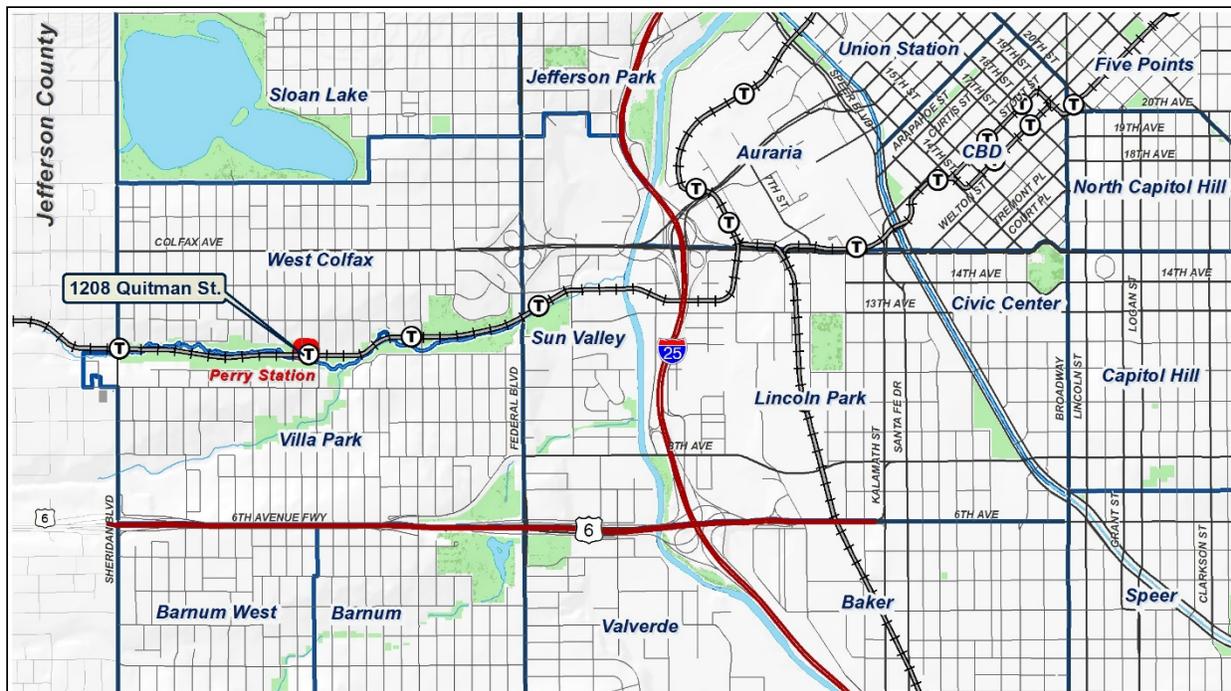
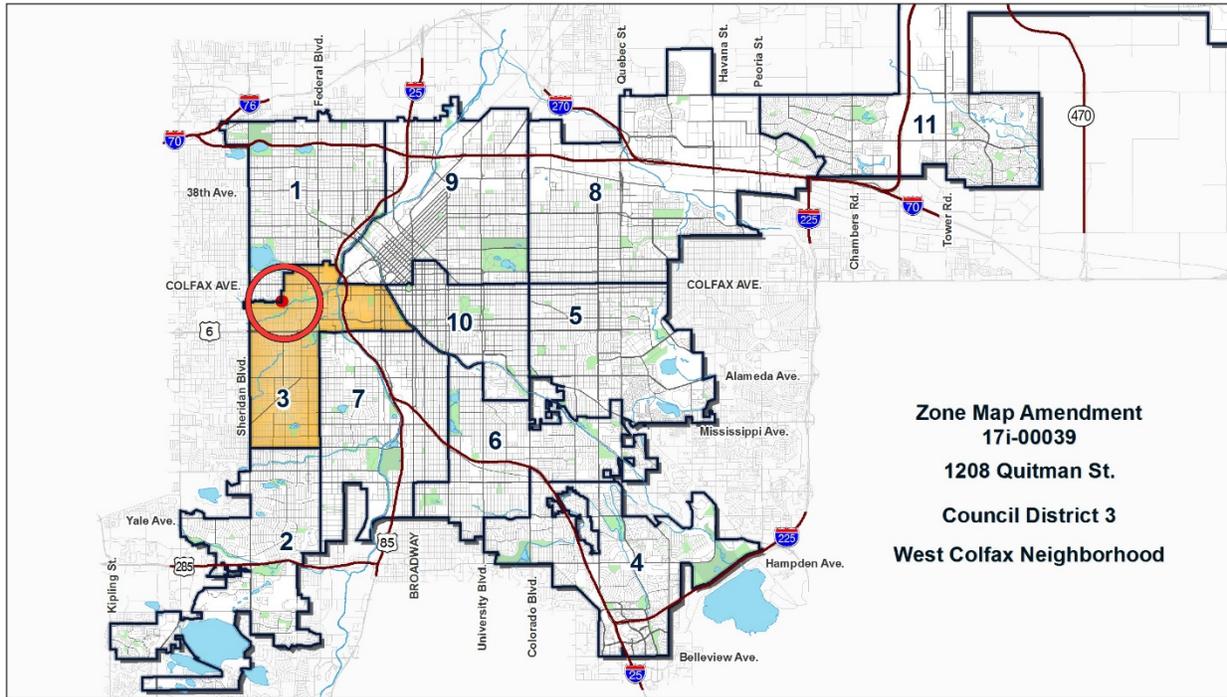
Application:	<b>#2017I-00039</b>
Address:	1208 North Quitman Street
Neighborhood/Council District:	West Colfax Neighborhood / City Council District 3
RNOs:	West Colfax Association of Neighbors; Sloan's Lake Citizens Group; Villa Park Neighborhood Association; Denver Neighborhood Association, Inc.; Inter-Neighborhood Cooperation
Area of Property:	0.24 Acres, 10,480 SF
Current Zoning:	G-MU-3
Proposed Zoning:	<b>G-RX-5</b>
Applicant/Owner:	Urban Land Acquisitions, LLC
Contact Person:	Bruce O'Donnell

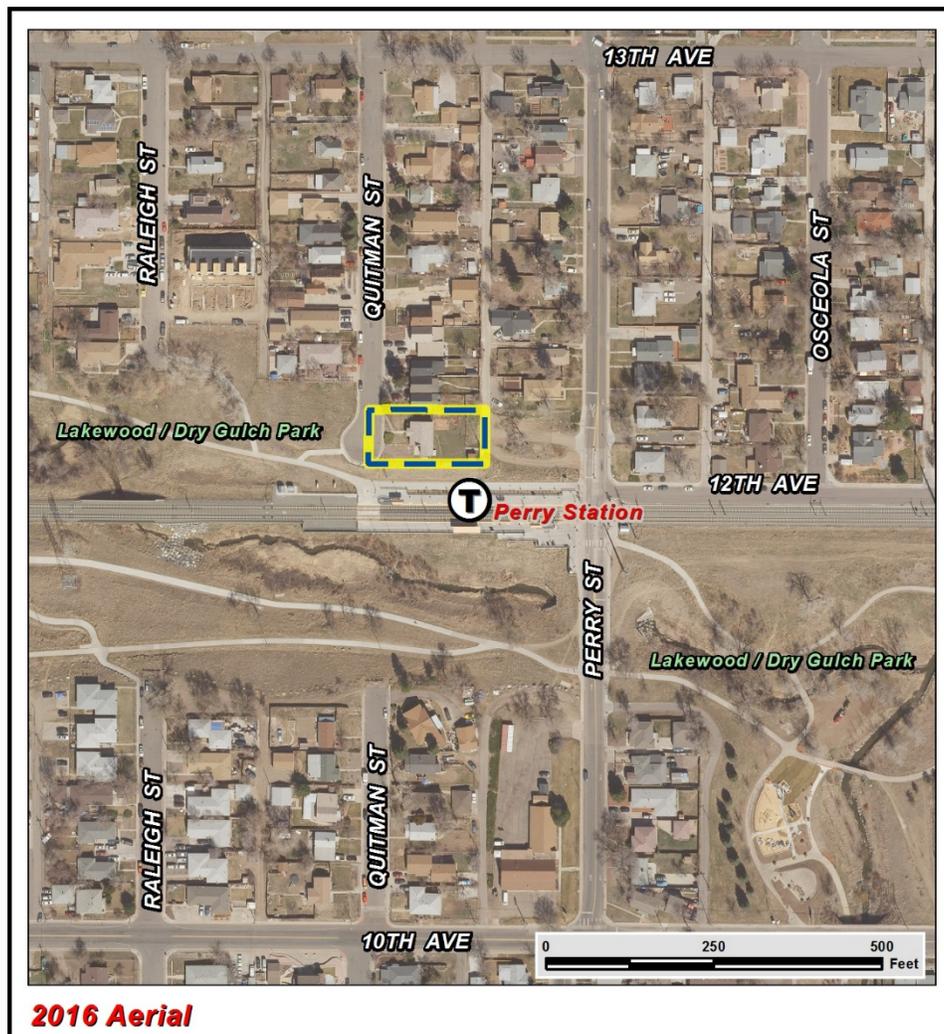
### ***Summary of Rezoning Request***

- The subject property contains a single-family residence, and is adjacent to the Perry Street Light Rail Station near the intersection of 12<sup>th</sup> Avenue and Perry Street. The property is 3 blocks south of West Colfax Avenue and 4 blocks south of the redevelopment of the former St. Anthony Hospital. The requested map amendment is being sought to enable the redevelopment of the property.
- The **G-RX-5**, **G**eneral Urban, **R**esidential **M**ixed Use, **5**-story zone district is intended for use in the General Urban Context which is characterized by multi-unit residential uses in a variety of building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. There is a regular street grid pattern with alleys. The G-RX-5 zone district is a residential mixed-use zone district which is primarily residential. In the G-RX-5 zone district the Shopfront building form is the only allowed primary building form. Buildings in this zone district can have ground story commercial and retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the residential purpose of the district. Allowed building heights are a maximum of 70 feet. Further details of the zone district can be found in Article 6 of the Denver Zoning Code.

Planning Services  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)  
p. 720.865.2983

### General Location





### 1. Existing Context

The subject property is in west Denver where Quitman Street dead ends at the West Light Rail line, directly adjacent to the Perry Street Light Rail Station and within ½ mile of the Knox Court Light Rail Station. In the general vicinity are:

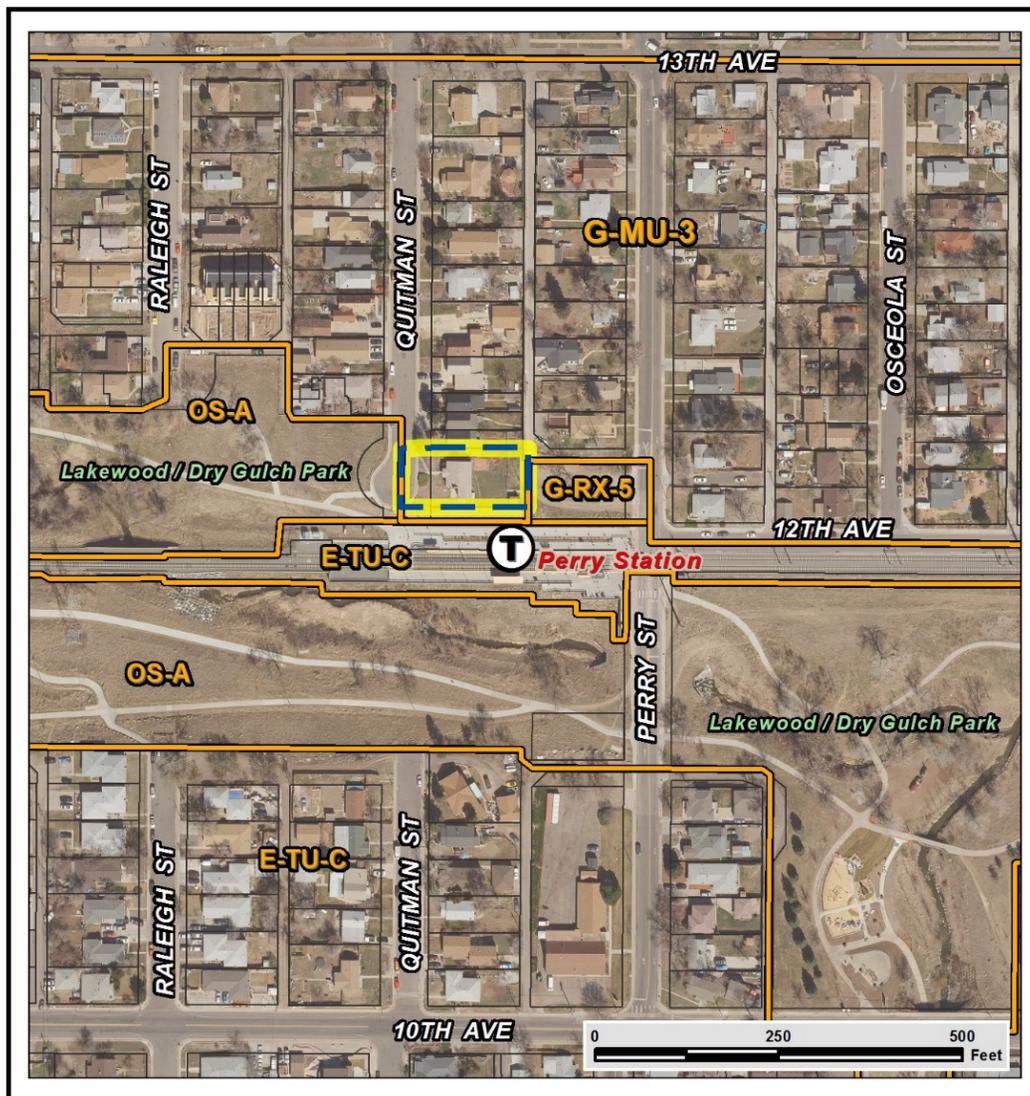
- West Colfax Avenue, 3 blocks north,
- St. Anthony Hospital (6-block) redevelopment, 4 blocks north,
- Sloan's Lake Park, 6 blocks north,
- Colfax Elementary School, 6 blocks northwest across West Colfax Avenue,
- Westridge Homes, DHA public housing, 4 blocks east,
- Rodolfo "Corky" Gonzalez Branch Library, 12 blocks north and east,
- Lakewood Dry Gulch Park, directly south and west,
- West 6<sup>th</sup> Avenue, 4 blocks south,
- Federal Boulevard, 13 blocks east,
- Sheridan Boulevard and the Sheridan Light Rail Station, 12 blocks west.

The subject property is surrounded by a mixture of single-family and low-rise multi-unit residential uses. Area building heights range from 1 to 3 stories.

The following table summarizes the existing context proximate to the subject site:

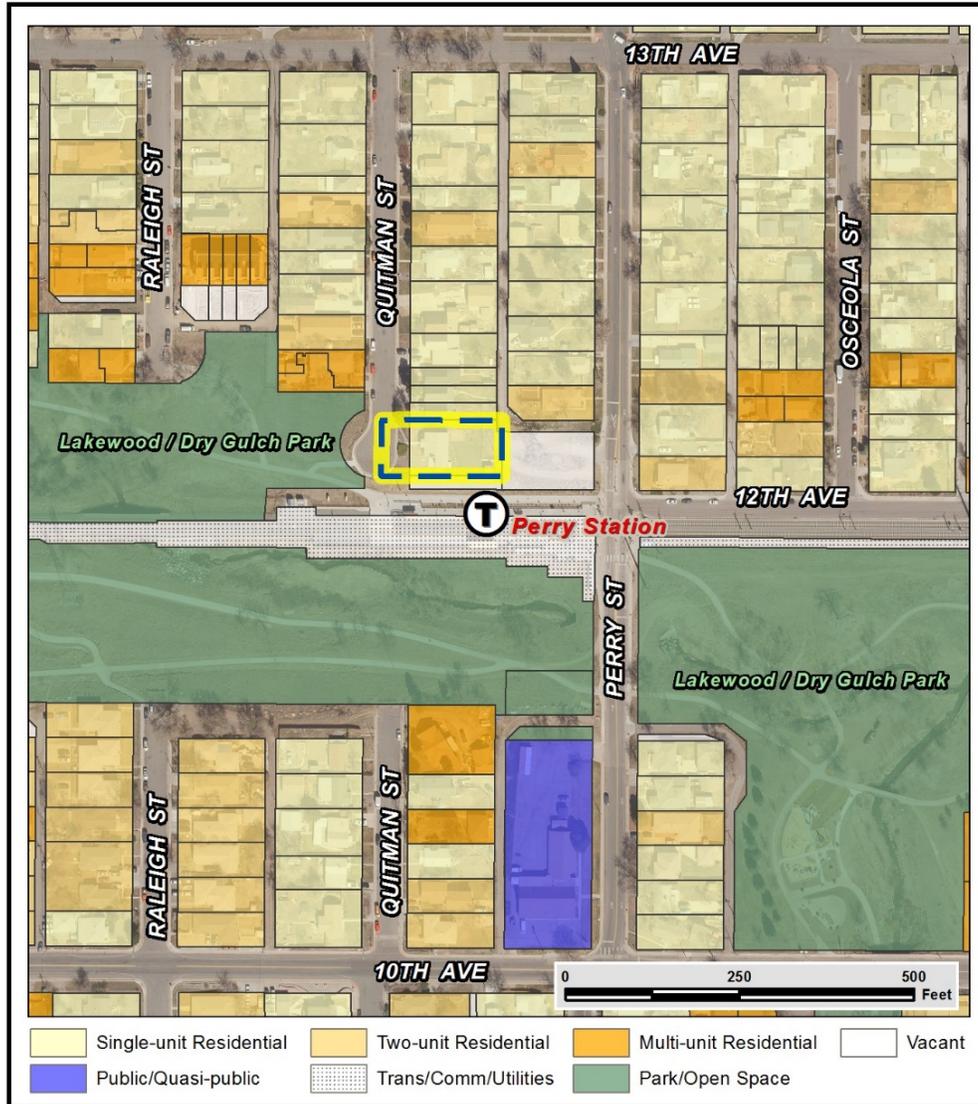
	<b>Existing Zoning</b>	<b>Existing Land Use</b>	<b>Existing Building Form, Scale</b>	<b>Existing Block, Lot, Street Pattern</b>
<b>Site</b>	G-MU-3	Single-family Residential	1-2-story Structure	Grid street patterns with alleys, mixed attached, detached and no sidewalks. Regular pattern of rectilinear blocks.
<b>North</b>	G-MU-3	Single-family Residential	1-2-story Structures	
<b>South</b>	E-TU-C	Light Rail Station / City-owned Park	Station Platform / City-owned Park	
<b>West</b>	OS-A	City-owned Park	City-owned Park	
<b>East</b>	G-RX-5	Vacant	No Structure	

## 2. Existing Zoning

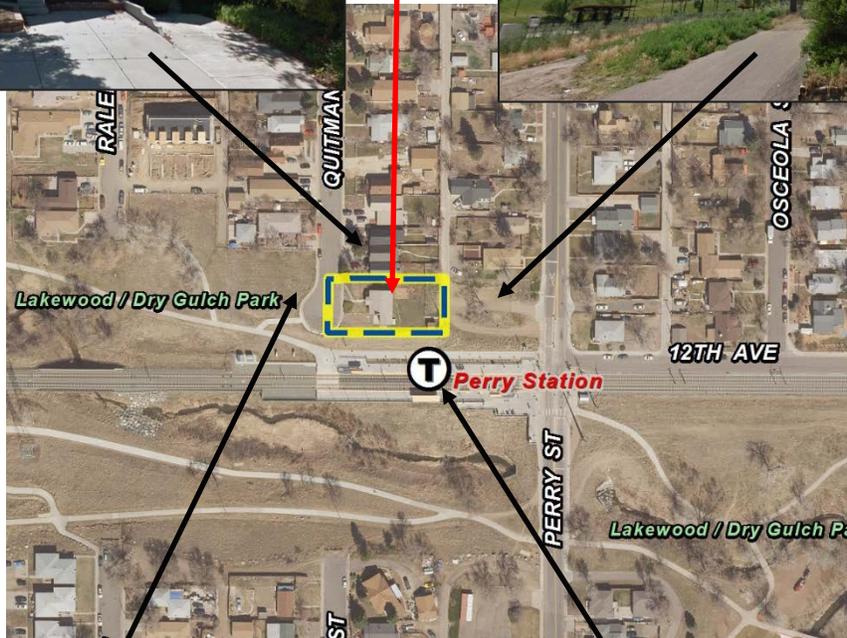


The zoning of the subject property is G-MU-3. This is a multi-unit zone district that allows the Urban House, Duplex, Garden Court, Row House and Apartment primary building forms, with a minimum zone lot size of 3,000-6,000 square feet. Maximum allowed building heights are 30-40 feet.

### 3. Existing Land Use (2014)



#### 4. Existing Building Form and Scale



### ***Summary of City Agency Referral Comments***

This rezoning has been reviewed concurrently within the context of the Denver Zoning Code and other applicable City Codes as utilized by the referral agencies listed below.

**Asset Management:** Approved – No Comments.

**Development Services – Project Coordination:** Approved, no comments.

**Environmental Health:** Approved with the following comments: Notes. DEH does not object to the rezoning request.

General Notes: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, DEH suggests installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

Denver's Noise Ordinance (Chapter 36–Noise Control, Denver Revised Municipal Code) identifies allowable levels of noise. Properties undergoing Re-Zoning may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Compliance with the Noise Ordinance is based on the status of the receptor property (for example, adjacent Residential receptors), and not the status of the noise-generating property. Violations of the Noise Ordinance commonly result from, but are not limited to, the operation or improper placement of HV/AC units, generators, and loading docks. Construction noise is exempted from the Noise Ordinance during the following hours, 7am–9pm (Mon–Fri) and 8am–5pm (Sat & Sun). Variances for nighttime work are allowed, but the variance approval process requires 2 to 3 months. For variance requests or questions related to the Noise Ordinance, please contact Paul Riedesel, Denver Environmental Health (720-865-5410).

Scope & Limitations: DEH performed a limited search for information known to DEH regarding environmental conditions at the subject site. This review was not intended to conform to ASTM standard practice for Phase I site assessments, nor was it designed to identify all potential environmental conditions. In addition, the review was not intended to assess environmental conditions for any potential right-of-way or easement conveyance process. The City and County of Denver provides no representations or warranties regarding the accuracy, reliability, or completeness of the information provided.

**Public Works – City Surveyor:** Approved.

**Public Works – Wastewater:** Approved with the following comments. No objection on rezoning. The wastewater requirements will be applied to any future development.

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council and Registered Neighborhood Organizations:	<b>04/09/17</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council and Registered Neighborhood Organizations:	<b>06/05/17</b>
Planning Board public hearing. The Board voted to recommend approval of the application by a vote of 6-3.	<b>06/21/17</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and Registered Neighborhood Organizations, at least ten working days before the meeting:	<b>06/26/17</b>
Land Use, Transportation and Infrastructure Committee of the City Council:	<b>07/11/17</b>
Property legally posted for a period of 21 days and CPD written notice of the City Council public hearing sent to all affected members of City Council and Registered Neighborhood Organizations (tentative):	<b>07/30/17</b>
City Council Public Hearing (tentative):	<b>08/21/17</b>

To date, staff has received 21 postcards from area property owners, and 3 other residents, expressing opposition to the proposed 5-story height. In addition, 2 of the postcard writers also sent letters of opposition, and another property owner sent an e-mail in opposition. The letters state their opposition is based on changes the character of the neighborhood, introduction of retail uses on the property, the impact on surrounding property values, increased traffic and parking problems, and obstruction of views and sunshine.

Staff has also received 26 letters of support of the rezoning. These letters cite the adjacency to the light rail station, implementing transit-oriented development and design standards in the G-RX-5 district requiring street activation. All comment postcards and letters received are attached at the end of this report. See the attached letters for further detail.

The G-RX-5 zone district does allow building heights up to 5 stories or, 70 feet. The West Colfax Plan recommends focusing more intense land uses to town centers and at transit stations, with the “highest intensity focused around the station platform”. The Plan also recommends that mixed-use projects are “especially appropriate” near transit stops.

### **Criteria for Review/Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

#### DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and Welfare

#### DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

### **1. Consistency with Adopted Plans**

The criteria for review of this rezoning application include conformance with adopted regulations, and with the Comprehensive Plan and applicable supplements. Applicable documents are:

- *Denver Comprehensive Plan 2000*
- *Blueprint Denver (2002)*
- *West Colfax Plan (2006)*

### **Denver Comprehensive Plan 2000**

The proposal is consistent with and positively addresses many Denver Comprehensive Plan strategies, including:

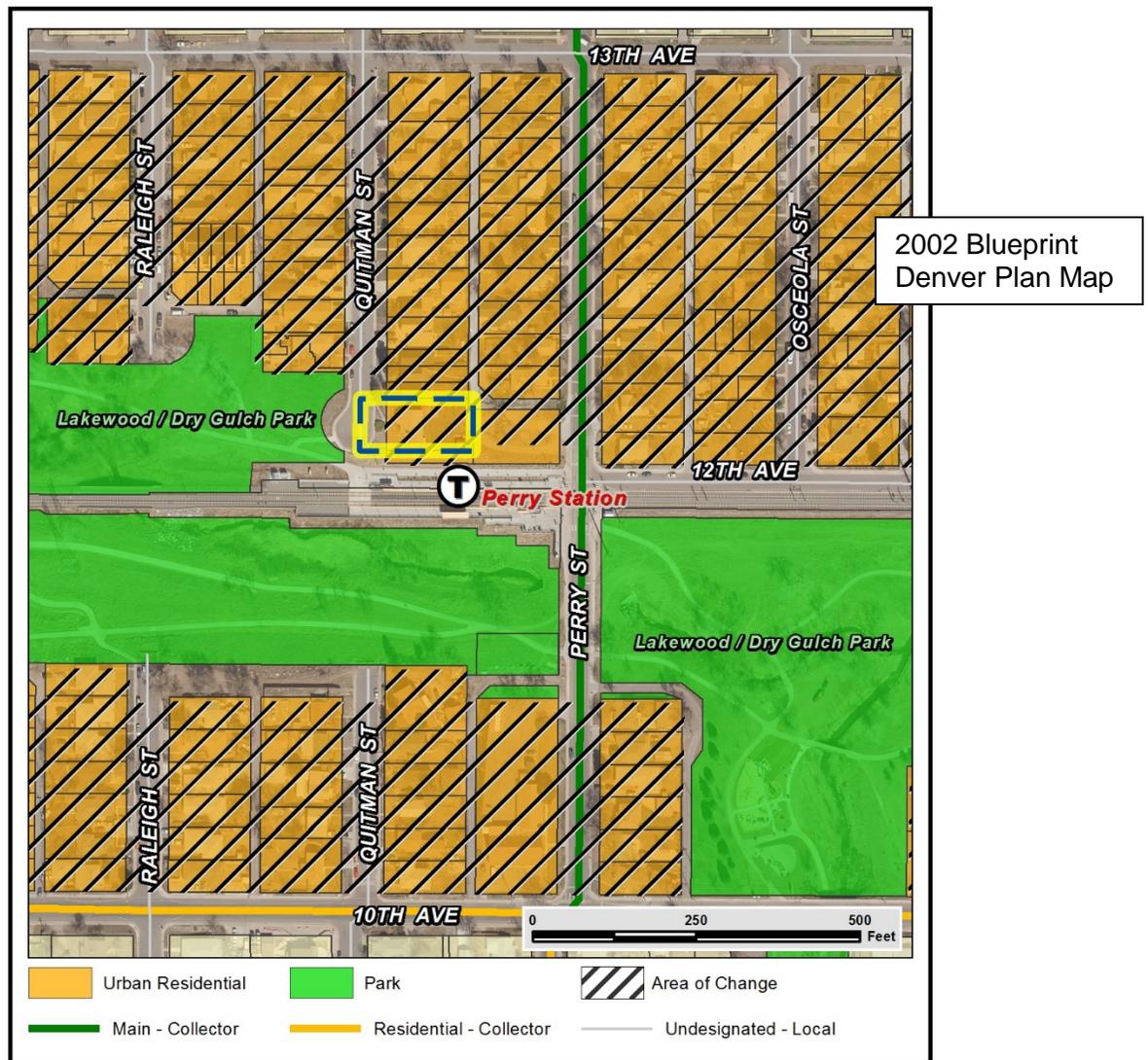
- Environmental Sustainability Strategy 2-B “*Protect and improve air quality by: Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, increasing the mix of uses within neighborhoods, and expanding the use of alternative fuels*” (p. 38).
- Environmental Sustainability Strategy 2-F “*Conserve land by promoting infill development within Denver at sites where services and infrastructure are already in place*” (p. 39).
- Land Use Strategy 1-H to “*Encourage development of housing that meets the increasingly diverse needs of Denver’s present and future residents in the Citywide Land Use and Transportation Plan*” (p. 58).
- Land Use Strategy 3-B to “*Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses*” (p. 60).
- Land Use Strategy 4-A to “*Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods*” (p. 60).
- Mobility Strategy 3-B “*Promote transit-oriented development (TOD) as an urban design framework for urban centers and development areas. Development at transit stations should provide both higher ridership to the transit system and viability and walkability in the area*” (p. 77).

- Mobility Strategy 4-E to “*Continue to promote mixed-use development, which enables people to live near work, retail and services*” (p. 78).
- Mobility Strategy 5-D “*Determine the potential for transit-oriented development at public transit stations, and encourage such opportunities whenever possible*” (p. 79).

The proposed map amendment will enable the addition of transit-oriented development in the form of residential mixed use development directly bordering the W Light Rail Line. Increasing the diversity of housing types and mixture of land uses near transit stations increases transit ridership and helps protect the City’s air quality. The G-RX-5 zone district will introduce more diverse and intense residential development with the potential to add in a mixture of non-residential uses. The only allowed primary building form in the zone district is the Shopfront form and the maximum allowed height is 70 feet. The location of the subject property adjacent to the Perry Street light rail station provides the opportunity for a mix of land uses and increases the chance that nearby residents might live, play or work in the area and thus be less dependent upon the automobile. The rezoning is consistent with the Comprehensive Plan policies that encourage development of housing that meets Sustainability strategies of improving air quality and conserving land; and with Land Use and Mobility strategies which encourage infill and transit-oriented, mixed use development.

***Blueprint Denver***

Blueprint Denver, the City’s Land Use and Transportation Plan, identifies the subject property as being within an Area of Change with a land use recommendation of Urban Residential.



### **Future Land Use**

Urban Residential neighborhoods are “higher density and primarily residential but may include a noteworthy number of complementary commercial uses. New housing tends to be mid-to high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic single-family houses, townhouses, small multi-family apartments and sometimes high-rise residential structures” (p. 41-42). The proposed G-RX-5 zone district will bring increased density and the potential for a broader mix of land uses to the property. This is consistent with the description of housing types included in the description of the Urban Residential land use category. Based on the location of the subject property adjacent to the Perry Street station, and the envisioned Urban Residential land uses, the G-RX-5 zone district is consistent with the Blueprint Denver land use recommendation.

### **Areas of Change/Areas of Stability**

On the Blueprint Denver Map the subject property is within an Area of Change. A central premise of the Blueprint Denver plan is that growth should be directed to Areas of Change. The Plan goes on to describe three types of Areas of Change including “[1] *Downtown*; [2] *Lowry, Stapleton and Gateway* and [3] *Areas where land use and transportation are closely linked*” (p. 20). The Plan describes features that characterize the third type of Area of Change as “*areas adjacent to and around transit stations*” and “*areas with special opportunities such as where major public or private investments are planned*” (p. 19). The subject property is adjacent to the Perry Street Light Rail Station on the W Rail Line, a part of the FasTracks project, a major public investment to expand public transit in the Denver metro region. The property is also within 1/2 mile of the Knox Street Light Rail Station. In this location the property is in an area where transportation and land use are clearly linked. It is therefore appropriate that the subject property should be within an Area of Change and that the Plan vision is increased density. The Plan also includes strategies envisioned for these types of Areas of Change including:

- Compatibility between existing and new development
- Pedestrian and transit supportive design
- Mixed land uses
- Infill and redevelop vacant and underused properties
- Multi-modal streets
- Transit service and transit access
- Adequate parks and open space, especially where density is increased
- Diversity of housing type, size and cost
- Retain low and moderate income residents
- Business retention, expansion and creation

The proposed G-RX-5 zone district is an appropriate increase in residential density, and has building standards that are pedestrian and transit-supportive. The G-RX-5 district will serve to introduce a higher-intensity mixture of land uses onto the subject property. The proposed development of the site will support the adjacent transit service.

### **Street Classifications**

Blueprint Denver classifies Quitman Street an Undesignated Local Street. Local streets are “*tailored more to providing local access. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from other streets*” (p. 51). Because the subject property is directly adjacent to a light rail station the street is not the sole means of transport. The proposed map amendment will enable an increase in development intensity appropriate to transit station areas.

### **West Colfax Plan (2006)**

The West Colfax Plan includes a “Framework Plan” the purpose of which “*provides the overarching goals and recommendations for these places within the study area; it provides the technical guidance for zoning regulatory changes, infrastructure planning and policy direction*” (p. 78). Key components of the Framework Plan include Urban Design, Land Use, Mobility and Economic Development.

Within the West Colfax Plan Framework Plan, the subject property is identified in the following ways:

### **Framework Plan/Future Land Use/Urban Design**

On the Future Land Use Concept map the subject property is identified as “*Urban Neighborhood Station.*” See the red rectangle on the Future Land Use Concept map below.

#### **Urban Neighborhood Station**

The land use and urban design concept for the “*Urban Neighborhood Station*” future land use designation is “*Single family and multi-family residential*” in a development pattern that is “*variable, compact and dense*” with the “*highest intensity focused around the station platform*” and with a typical scale of 1-5 stories. “*This land use development pattern occurs within a 1/4 to 1/2-mile radius of light rail stations...Generally, development happens here as infill on vacant parcels or redevelopment of underutilized parcels or dated and declining properties. Since the stations evolve in established residential areas, initial changes may add density and intensity in compact building forms that blend in with the prevailing residential context. Development may progress initially from residential additions and rehabilitations to the addition of carriage houses and conversion of single-family structures to duplexes, triplexes and quads. Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas*” (p. 85).

#### **Urban Design**

Within the “Urban Neighborhood” land use concept the Plan states “*There are two general types of urban neighborhood areas:*

1. *Residential Stabilization Areas - where existing buildings should be preserved, rehabilitated and reused.*
2. *Residential Growth Opportunity Areas - where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment*” (p. 84).

On the Urban Design Concept Map, the subject property is identified as within a “Residential Growth Opportunity Area.” See the red rectangle on the Urban Design Concept Map below.

Additional Framework Plan Land Use Recommendations include:

#### ***“Recommendation 1: Urban Neighborhood Regulatory Tools***

*Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas. Ensure that these zoning tools consider, define and respect the traditional and desired forms of urban neighborhood patterns of development. Consider:*

- *Urban design (lot and block structure, site design, building orientation, setbacks, relationship of buildings to streets)*
- *Range of building types (single family structures, duplexes, triplexes, quads, courtyard apartments, carriage houses, row houses, town homes) and associated design elements (entries, balconies, stoops, materiality, glazing)*
- *Architectural character (building envelope, scale, proportions, materiality, rhythm, massing and height)*
- *Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:*

- *Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.*
- *Correlate higher intensity structures within close proximity of station area platforms or as end cap buildings on block faces fronting busy neighborhood streets.... (p. 94).*

*Recommendation 6: Housing Diversification*

*...Diversify housing options and encourage a healthy urban mix of incomes. Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)” (p. 95).*

*Recommendation 7: Infill Development*

“Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers, along main streets and in close proximity to transit stops”.

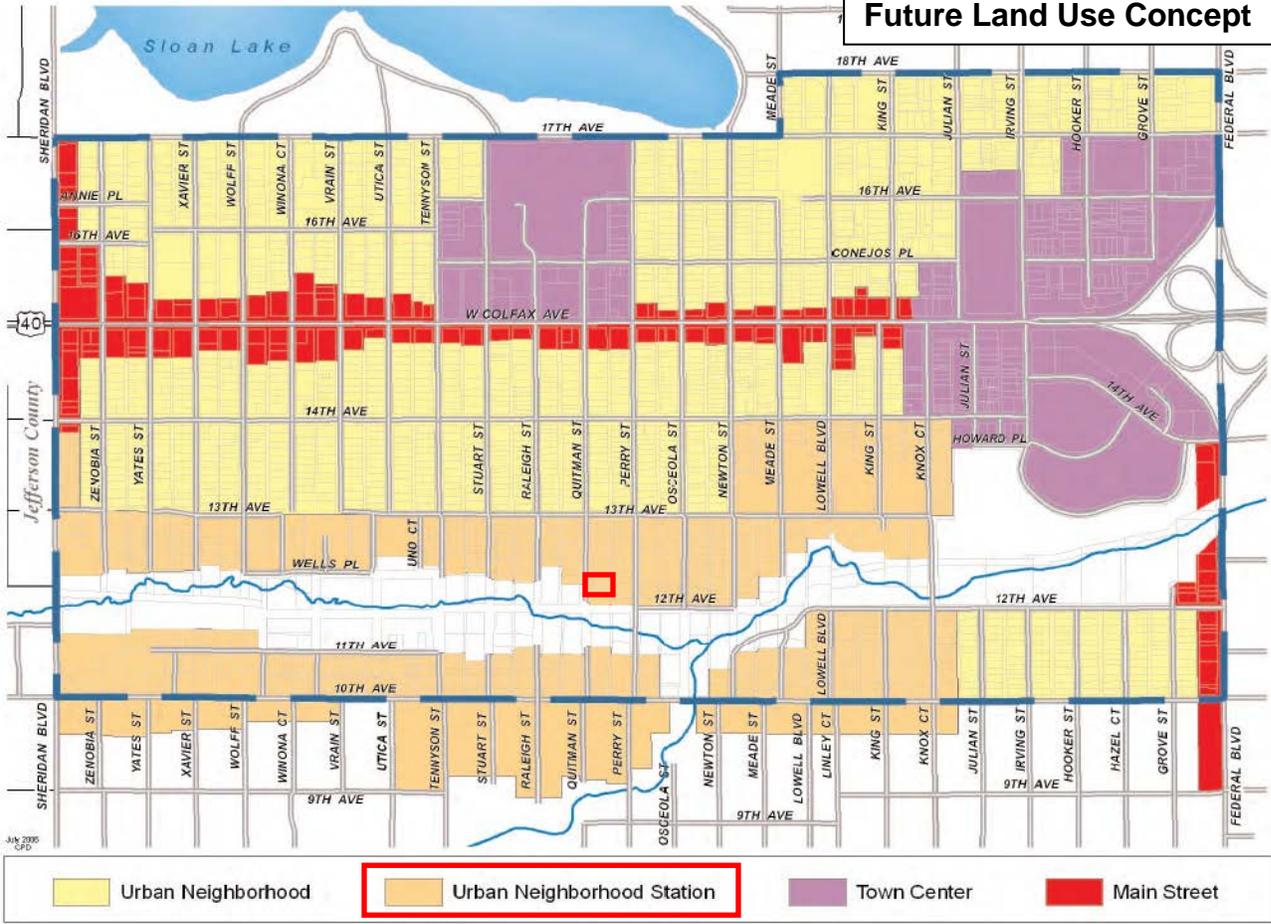
*Recommendation 8: Transitions*

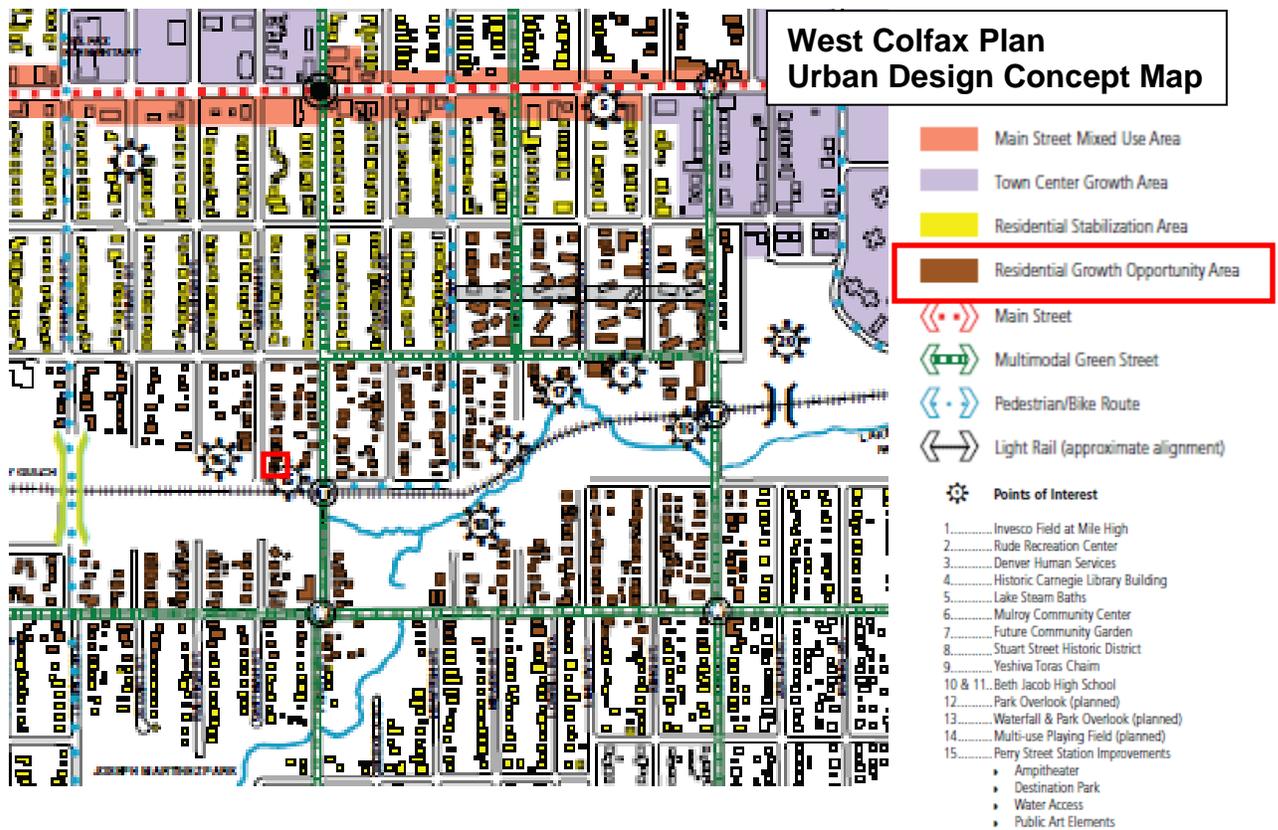
*“To the greatest extent possible, focus both structural and use intensity to main streets, transit station areas and town centers. Incorporate design and development standards to address solar access and privacy protection, such as bulk plane, building orientation and roof form standards. ...” (p. 96).*

WEST COLFAX PLAN

Future Land Use Concept

West Colfax Plan  
Future Land Use Concept





**District Plans**

In addition to the Framework Plan, the West Colfax Plan includes District Plans. The district plans “do not imply zoning changes” but are included in the Plan to “provide guidance regarding the appropriate character and scale of an area. The district plans augment the prevailing goals and recommendations contained in the framework plan” (p. 120).

Pleasant Hill Transit Station District Plan: The West Colfax Plan includes the subject site within the “Pleasant Hill Transit Station.” See the red square on the District Plans map below.

Specific to the neighborhood stations, the Plan offers the following District Plan recommendations:

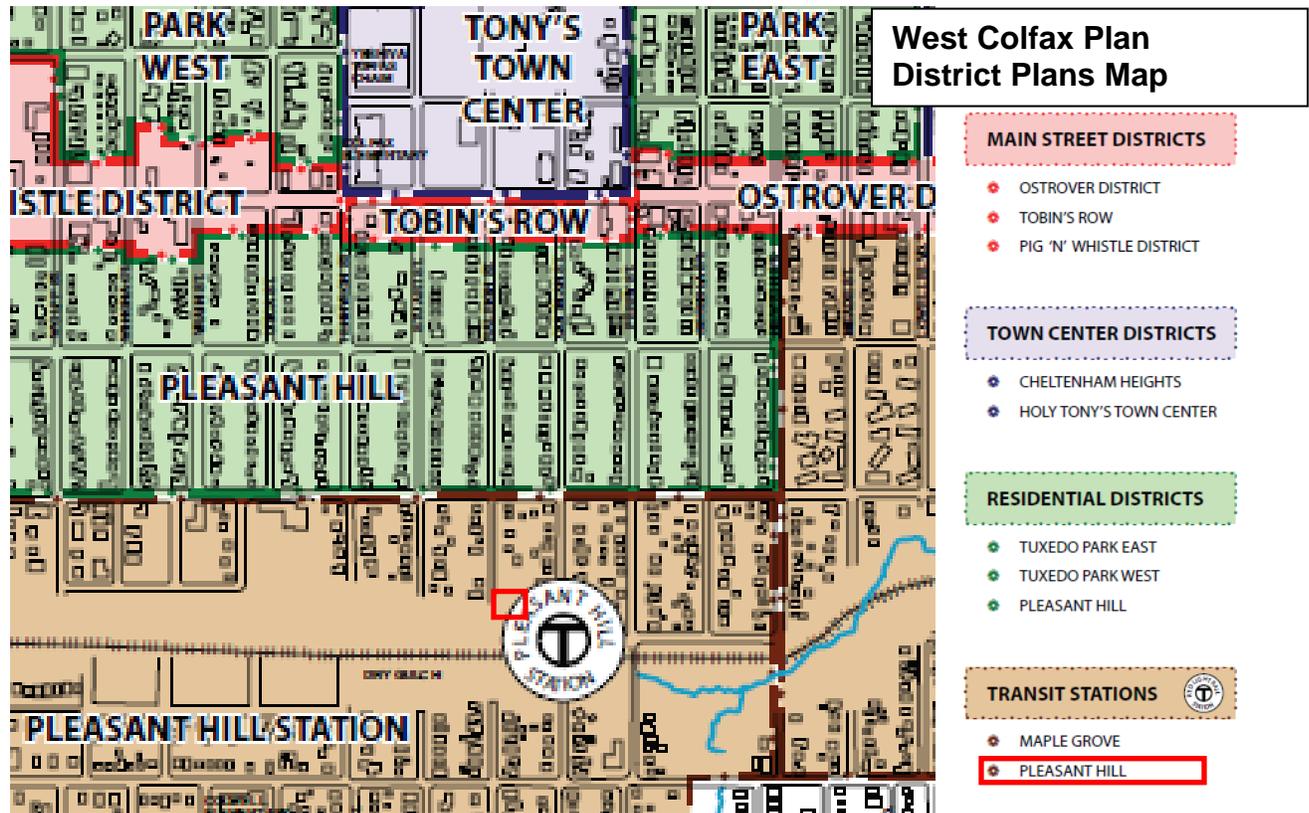
**Recommendation 1: Urban Neighborhood Station Elements**

“Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities, as well as the catalyst development sites at Avondale and Westridge. Incorporate special features to reinforce stations as a key transit transfer point or stop.”

**Recommendation 2: Redevelopment of Station Areas**

“Pleasant Hill Station. It is likely that redevelopment may occur more gradually in Pleasant Hill Station... fewer large assemblages exist in this area that may be appropriate for comprehensive redevelopment. Redevelopment sites in this area may include dilapidated residential structures (containing both single and multi-family units) close to the light rail stations areas or lining 10th Avenue. In stable, predominantly single-family areas, consideration should be given to

appropriate ways to encourage reinvestment and discreetly increase population densities without substantially altering the character of the area” (p. 142-143).



A summary of the West Colfax Plan recommendations for the subject property is that the property is recommended to transition to more intense station-area land uses both along busier main streets like Perry Street and in areas centered near the West Light Rail Line and stations. The Urban Neighborhood Station recommended land use concepts describe higher intensity development focused around the transit platform. To conform with the Urban Neighborhood land use concept, the Plan recommends a “variable, compact and dense” development pattern with the “highest intensity focused around the station platform” (p. 85). “Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) ...especially appropriate in...close proximity to transit” (p. 96) with building heights between 1 and 5 stories.

The proposed zoning for the subject site, G-RX-5, will create the opportunity for higher intensity residential development with a potential mix of transit-supportive non-residential land uses. By increasing the allowed building height to 5 stories and intensifying the residential density, and possibly the potential for a mix of land uses, the G-RX-5 zone district implements the Framework Plan recommendations for Urban Neighborhood Station areas and Residential Growth Opportunity Areas. The G-RX-5 zone district is consistent with these West Colfax Plan recommendations.

**2. Uniformity of District Regulations and Restrictions:** Rezoning the site to G-RX-5 will further the uniform application of district regulations in the City. The same regulations will apply to the subject site as to all other areas zoned G-RX-5 in the city.

**3. Public Health, Safety and General Welfare:** The proposed map amendment furthers the public health, safety and general welfare of the City by encouraging mixed use redevelopment near transit, which could support transit ridership and help to protect the City's air quality, and by implementing the vision set forth in the City's adopted plans.

**4. Justifying Circumstances**

The applicable justifying circumstance is that the land or its surrounding environs has changed to such a degree that it is in the public interest to encourage a redevelopment of the area or to recognize the changed character of the area. The proposed map amendment is in response to the changed circumstances of the new W light rail line which began operations on April 26, 2013, and Knox and Perry Street stations in the area, the redevelopment of the former St. Anthony Hospital, and redevelopment of the general vicinity. On the subject block and the two blocks adjacent to the east and west north of 12<sup>th</sup> Avenue, 8 new site plans multi-unit structures have been approved in the last 3 years and 5 more are currently under site plan review. These changes are evidence of the changed character of the area and these changed circumstances are an appropriate justifying circumstance for the proposed rezoning.

**5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The fifth review criterion in the Denver Zoning Code is that the proposed official map amendment must be consistent with the descriptions of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Overall, the proposed map amendment is consistent with the General Urban Neighborhood Context. The Denver Zoning Code describes the General Urban context as characterized by multi-unit residential uses in a variety of building forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets. There is a regular street grid pattern with alleys.

*The General Urban residential mixed use zone districts are intended to "promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm. The districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering. Residential mixed use zone districts are also intended to ensure new development contributes positively to established neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.*

*Residential mixed use zone districts are primarily intended to accommodate residential land uses. Commercial uses are secondary to the primary residential use of the district and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging*

*accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose. Specifically, G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.”*

The proposed map amendment is consistent with both the general and specific purpose and intent of the General Urban context and the G-RX-5 zone district because the proposed zoning will promote new moderately-scaled mixed-use and transit-oriented residential development that is in character with the Perry Street station.

### ***Staff Recommendation***

Based on the analysis set forth above, CPD staff finds that the application for rezoning property located at 1208 North Quitman Street to the G-RX-5 zone district meets the requisite review criteria. Accordingly, staff recommends **approval**.

### **Attachments:**

1. Application
2. Legal Description
3. Public Comment (27 Postcards and letters in opposition, and 26 letters of support.)

## 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	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			
Does the proposal comply with the minimum area requirements specified in DZC Sec. 12.4.10.3:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

REVIEW CRITERIA	
<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</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.  Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
	<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.
	<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>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area. <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.  Please provide an attachment describing the justifying circumstance.
	<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.  Please provide an attachment describing how the above criterion is met.
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<input type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format) <input type="checkbox"/> Proof of Ownership Document(s) <input type="checkbox"/> Review Criteria	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<input type="checkbox"/> Written Authorization to Represent Property Owner(s)	
Please list any additional attachments:	

## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement (must sign in the exact same manner as title to the property is held)	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed or deed of trust, (C) title policy or commitment, or (D) other as approved	Property owner representative written authorization? (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>	01/01/12	(A)	NO
Urban Land Acquisitions, LLC	1208 N. Quitman St. Denver, CO 80204	100%			A	
					A	
					A	
					A	
					A	

Last updated: February 4, 2015

Return completed form to [rezoning@denvergov.org](mailto:rezoning@denvergov.org)

**Exhibit A**  
**Legal Description for 1208 N. Quitman**

LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5,  
TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING  
AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23,  
AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO.  
478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION  
NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF  
THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE  
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO.

**BY AUTHORITY**

ORDINANCE NO. ORD15-0478  
SERIES OF 2015

COUNCIL BILL NO. CB15-0478  
COMMITTEE OF REFERENCE:  
Infrastructure & Culture

**A BILL**

**For an ordinance vacating the alley west of 1209 Perry Street, with reservations.**

**WHEREAS**, the Manager of Public Works of the City and County of Denver has found and determined that the public use, convenience and necessity no longer require that certain area in the system of thoroughfares of the municipality hereinafter described and, subject to approval by ordinance, has vacated the same with the reservations hereinafter set forth;

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That the action of the Manager of Public Works in vacating the following described right-of-way in the City and County of Denver, State of Colorado, to wit:

**PARCEL DESCRIPTION ROW 2014-VACA-0087001-001:**

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO

That portion of the 15 foot wide alley in Block 5, West Villa Park abutting and West of Lots 25, 26, 27 and the South 9.00 feet of Lot 28, being 84 feet in length and 15 feet in width.

Containing 1260 square feet more or less

be and the same is hereby approved and the described right-of-way is hereby vacated and declared vacated;

PROVIDED, HOWEVER, said vacation shall be subject to the following reservation:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the portion of the vacated area as described below ("Easement Area") for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, but not limited to, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire Easement Area. The City reserves the

1 right to authorize the use of the reserved easement by all utility providers with existing facilities in  
 2 the Easement Area. No trees, fences, retaining walls, landscaping or structures shall be allowed  
 3 over, upon or under the Easement Area. Any such obstruction may be removed by the City or the  
 4 utility provider at the property owner's expense. The property owner shall not re-grade or alter the  
 5 ground cover in the Easement Area without permission from the City and County of Denver. The  
 6 property owner shall be liable for all damages to such utilities, including their repair and  
 7 replacement, at the property owner's sole expense. The City and County of Denver, its  
 8 successors, assigns, licensees, permittees and other authorized users shall not be liable for any  
 9 damage to property owner's property due to use of this reserved easement.

10

11 COMMITTEE APPROVAL DATE: July 16, 2015 by consent

12 MAYOR-COUNCIL DATE: July 21, 2015

13 PASSED BY THE COUNCIL: August 3, 2015

14 Christopher J. Henderson - PRESIDENT

15 APPROVED: [Signature] - MAYOR AUGUST 4, 2015

16 ATTEST: Debra Johnson - CLERK AND RECORDER,  
 17 EX-OFFICIO CLERK OF THE  
 18 CITY AND COUNTY OF DENVER

19  
 20 NOTICE PUBLISHED IN THE DAILY JOURNAL: JUL 30, 2015; AUG 6, 2015

21 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: July 23, 2015

22 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
 23 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
 24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §  
 25 3.2.6 of the Charter.

26

27 D. Scott Martinez, Denver City Attorney

28

29 BY: [Signature], Assistant City Attorney DATE: 23 July, 2015



## **Exhibit B**

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

Urban Land Acquisitions, LLC proposes to rezone the approximately .24 acres located at 1208 N. Quitman St. from G-MU-3 to G-RX-5 (the "Property") in order to facilitate the redevelopment of the Property consistent with the recommendations in the adopted plans.

This site is experienced daily by neighborhood residents using the Perry Light Rail Station, by commuters passing by on the train, by Lakewood Gulch trail users, and by people entering and exiting the West Colfax neighborhood on Quitman St.

The immediately surrounding area is zoned G-MU-3, but pursuing redevelopment without rezoning the site would detract from its prominent location, high visibility and TOD opportunity. G-RX-5 allows for higher quality design and development appropriate for this urban neighborhood station. Only the shopfront building form is allowed in G-MU-3, which would make "slot homes" very difficult to construct and unfeasible. The shopfront building form requires the building to address the street and station with a 75% build-to requirement along the street, a high level of transparency and a prohibition on surface parking between the building and the street and the building and the station. G-RX-5 allows for desirable and responsible development instead of G-MU-3's less attractive slot homes.

#### **REVIEW CRITERION DZC § 12.4.10.7.A- The proposed official map amendment is consistent with the City's adopted plans.**

This proposed map amendment is consistent with the Denver Comprehensive Plan 2000 and Blueprint Denver (2002).

#### **1. The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2000 including:**

##### **Environmental Sustainability Strategies:**

"2-F: Promoting infill development within Denver at sites where services and infrastructure are already in place, creating more density near transit, and designing mixed use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods."

##### **The Environment and Community:**

"4-A: Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are accessible by multiple forms of transportation, providing opportunities for people to live where they work."

### **Land Use Strategies:**

"3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood that offers opportunities for increased density and more amenities."

"4-A: Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure . . . increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods."

"4-B: Ensure that land use policies and decisions support a variety of mobility choices."

### **Our Long Term Physical Environment:**

"4-E: Continue to promote mixed-use development, which enables people to live near work, retail and services."

### **Legacies Strategies:**

"3-A: Identify areas in which increased density and new uses are desirable and can be accommodated."

3-B: Create regulations and incentives that encourage high-quality, mixed-use development at densities that will support Denver's diverse housing needs and public transportation alternatives."

## **2. The proposed map amendment is consistent with the objectives of Blueprint Denver including:**

The Property is located in a Blueprint Denver Area of Change and classified as Urban Residential as described below:

### **Area of Change:**

"Areas of Change are parts of the City where new growth or redevelopment can best be accommodated because of transportation choices and opportunities for mixed-use development. Channeling growth to older industrial areas, districts close to downtown, major arterial corridors, historical trolley routes or existing and planned light rail stops will benefit the City as a whole." (Blueprint Denver, pg. 19)

### **Urban Residential:**

"Urban residential neighborhoods are higher density and primarily residential, but may include a noteworthy number of complementary commercial uses. New housing tends to be mid- to high-rise structures, and there is a greater housing base than employment base. A mixture of housing types is present, including historic

single-family houses, townhouses, small multi-family apartments and sometimes high rise residential structures." (Blueprint Denver, pg. 42)

The future redevelopment of the Property under the G-RX-5 will be consistent with the strategies and principles set forth in Blueprint Denver. Redevelopment of the Property under G-RX-5 will allow for residential growth with complementary commercial in an area of change immediately adjacent to the Perry Light Rail station along the West line.

### **3. The proposed map amendment is consistent with the West Colfax Plan.**

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as Urban Neighborhood Station future land use and the Residential Growth Opportunity Area. Overall the West Colfax Plan calls for buildings up to five stories and 100% lot coverage with the highest intensity development focused around the rail station. It also calls for small scale complementary commercial uses. G-RX-5 allows up to five stories and 100% lot coverage and limits any commercial uses to the ground floor.

#### **A comprehensive list of recommendations from the West Colfax Plan applicable to the Property is as follows:**

"Development Opportunity - Potential exists for transit supportive infill and redevelopment of vacant, underutilized and deteriorated parcels along the corridors, in town centers and in close proximity to the future light rail stations... These are development areas concentrated around light rail station areas and in town center nodes along main street arterials." (Executive Summary; Development Opportunity; pg. 4)

"In addition to the potential catalytic redevelopment of Saint Anthony's Central, the extension of the West Corridor light rail line may encourage interest in investment and redevelopment near the station areas." (Executive Summary; Development Opportunity; pg. 4)

"3. Maximize urban land development potential; promote compact, mixed-use development and focus intense development to strategic growth areas... 4. Increase the supply of residential units and provide diverse housing options." (Goals of the West Colfax Plan pg. 5)

"Establish identifiable gateways and focal points to signal arrival at key neighborhood destinations, town centers and station areas." (Goal 2: Centers, Gateways & Focal Points; Urban Design: Goals; pg. 80)

"Promote quality design in growth areas where intensive, mixed-use development is expected to occur." Goal 3: Design Quality: Goals; pg. 80)

The West Colfax Plan designates the subject site as falling within the Residential Growth Opportunity Area on the Urban Design Concept Map on page 81. On page 84 Residential Growth Opportunity Areas are defined as... "where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment."

"Development Pattern: Variable, compact, dense - highest intensity focused around the station platform; Buildings: 1-5 stories, 30%-100% lot coverage; Uses: Single Family and Multi-family residential." (Urban Neighborhood Station; pg. 85)

"Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas." (Urban Neighborhood Station; pg. 85)

"More intense residential development may be appropriate in the immediate vicinity of an urban neighborhood light rail stop" (Picture is 4 stories, minimal setback, pg. 85)

"In unstable parts of the neighborhood the housing stock is dated, the building materials are of an inferior design quality (including vinyl siding, concrete block) and the overall condition of these structures is often poor; rehabilitation is a less appealing option here, but redevelopment may occur at higher densities that are typically found when there is a rich supply of transit in close proximity." (Land Use; residential character and stability; pg. 90)

"Center Commons, Portland, OR... A 5-acre showcase of mixed-income, transit oriented urban development, Center Commons includes 172 units of low-income housing for seniors, 56 market-rate apartments, and 60 apartments for very low-income families. This development is within walking distance of a MAX light rail line and has on-site day care options as well as a play area for children. It is an ideal development model for land assemblages in urban neighborhood stations..." (pg. 90)

"Adding more residences in strategic locations (such as town centers, main street, and urban neighborhood stations) will position the community to take greater advantage of the coming light rail and help support the revitalization of commercial areas by building in a more populous customer base." (Land Use; Housing density; pg. 90)

Existing and future transit service will provide many opportunities for future redevelopment to cater to residents, students and employees who use alternative modes of transportation." (Land Use; Proximity to downtown and the regional transportation network; pg. 91)

...where redevelopment and intensification may be expected, especially near town centers and transit station areas." (Land Use; Parks and open space; pg. 91)

"Encourage corridor growth to be dense, compact and transit supportive to create healthy neighborhood edges along main streets that serve nearby residents with an

urban mix of retail shops, services, employment and civic uses." (Goal 1: Compact, Mixed-Use Development; pg. 93)

"Focus intense development to strategic growth areas at the edges of the neighborhoods along Main Street corridors, or in neighborhood centers such as transit station areas and town centers." (Land Use: Goals; Goal 2: Focus intense growth to target areas; pg. 93)

"Provide a diverse mix of housing types (townhomes, row house, duplex, multi-family, live work and artist studio), occupancy status (rental and ownership units), densities and costs (low-income, affordable and market rate). (Land Use: Goals; Goal 3: Diverse Housing Options; pg. 93)

"Maximize development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties and adaptive reuse of historic resources. (Land Use: Goals; Goal 6: Maximize Urban Land Development Potential; pg. 93)

"Work with the Zoning Code Task Force to establish and apply form based zoning tools appropriate for the mix of building types and uses (primarily housing and complementary uses) that define an urban neighborhood and their associated station areas." (Land Use: Recommendations; Recommendation 1: Urban Neighborhood Regulatory Tools; pg. 94)

"Location criteria for certain building types and uses to ensure the evolution of the appropriate urban neighborhood texture that complements the transportation network:

- Ensure rational evolution of urban neighborhoods and their station areas, so that changes in development intensities occur in harmony with prevailing neighborhood character.

- Correlate higher intensity structures within close proximity of station area platforms or as end caps on block faces fronting busy neighborhood streets.

- Limit non-residential uses to select small scale, low impact uses such as a corner store, small office or service (daycare, printer, post office) that reinforces traditional neighborhood patterns of development by providing for daily needs of neighborhood residents in appropriate locations." (Land Use: Recommendations; Recommendation 1: Urban Neighborhood Regulatory Tools; pg. 94)

"Promote a range of housing types and costs at higher densities in strategic locations (town centers, station areas, main streets)." (Land Use: Recommendations; Recommendation 6: Housing Diversification; pg. 96)

"Support infill development. Mixed-use projects that include housing (combining low-income, affordable and market rate units) or offices over active ground floor uses (shops, restaurants and services) are especially appropriate in town centers,

along main streets and in close proximity to transit stops. Consider the complementary nature of a project in the context of surrounding nearby uses. Encourage both horizontal and vertical mixed-use development. Minimize new development with extremely low site coverage ratios and discourage low density, single use development with excessive parking." (Land Use: Recommendations; Recommendation 7: Infill Development; pg. 96)

To the greatest extent possible, focus both structural and use intensity to main streets, transit station areas and town centers. Incorporate design and development standards to address solar access and privacy protection such as bulk plane, building orientation and roof form standards. To ensure neighborhood stability, stratify the commercial uses that may extend from main streets, station areas or town centers into the neighborhood so that only those uses with positive impacts on residential character (such as small scale neighborhood serving, walk-up traffic generators) seep into the neighborhood. (Land Use: Recommendations; Recommendation 8: Transitions; pg. 96)

"The Point and Addison Circle are good examples of Urban Neighborhood Stations." (pictured and referenced on page 141 under Urban Neighborhood Station: Goals) Both projects referenced have a commercial component.

**REVIEW CRITERION DZC § 12.4.10.7.C - The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.**

Future development of the Property will result in uniformity of G-RX-5 district regulations and restrictions.

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

The proposed map amendment will further the public health, safety, and general welfare of the City by facilitating the improvement and development of the Property as desired by the City's adopted plans.

## Exhibit C

### **Statement of Compliance of Additional Review Criteria for Non-Legislative Rezoning (DZC § 12.10.8)**

**CRITERION DZC § 12.4.10.8.A - Justifying Circumstances** - One of the following circumstances exists:

“The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.”

The .24 acre Property is located in an area of Denver that has experienced and is continuing to experience substantial change. Immediately south of the Property, RTD’s Perry Station on the West Corridor opened in May of 2013. The City’s adopted plans call for future change and redevelopment of the Property and surrounding area to capitalize on the major transit investment. St. Anthony’s hospital closed and the site has been transformed and is currently undergoing redevelopment. New multi-family development is also occurring throughout the West Colfax Neighborhood.

These changes are indicative of a trend in the area whereby quality public transit investment and planning is fostering private reinvestment in the area. These changes signify the evolution of how land is utilized in urban infill settings and how the Property can evolve collaboratively through neighborhood supported reinvestment.

**CRITERION DZC § 12.4.10.8.B – The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.**

G-RX-5 is in the General Urban Neighborhood Context and is characterized by the Denver Zoning Code as consisting of multi-unit residential uses and commercial uses in a variety of building forms. Commercial uses are primarily located along main streets. Street block and access patterns consist of a regular pattern of block shapes surrounded by an orthogonal street grid with a consistent presence of alleys. The building placement and location varies throughout the context by use, but most structures have a moderate to shallow front setback and shallow side setbacks. Building height varies, but primarily promotes higher density. There is a good balance of mobility options with greater reliance on a multi-modal transportation system.

The majority of the Property already falls within the General Urban Neighborhood Context. The Property and the surrounding neighborhood follows an orthogonal grid with a consistent presence of alleys and is well served by multi-modal transportation options.

The stated purpose and intent of the proposed zone district is to “promote building forms that... clearly define and activate the public realm and that are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods. The Residential Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the

District, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.” (Denver Zoning Code Section 6.2.4)

The specific intent of G-RX-5 is that it “applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.” (Denver Zoning Code Section 6.2.4.2) The Property is located in a residentially dominated area along a collector street where the West Colfax Plan recommends up to 5 stories. Rezoning to G-RX-5 on the Property meets the intended purpose of the zone district.

### **Review Criteria**

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.

### **Justifying Circumstances - One of the following circumstances exists:**

The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

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.

**EXHIBIT D**

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

**Urban Land Acquisitions, LLC**  
**4155 E. Jewell Avenue, Suite 1002**  
**Denver, CO 80222**

February 23, 2017

Mr. Bruce O'Donnell  
STARBOARD Realty Group, LLC  
770 Sherman Street, Suite 108  
Denver, CO 80203  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)  
720-441-3310

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Urban Land Acquisitions, LLC, the property owner, for the purpose of submitting and processing the rezoning application for the property located at 1208 N. Quitman Street in Denver, CO.

Sincerely,



Brandon Gill  
Authorized Representative

**EXHIBIT E**

**Proof of Ownership, Assessors Record**

# 1208 QUITMAN ST

Owner	Schedule Number	Legal Description	Property Type	Tax District
URBAN LAND ACQUISITIONS LLC 383 CORONA ST 103 DENVER , CO 80218-3948	0506121040000	WEST VILLA PARK B5 L21 TO 24 EXC S 20FT THEREOF TOG/W W/2 VAC ALY ADJ PER ORD 2015-0478	RESIDENTIAL	DENV

<b>Property Summary</b>	<b>Assessment Data</b>
-------------------------	------------------------

## Summary

<b>Style:</b>	ONE-STORY	<b>Reception No:</b>	
<b>Recording Date:</b>		<b>Building Sqr. Foot:</b>	1333
<b>Bedrooms:</b>	2	<b>Sale Price:</b>	
<b>Mill Levy:</b>	81.547	<b>Basement/Finish:</b>	1075/1075
<b>Lot Size:</b>	10,480	<b>Zoning Used for Valuation:</b>	GMU
<b>Year Built:</b>	1952	<b>Document Type:</b>	
		<b>Baths Full/Half:</b>	2/0

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

**Exhibit F**  
**Signature Authority Authorization**

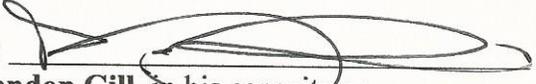
**STATEMENT OF AUTHORITY**  
**for**  
**URBAN LAND ACQUISITIONS, LLC**

1. This Statement of Authority relates to an entity named **Urban Land Acquisitions, LLC** and is executed on behalf of the entity pursuant to the provisions of C.R.S. §38-30-172.
2. The entity is a Limited Liability Company formed under the laws of the State of Colorado.
3. The mailing address for the entity is **13918 E. Mississippi Ave #275 Aurora, CO, 80012.**
4. The name and position of the person authorized to act on behalf of **Urban Land Acquisitions, LLC**, and to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity are the following:

**Brandon Gill, Managing Member**

5. The authority of the foregoing persons to bind the entity is limited by the Operating Agreement for **Urban Land Acquisitions, LLC.**
6. Pursuant to C.R.S. §38-30-172(6), this Statement of Authority amends and supersedes in all respects any previously executed Statement of Authority for **Urban Land Acquisitions, LLC.**

**URBAN LAND ACQUISITIONS, LLC**

By:   
**Brandon Gill, in his capacity as**  
**Managing Member of Urban Land Acquisitions, LLC**

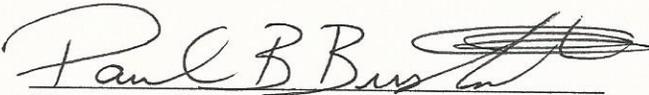
STATE OF COLORADO    )  
  ) ss.  
COUNTY OF DENVER )

The foregoing instrument was acknowledged before me on OCTOBER 15<sup>th</sup>, 2014, by **Brandon Gill** in his capacity as **Managing Member of Urban Land Acquisitions, LLC**

Witness my hand and official seal.



My Commission Expires: 03/13/2016

  
Notary Public  
My commission expires: 3-13-2016

**Exhibit A**  
**Legal Description for 1208 N. Quitman**

LOTS 21, 22, 23 AND THE NORTH 5.00 FEET OF LOT 24, BLOCK 5,  
TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY ABUTTING  
AND EAST OF THE SOUTH 9.00 FEET OF LOT 21, ALL OF LOTS 22 AND 23,  
AND THE NORTH 5.00 FEET OF LOT 24, AS VACATED BY ORDINANCE NO.  
478, SERIES OF 2015, RECORDED AUGUST 5, 2015 UNDER RECEPTION  
NO. 2015109039, WEST VILLA PARK, LOCATED IN THE SOUTH HALF OF  
THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE  
68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
DENVER, STATE OF COLORADO.

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Darlene Anderson

(address/dirección)

1257 Quitman St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-BX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Darlene Anderson

(address/dirección)

1257 Quitman St

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. *I will be contacting you directly to discuss my concerns.*

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

JOHN W. BUCKNER II

(address/dirección)

1267 Quitman St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. *I will be contacting you directly To discuss my concerns.*

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Sincerely/Sinceramente,

(name/nombre)

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(address/dirección)

1267 Quitman St.

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Sincerely/Sinceramente,

(name/nombre) Ashlee Deleenw

(address/dirección) 1247 Stuart St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Ashlee Deleenw

(address/dirección) 1247 Stuart St

DJ

TL

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Pamela Fulcher

(address/dirección)

1280 Stuart St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre)

Pamela Fulcher

(address/dirección)

1280 Stuart St

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Oscar Gonzalez

(address/dirección) 1215 Osceola St. Denver, CO  
80204

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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(address/dirección) 1215 Osceola St. Denver, CO  
80204

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Sincerely/Sinceramente,

(name/nombre) DAVE HARRIS

(address/dirección) 1254 Stuart St, Denver CO 80204

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences. **NO WAY!!!**

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Sincerely/Sinceramente,

(name/nombre) ALISON HARRIS

(address/dirección) 1254 STUART ST.  
DENVER, CO 80204

Dear Ms. Lucero/Estimado Ms. Lucero.

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) James Herlyck

(address/dirección) 1252 Raleigh St Denver Co 80204

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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(address/dirección) 1252 Raleigh St Denver Co 80204

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Sincerely/Sinceramente,

(name/nombre) Saxon & Annie Hodson

(address/dirección) 1265 Tennyson St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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(name/nombre) Saxon & Annie Hodson

(address/dirección) 1265 Tennyson St.

- D1

TL

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Sincerely/Sinceramente,

(name/nombre) Walter Mendez

(address/dirección) 1271 Perry

Dear Ms. Lucero/Estimado Ms. Lucero.

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Mark Munchau

(address/dirección) 1265 Stuart St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

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Sincerely/Sinceramente,

(name/nombre) Margaret Stortz Munchau

(address/dirección) 1265 Stuart St.

Dear Ms. Lucero/Estimado Ms. Lucero.

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Sincerely/Sinceramente,

(name/nombre) Chad & Shantelle Mulliniks

(address/dirección) 1240 Raleigh St

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) Shantelle & Chad Mulliniks

(address/dirección) 1240 Raleigh St

**From:** [Lara, Adriana - CC City Council Central Office](mailto:Lara,Adriana-CCCityCouncilCentralOffice@denvergov.org)  
**To:** [ampera42@gmail.com](mailto:ampera42@gmail.com)  
**Cc:** [Lucero, Theresa - CPD PS Citywide Planning](mailto:Lucero,Theresa-CPDPSCitywidePlanning@denvergov.org)  
**Subject:** RE: Protest of Proposed Rezoning 1208 Quitman  
**Date:** Friday, April 28, 2017 1:18:34 PM

---

Angela,

Thank you for reaching out to our office. This proposed rezoning is located within Council District 3.

I have copied Theresa Lucero with Community Planning and Development on the email. Her email is [Theresa.lucero@denvergov.org](mailto:Theresa.lucero@denvergov.org).

Your letter will be included as a protest in the packet. The rezoning has not yet been scheduled for Planning Board.

Sincerely,  
Adriana Lara  
Aide to City Councilman Paul Lopez  
1437 Bannock Street, Room 494  
Denver, CO 80202  
**New email: [adriana.lara@denvergov.org](mailto:adriana.lara@denvergov.org)**  
Phone: (720) 337-3333  
Fax: (720) 337-3337

This email is considered an "open record" under the Colorado Open Records Act and must be made available to any person requesting it unless it clearly requests confidentiality. Please indicate whether or not you want your communication to be confidential.

**From:** Angela P [<mailto:ampera42@gmail.com>]  
**Sent:** Thursday, April 27, 2017 5:57 PM  
**To:** Sandoval, Amanda P. - CC City Council District 01  
<[Amanda.Sandoval@denvergov.org](mailto:Amanda.Sandoval@denvergov.org)>; Lopez, Paul D. - CC City Council Elected  
<[Paul.Lopez@denvergov.org](mailto:Paul.Lopez@denvergov.org)>; District 1 Comments <[DistrictOne@denvergov.org](mailto:DistrictOne@denvergov.org)>;  
Orrantia, Jesus - City Council <[Jesus.Orrantia@denvergov.org](mailto:Jesus.Orrantia@denvergov.org)>; Volpe-Beasley, Gina J. -  
CC City Council Central Office <[Gina.Volpe@denvergov.org](mailto:Gina.Volpe@denvergov.org)>  
**Subject:** Protest of Proposed Rezoning 1208 Quitman

Dear City Council Representatives:

I am a property owner at 1220 Osceola. I have owned my home for over eleven years and while I am excited about the growth my neighborhood is experiencing, I can not accept all of the changes. Specifically, the recent request to rezone the property located at 1208 Quitman so that a five story structure may be built rather than a three story as is currently allowed. The look of the neighborhood is already changing drastically. Already we have outsiders parking here to use the lite rail.

Already we have houses being torn down only to be replaced with unattractive buildings that do not fit with the feel of the neighborhood. Already we have increased traffic that is not monitored and dangerous for local drivers, home owners and small children. We do not need, or want, a five story structure at 1208, or any other address, that obstructs views, sunshine, or that increases traffic or parking issues due to increased residential and business tenants. (Had I been here to file a complaint against the rezoning of 1209 Perry I would have done so.)

Therefore, as a home owner I am officially filing a protest regarding this request. I am hopeful you will take into consideration the desires of those of us who live here-who have lived here before this growth.

Sincerely  
Angela Pera  
1220 Osceola

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Enough!!!

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Angela Peron

(address/dirección) 1220 Osceola Denver 80201

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

ENOUGH!

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Sincerely/Sinceramente,

(name/nombre) Angela Peron

(address/dirección) 1220 Osceola

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Sincerely/Sinceramente,

(name/nombre) PAYAL ROHIRA

(address/dirección) 1257 RALEIGH

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Sincerely/Sinceramente,

(name/nombre) PAYAL ROHIRA

(address/dirección) 1257 RALEIGH

Dear Ms. Lucero/Estimado Ms. Lucero,

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Sincerely/Sinceramente,

(name/nombre) JEREMY SIMBLIST

(address/dirección) 1316 TENNYSON ST

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) SOMA SIMBLIST

(address/dirección) 1316 TENNYSON ST

Planning Services  
Community Planning and Development  
201 W. Colfax Avenue, Dept. 205  
Denver, CO 80202

To: Theresa Lucero, Senior City Planner and Case Manager (Theresa.Luce@denvergov.org)  
for Proposed Rezoning of 1208 Quitman St. Denver 80204  
#20171-00039

As home owners in the 1200 block of Tennyson ST. Denver 80204, located three blocks west of the 1208 Quitman property, we are firmly against the proposed zoning change request from (from G-MU-3 to G-RX-5) for 1208 Quitman, for the following reasons:

- 1) The zoning “regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.” (from the Denver Zoning Code Section 6.2.2.1 D.) see Exhibit A

Changing the zoning from (from G-MU-3 to G-RX-5) for 1208 Quitman would undermine the confidence of residents, potential residents and developers in the city’s planning and zoning master plans and create uncertainty in the zoning stability of this neighborhood, which is paramount in its current state of redevelopment.

- 2) The property 1208 Quitman is zoned G-MU-3 and is located well within the center of a residential area, clearly zoned G-MU-3 area for a maximum of 3 story residences. Changing the zoning to allow a 5 story residence to be built in the midst of one to three story residences, clearly changes the characteristic of the neighborhood, causing one building to loom above the surrounding residences in an awkward appearance. The rezoning request is inconsistent with the recommendations of the City of Denver adopted plans. See Exhibit B
- 3) The land its surroundings have not changed and is not changing to such a degree that it would be in the public interest to rezone for one property in the middle on an area appropriately zoned G-MU-3. The existing homes and redevelopment that has taken place and the redevelopment in process adhere to the G-MU-3 zoning restrictions.
- 4) The rezoning request (from G-MU-3 to G-RX-5) for 1208 Quitman permits retail businesses to operate on the ground story of the residential units. The Denver Zoning Code specifically states in Section 6.2.4.1 D. that “Buildings in a Residential Mixed Use (G-RX-5) district can have ground story retail uses”. Exhibit A. There is no adjacent retail or development in this area zoned G-MU-3 and surrounded by other G-MU fully residential areas. The existing retail and commercial is located along

Colfax, a full three blocks north of the property in question.

Having a ground story retail zoning for a property located in the middle of a residential neighborhood would contribute negatively to the residential neighborhood and destroy the consistency of the residential character of the neighborhood.

See Exhibit A.

5) Our purchase was predicated upon the City of Denver Zoning for the area-that all residences would follow the same pattern of zoning within the G-MU-3 designation. A change of zoning one property from three story maximum to five-story devalues the surrounding property in the neighborhood, potentially blocking views from all directions and would damage the esthetics of the similar surrounding properties of one to three story residences.  
See Exhibit B.

6) The Denver Zoning Code specifically states in Section 6.2.4.1 C that “C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Because 1208 Quitman is in the middle of a residential area (to the north, south, east and west) there is no reason to change the zoning to MX from MU.  
See Exhibit A

7) If the Planning and Zoning Board goes against the neighbors and neighborhood associations and changes the zoning (from G-MU-3 to G-RX-5) for 1208 Quitman, it sets a precedent for that neighborhood. This precedent could open the door for other properties to be rezoned from three stories to five stories, the results of which have a cascading negative effect on the neighborhood and intentional and long-invested efforts to redevelop the West Colfax area in a manner that combines maintaining its established residential character with newer residences in keeping with the current and well thought out zoning plan for the West Colfax area.  
See Exhibit B.

8) If the applicant desires to build a five story residence, there are an abundance of lots several blocks to the east that are already zoned G-MU-5. This applicant should seek to purchase and develop properties that are zoned for five-story buildings, in keeping with the overall neighborhood visions that the City of Denver has carefully planned and designated to foster neighborhood community and contribute positively to neighborhood character.  
See Exhibit B.

### Exhibit ‘A’: Excerpts from the Denver Zoning Code

G-MU-3	General Urban - Multi Unit - 3 stories maximum height
G-RX-5	General Urban - Residential Mixed Use - 5 stories maximum height

### Exhibit ‘A’ from Denver Zoning Code

## **Section 6.2.2 RESIDENTIAL DISTRICTS (G-RH-3, G-MU-3 TO -20, G-RO-3, G-RO-5)**

### **6.2.2.1 General Purpose**

A. The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms.

B. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, row house, garden court, and apartment. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.

C. These standards recognize the variation within the General Urban Neighborhood Context and provide eight Residential Zone Districts. The lowest-scale districts with a maximum height of three stories provide a transition to Urban and Urban Edge Neighborhood Contexts. The highest-scale districts with a maximum height of 12 and 20 stories promote a dense, urban residential character where appropriate. The Residential Office (RO) districts provide opportunities for residential and offices uses in low to moderate scale residential building forms.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.

### **6.2.2.2 Specific Intent**

#### **A. Row House 3 (G-RH-3)**

G-RH-3 is a multi unit district allowing urban house, duplex, and row house building forms. Row houses are not taller than three stories.

#### **6.2-2 |**

Article 6. General Urban Neighborhood Context  
Division 6.2 Districts

### **DENVER ZONING CODE**

June 25, 2010 | Republished July 6, 2015

#### **B. Multi-Unit 3 (G-MU-3)**

G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, and apartment building forms. The tallest building form has a maximum height of three stories.

## **Section 6.2.4 RESIDENTIAL MIXED USE DISTRICTS (G-RX-5)**

### **6.2.4.1 General Purpose**

A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.

B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.

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

D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have ground story retail uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

#### **6.2.4.2 Specific Intent**

##### **A. Residential Mixed Use 5 (G-RX-5)**

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

#### **Section 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)**

##### **6.2.5.1 General Purpose**

A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of shopfront and row house building forms that clearly define and activate the public street edge.

B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.

C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.

#### **6.2.4.2 Specific Intent**

##### **A. Residential Mixed Use 5 (G-RX-5)**

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

EXHIBIT "B"  
 DENVER ZONING MAP OF AREA SURROUNDING  
 1208 N. QUITMAN DENVER 80204

Denver Maps

1208 n quitman st

Search

Gonzales Brar

Map Legend

Zoning Layer Visibility 50%

U-SU-C2 U-RR-2.5 G-MU-5 LD-3 G-RH-3 OS-A E-SU-DI E-TH-2.5 E-SU-DIX E-MX-2X

W 14th Ave W 13th Ave W 12th Ave W 11th Ave W 10th Ave W 9th Ave W 8th Ave

Yates St Xavier St Wolff St Winona Ct Vrain St W 10th Ave Raleigh St S Quinlan St Perry St Lowell Blvd Linley Ct King St Knox Ct Julian St Irving St Hooker St

U-RR-2.5 U-RR-3A G-MU-5 U-RR-3A U-RR-3A U-RR-5 E-MX-5 U-RR-5

W 14th Ave W 13th Ave W 12th Ave W 11th Ave W 10th Ave W 9th Ave W 8th Ave

W 14th Ave W 13th Ave W 12th Ave W 11th Ave W 10th Ave W 9th Ave W 8th Ave

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Tags property

Downloads

- Download Zoning data

Related Links

- Denver Zoning Code

1208 N. QUITMAN ST.  
 PROTESTING THE REZONE REQUEST FROM G-MU-3 TO G-RX-5

June 19, 2017

To: Theresa Lucero, Senior City Planner and Case Manager (Theresa.Lucero@denvergov.org)  
Denver Planning and Zoning Board Members

From: Lori Smith ([laslori3@verizon.net](mailto:laslori3@verizon.net))

RE: #2017I-00039 Proposed Rezoning of 1208 Quitman St. Denver 80204

As a property owner of a duplex in the 1200 block of Tennyson St. and an under-contract townhome in the 1500 block of Perry St. and am requesting that the Planning Board deny the Applicant's request to rezone 1208 N. Quitman St. from G-MU-3 to G-RX-5 for the following reasons:

- 1) The legal zoning regulations for Denver and the supporting Denver plan guidelines both support the existing zoning code assigned to the area of G-MU-3.  
The city of Denver's Comprehensive Rezoning in 2010 with Revisions, is the capstone and legal zoning document to administer development in the city. The Rezoning took into consideration the prior plans such as Comprehensive Plan 2000, BluePrint Denver 2002, West Colfax Plan 2006, TOD-Strategic Plans 2006, 2014.  
[Exhibit A](#)
- 2) Residents, Investors, Developers make their decisions using these documents as a guide for decision-making regarding purchases, investments of both financial magnitude and community involvement.  
Rezoning a property from 5 stories in the midst of a residential area zoned for a maximum of 3 stories, undermines the confidence that Residents, Investors and Developers have in the city's plans as set forth in the intentions of the city and the very documents that are set forth as their intentions. [Exhibit B, pp.1-2](#)
- 3) Keeping the current zoning of maximum 3-story is consistent with the 'Urban' Typology that the area around 1208 N. Quitman is located near the Perry St. Station is classified.  
'Urban', with Medium-Low development potential and Medium TOD characteristics. With those classifications, come descriptions describing the lower scale residential, single family and small scale multifamily residential areas, resulting in a lower residential density and less-intense environment compared to most other stations.  
[Exhibit C, pp. 1-3.5](#)
- 4) The Perry Street Station area differs from other station areas in stability, density, and progress of redevelopment that prompts a closer look involving more multi-layered analysis. Consideration of the uniqueness of the Perry Station residential area from non-surface-level perspectives will show that the proposed rezoning of 1208 N. Quitman from 3-story to 5-story should be denied.

While the BluePrint Denver 2002 identified the 1200 block of N. Quitman and several 1200 blocks to the east and west as an 'area of change', it is directly adjacent to an area of stability.

Since the 2010 Denver Comprehensive Rezoning Plan, this area that was designated as an 'area of change' has undergone significant redevelopment with new builds of duplexes, townhomes, rowhomes, and remodeling of existing homes.

Consequently, the area has moved farther along the continuum from 'area of change' towards 'area of stability'. So, based on the degree of development in the area, and the fact that all properties are abiding by the Denver Zoning Code of a maximum of 3-stories, to now change to allow a 5 story building to be built in the midst of this 3-story area could be a setback in the future development of the area. [Exhibit D](#)

The West Colfax plan defines the same area as Urban Neighborhood Station and Quitman as an undesignated local street. On page 85 of the West Colfax Plan includes the Typical Scale of buildings 1-5 stories, with 30-100% lot coverage. It also states that building forms blend in with the prevailing residential context, which are heights of 1-3 stories.

Also, on page 142-143 of the West Colfax Plan, there are important recommendations specifically addressed to the Perry St. Station (then referred to as the Pleasant Hill Station).

Because the Perry St. Station (then referred to as Pleasant Hill Station) is unlike the Knox Street Station (then referred to as the Maple Grove Station), "consideration should be given to appropriate ways to encourage reinvestment and discreetly increase population densities without substantially altering the character of the area." [Exhibit E, pp. 1-3](#)

- 5) To rezone this property from 3-story to 5-story, without considering the heritage, the unique characteristics and history, the patterns of interpersonal relationships, the visible and invisible threads that tie its residents together would be inconsistent with the intentions and prior work of the city's visionaries and planners.
- 6) There is a discernible and important difference between those submitting postcards, letters and emails against the proposed rezoning of 1208 N. Quitman and those submitting letters and emails for the proposed rezoning that the board should consider.

The responses against the proposed rezoning are from owners-residents, many of whom are long-term neighbors, with a vested interest, history and ties to the neighborhood.

In contrast, the responses of those for the proposed rezoning include some who lack proximity, residence, and neighborhood-vested interest.

The responses of those who are owners-residents should carry a great deal of weight as the board considers this proposed rezoning.

More than 18 owner-residents within a 4-block radius, and with long-term vested interests in the neighborhood, have submitted postcards, letters, emails against this proposed re-zoning of 1208 N. Quitman Street. [Exhibit F, page 1](#)

[Exhibit F, pp. 2-3](#)

Of the 25 individuals that submitted emails and letters in support of the proposed rezoning of 1208 N. Quitman St., many are not owners within the West Colfax neighborhood boundaries:

- 5 do not own properties within the West Colfax Neighborhood defined boundaries (the property addresses listed by them are south of 10<sup>th</sup> street).
- 3 are with Denver organizations, but are not owners of properties within the West Colfax neighborhood defined boundaries
- 6 are individuals that own properties at least 7 blocks and as much as a mile from 1208 N. Quitman St.
- of the remaining 11 individuals submitting responses for the rezoning:
  - the properties they own are located within a 6-block radius of 1208 N. Quitman
  - 3 of those 11 are owners/related parties of Urban Land Acquisitions, LLC, the owner and Applicant to rezone 1208 N. Quitman St.
  - 8 list a different mailing address than the property within the West Colfax neighborhood defined boundaries.



Exhibit **A**

**These documents are used as a guide for residents, owners, investors, developers, builders, and public employees to make real estate and other related decisions.**

(TOD, page 5)

The Denver Legal Zoning Regulations

**Denver Zoning Plan Review and Republish 2017**

**Denver Comprehensive Zoning Code 2010**

The Plan Guidelines as a Framework for Decision-Making

TOD-Transit Oriented Development  
Strategic Plan • 2014

West Colfax Plan 2006

TOD-Transit Oriented Denver-Strategic Plan • 2006

BluePrint Denver 2002

Comprehensive Plan 2000

2000 Denver Comprehensive Plan  
BluePrint Denver  
Station Area Planning  
Neighborhood Planning

# TRANSIT ORIENTED DENVER

AND  
**YOU**

**IF YOU ARE**

**A RESIDENT OR BUSINESS OWNER  
IN A STATION AREA**

*AND MAY WANT TO:*

- Expand, start, or relocate a business
- Purchase real estate
- Renovate an existing home or building
- Improve the streetscape
- Verify whether your proposed project fits within adopted neighborhood and city goals and objectives

Residents and business owners in Denver can use the TOD Strategic Plan as a guide for making real estate decisions, renovating property, or opening a store. The vision for individual station areas can be found in the appropriate adopted station area plan with the strategic plan containing additional information regarding city-led investments and implementation activity.

**IF YOU ARE**

**A DEVELOPER OR BUILDER IN A  
STATION AREA**

*AND MAY WANT TO:*

- Purchase real estate
- Reuse an existing building
- Construct a new building
- Identify where public investment may be directed
- Identify likely hot spots for new development
- Understand the City's development focus areas
- Align your design/development ideas with neighborhood and city goals and objectives

Developers or builders in Denver can use the TOD Strategic Plan to get information on the City's TOD focus areas, identify properties for new development, and take advantage of city investments in station areas. Developers and builders take on the critical responsibility of constructing office, retail, and a mix of housing options within station areas necessary to increase the walkable, urban nature of the city and reconnect all of Denver's neighborhoods together.

**IF YOU ARE**

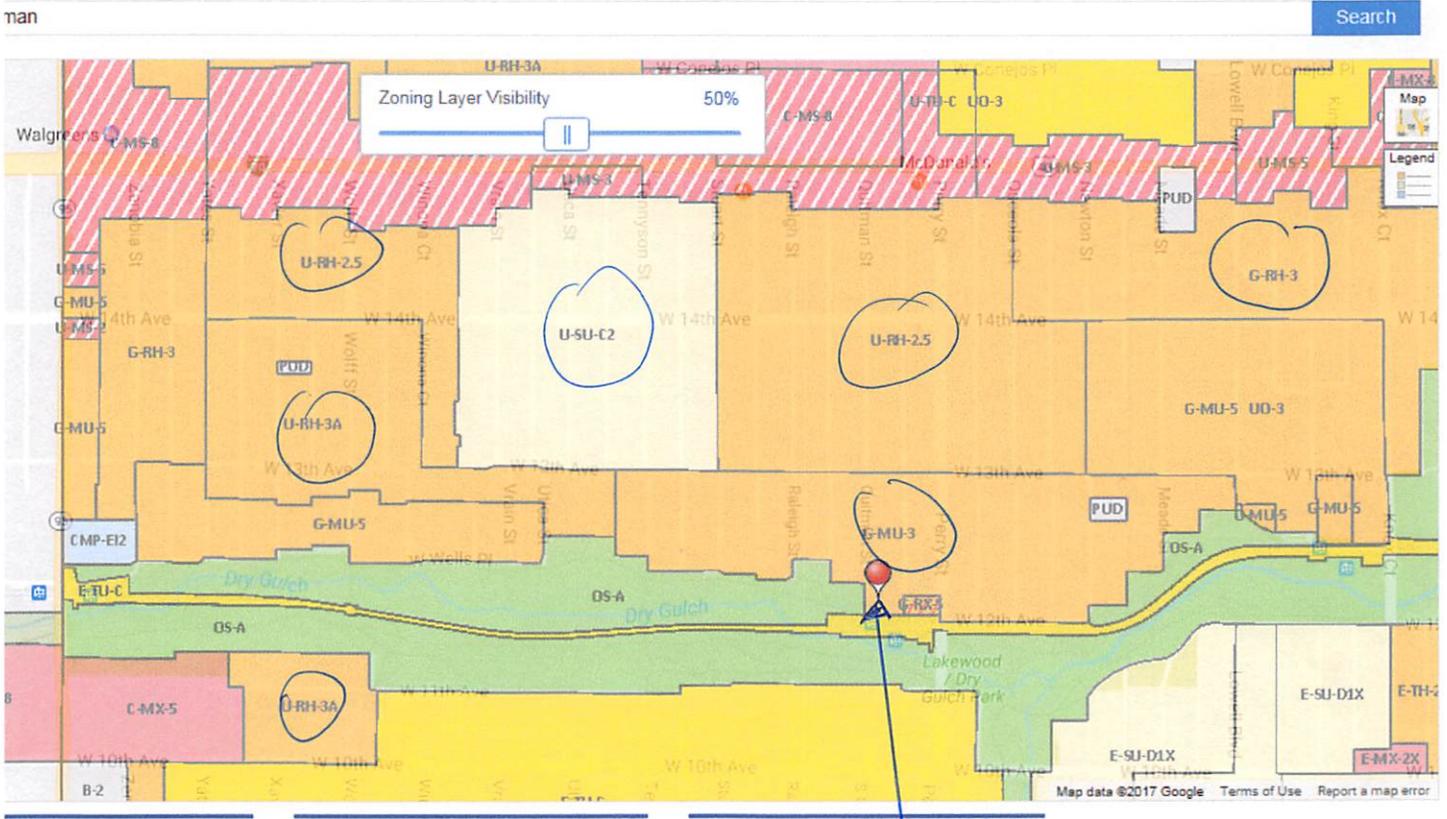
**A PUBLIC EMPLOYEE**

*AND MAY WANT TO:*

- Remove barriers to TOD
- Direct public funds efficiently
- Determine projects that result in the maximum return on city investment
- Pursue local and federal funding for TOD infrastructure and implementation of projects

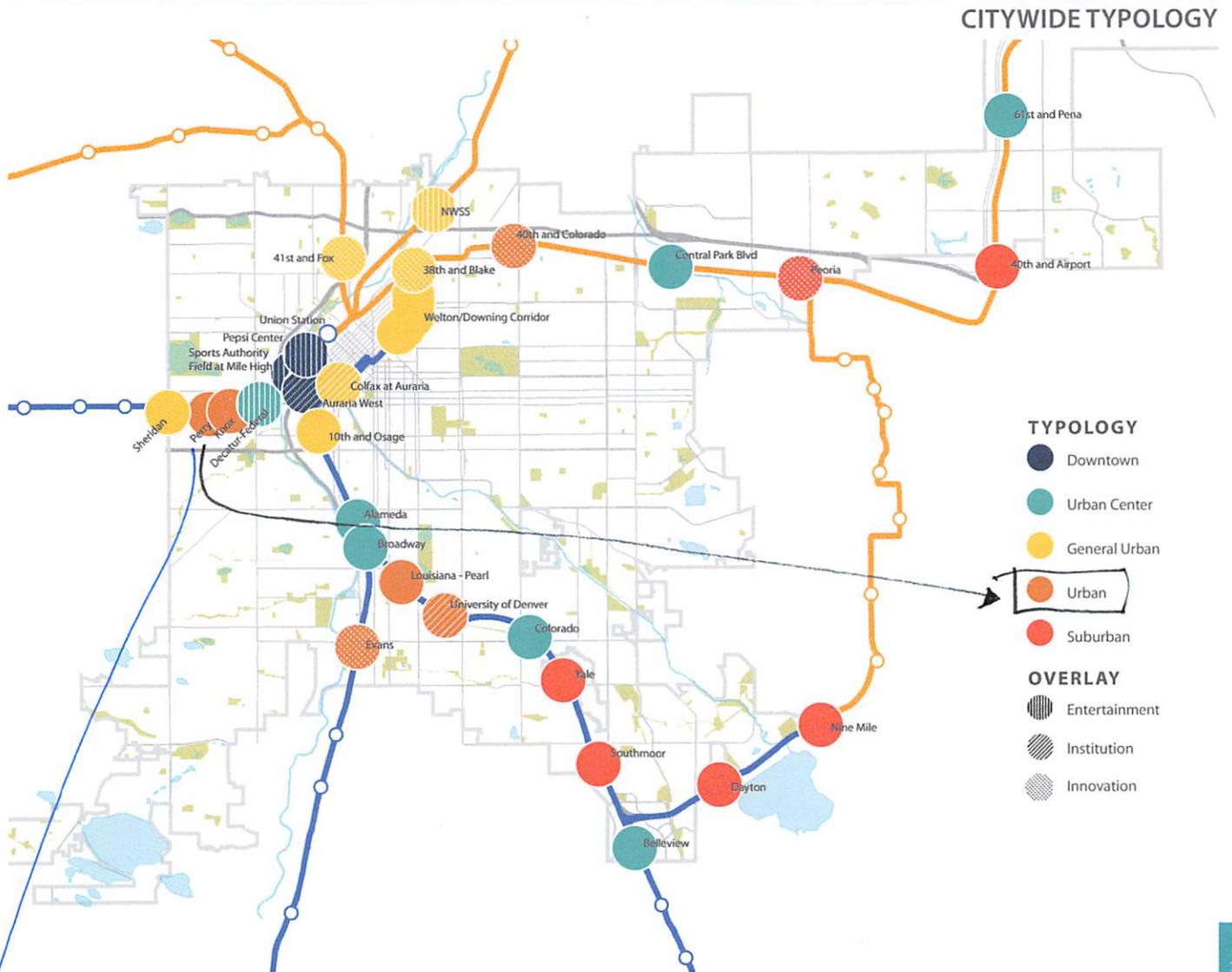
Public employees should use the TOD Strategic Plan to establish a city-wide TOD implementation work program, direct city funds efficiently to the most opportunistic areas, determine the projects that offer the maximum return on public investment, and pursue funding for key infrastructure projects. City plans provide the vision for station areas, while the TOD Strategic Plan is intended to assist in implementing that vision.

# Denver Comprehensive Zoning Plan 2010



legal instrument to regulate and establish limits

1208 N. DITTMAN ST.  
 currently zoned  
 G-MU-3



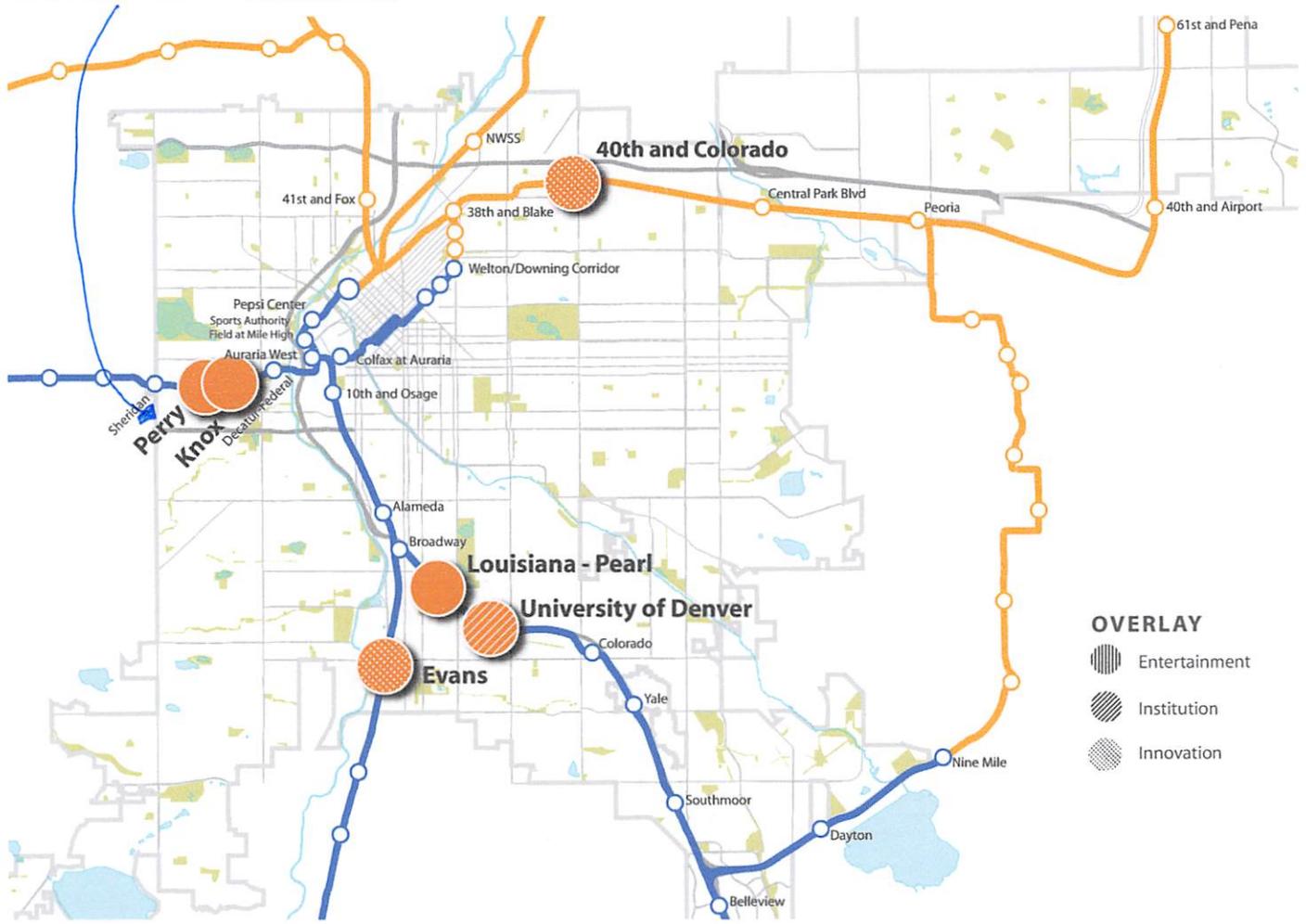
### STATION TYPOLOGY

- **Downtown** – Mixed use, highest density, tallest buildings, high pedestrian activity, transit hub, and historic areas
- **Urban Center** – Mixed use, high density, grid and alley block pattern, high pedestrian activity, and multi-modal
- **General Urban** – Multi-family residential, grid and alley block pattern, main streets, corner stores, and multi-modal
- **Urban** – Grid and alley block pattern, predominantly single family residential, main streets, corner stores, and multi-modal
- **Suburban** – Town centers, community open spaces and residential neighborhoods

### Functional Overlays:

- **Innovation** – Allowing a wide range and diversity of TOD land uses, activities and building forms to accommodate new types of development such as advanced manufacturing, research and development, creative design studios, and more.
- **Institutional** – Academic campuses, medical and government centers with a significant amount of jobs
- **Entertainment** – Major destinations – typically evenings and weekends

**urban** multi-family residential, grid & alley block pattern, main streets, corner stores, and multi-modal



Urban rail stations are lower-scale “walk-up” stations, providing transit access to existing neighborhoods primarily characterized by single-unit and two-unit residential uses, small-scale multi-unit residential uses and embedded commercial areas. Buildings have shallow or moderate setbacks, with consistent pedestrian orientation and parking located behind or to the side.

Areas around urban stations have a regular, smaller block pattern with linear streets and alleys. Due to the lower residential densities but strong street grid, transit use is moderate, with higher use along high capacity transit corridors during peak commuting periods. There is a general balance of pedestrian, bicycle and vehicle travel modes.

TYPLOGY  
TRANSIT ORIENTED DENVER 26

**Land Use Mix**

Primary single-unit and two-unit residential uses on small lots  
Small-scale multi-family residential such as rowhouses and garden court apartments  
Embedded commercial

**Street and Block Pattern**

Regular, smaller blocks  
Linear streets  
Mostly alleys

**Building Placement**

Consistent, moderate setbacks  
Consistent entrance orientation to the street  
Parking from the alley or side yard

**Building Height**

Low-scale structures  
Some mid-rise at nodes or along arterials

**Mobility**

Moderate transit use, greater along high capacity transit corridors and peak hour commuting times  
Balance of pedestrian/bike/vehicle use



**1 LOWER SCALE RESIDENTIAL**  
 Single family and small-scale multifamily residential areas are found in Urban stations, resulting in a lower residential density and less-intense environment compared to most other stations.

**4 BALANCE OF ALL MODES**  
 Urban stations typically have a strong multi-modal transportation network. Pedestrian and bicycle access is balanced with vehicular travel throughout the station area.

**2 EMBEDDED LOW SCALE COMMERCIAL**  
 Urban stations tend to have neighborhood serving commercial uses tucked into the predominantly residential nature of the area.

**5 WALK UP STATION**  
 Existing neighborhoods typically are adjacent to the rail platforms at Urban stations, with limited or no commuter parking available.

**3 MODERATE TRANSIT USE**  
 Transit use in Urban stations is generally moderate due to lower residential densities. Higher transit use may be found along high capacity corridors during peak commuting periods.

**6 PEDESTRIAN ORIENTED**  
 Even though Urban stations are less dense, a human scale to the neighborhood is apparent. A strong street and alley block pattern is still prevalent. Buildings front the street, with vehicular parking located behind.

## KNOX COURT

Facts	Corridor	West
	Opened	2013
	Ridership	785
	RTD Parking Spaces	0

Typology

**U**  
urban

Score	Market Readiness	Medium
	Development Potential	Medium
	TOD Characteristics	Medium

Status	Plan	●
	Infrastructure Analysis	◐
	Zoning	●
	Infrastructure Investment	\$

Action Plan

Coordinate with CPD, PW and DoF on Time frames for funding and implementation of prioritized infrastructure investment  
*Time frame: 2014/2015*

Catalysts	Colfax Reconstruction	●●●●
		●

## PERRY

Facts	Corridor	West
	Opened	2013
	Ridership	660
	RTD Parking Spaces	0

Typology

**U**  
urban

Score	Market Readiness	Medium - Low
	Development Potential	Medium - Low
	TOD Characteristics	Medium

Status	Plan	●
	Infrastructure Analysis	◐
	Zoning	●
	Infrastructure Investment	\$

Action Plan

Coordinate with CPD, PW and DoF on Time frames for funding and implementation of prioritized infrastructure investment  
*Time frame: 2014/2015*

Catalysts	Colfax Reconstruction	●●●●●
		●



● Complete   
 ◐ In-progress   
 ○ None   
 \$- 0   
 \$\$- 1 - 1,000,000   
 \$\$\$- 1,000,000 - 9,999,999   
 \$\$\$\$ 10,000,000

● \$0 - \$1,000,000   
 ●● \$1,000,001 - \$2,500,000   
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EXHIBIT D



Denver Maps

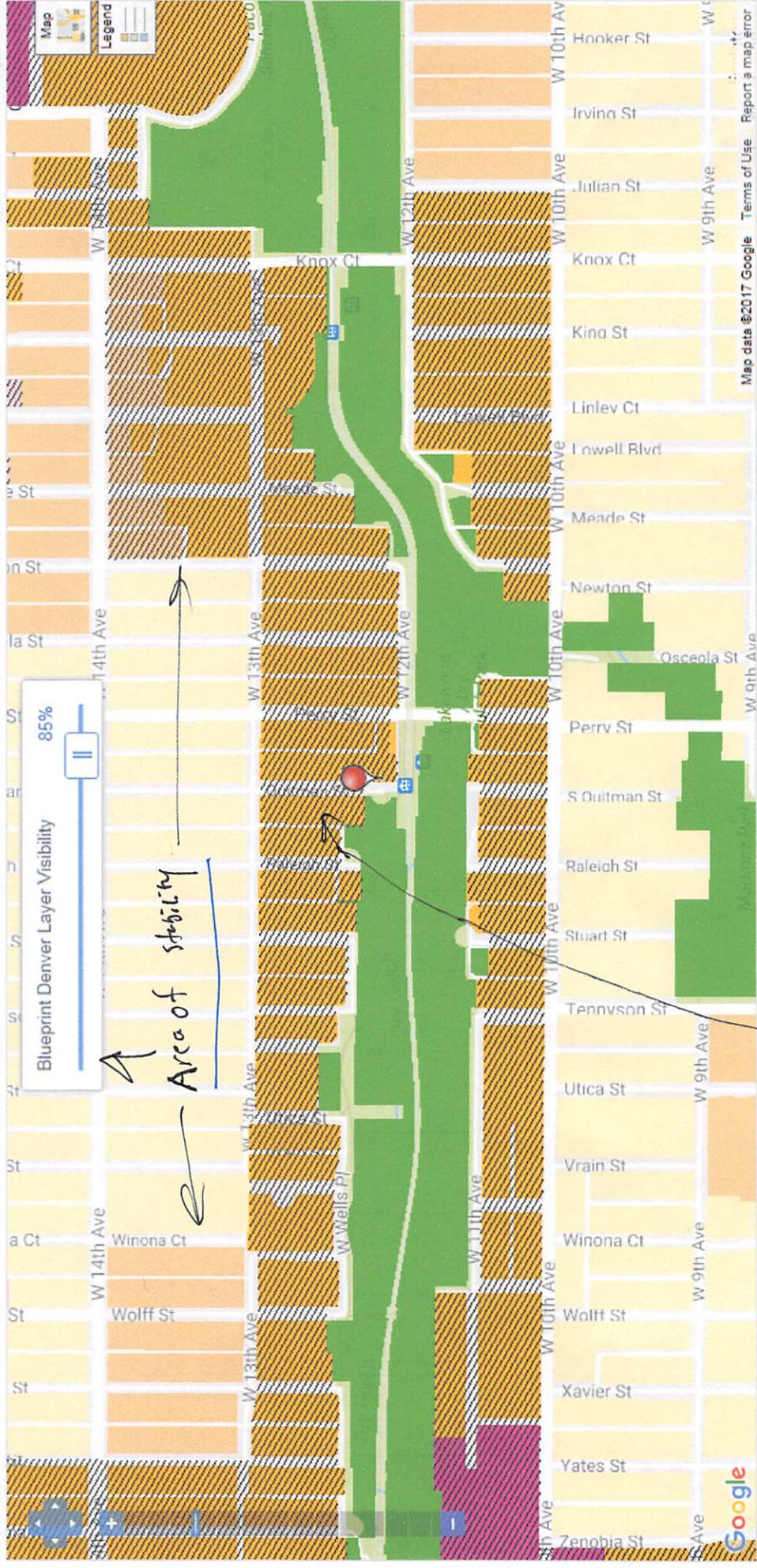
- Neighborhood
- Business
- Visiting
- Government
- Online Services
- A to Z

Search

Blueprint Denver Concept Land Use and Area of Change.

1208 n quitman st

Search



Blueprint Denver Layer Visibility

85%

||

Area of stability

AREA OF CHANGE  
 MOVING ALONG TO  
 AREA OF STABILITY  
 SINCE 2010

Tags

Blueprint

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Urban Neighborhood Station

Development pattern: Variable, compact, dense - highest intensity focused around the station platform

Typical scale: Buildings 1-5 stories, 30%-100% lot coverage

Uses: Single-family and multi-family residential

Features: Front yards, courtyards, porches, stoops, and balconies

Street Character: Street trees, detached sidewalks

Parking: On-street or in garages or parking spaces accessed from alleys

An evolving and flexible development pattern defines an Urban Neighborhood Station. This land use development pattern occurs within a 1/4 to 1/2 mile radius of light rail stations in the central city of a metropolitan region. Generally, development happens here as infill on vacant parcels or redevelopment of underutilized parcels or dated and declining properties. Since, the stations evolve in established residential areas, initial changes may add density and intensity in compact building forms that blend in with the prevailing residential context. Development may progress initially from residential additions and rehabilitations to the addition of carriage houses and conversion of single-family structures to duplexes, triplexes and quads. Over the long-term, some more significant and welcome redevelopment may occur, adding small and medium scale apartments or condominium buildings in close proximity to the station areas. Front yards, courtyards, porches, stoops, and balconies are key features. Sidewalks are detached with tree lawns. Parking is provided on-street or in garages and parking spaces accessed from alleys.



Compact development around a shared courtyard is typical of an Urban Neighborhood Station.



More intense residential development may be appropriate in the immediate vicinity of an urban neighborhood light rail stop.

# URBAN NEIGHBORHOOD STATION DISTRICTS: RECOMMENDATIONS

## Recommendation 1: Urban Neighborhood Station Elements

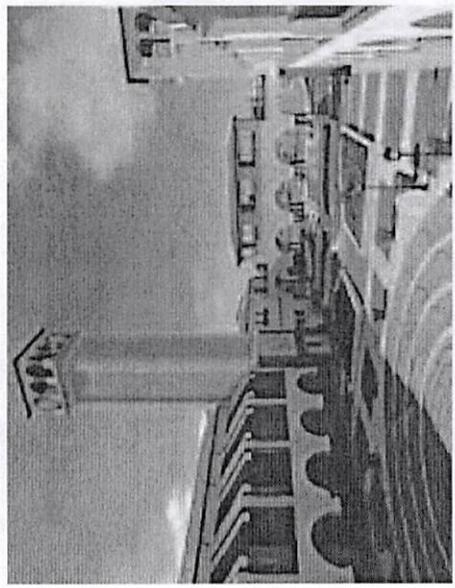
Establish the appropriate regulatory conditions and incentives to facilitate the redevelopment of the edges of Villa Park and West Colfax neighborhoods near the rail facilities, as well as the catalyst development sites at Avondale and Westridge. Incorporate special features to reinforce stations as a key transit transfer point or stop. Include:

1. Distinct platform or transit stop architecture
2. Real time arrival/departure forecasting device
3. Visual media display
4. Amenities - clock, newsstand, pay phone, information booth/kiosk, police substation, schedule posting
5. Plaza area with adequate space to sit and rest while waiting for transit
6. Distinctive wayfinding system that includes directions to destinations within a 1/4 to 1/2 mile walking distance from the station

## Recommendation 2: Redevelopment of Station Areas

**Maple Grove Station.** Maple Grove Station presents the greatest opportunity for redevelopment. Advance planning should explore the opportunity to use Decatur Station as an initial staging area for the redevelopment of Avondale, the Overlook Apartments, Westridge Homes and other nearby obsolete/dated public housing facilities as higher density, healthier mixed-income communities. Land around Decatur Station, which lies on the east of Federal Blvd., is owned in large part by city or quasi governmental entities; much of the land is vacant or used as surface parking. West of Lowell, the predominantly Craftsman style residential structures are desirable for rehabilitation and reinvestment. East of Lowell, encourage redevelopment at higher intensity to improve the housing stock and residential densities as the district approaches the Avondale shopping center.

**Pleasant Hill Station.** It is likely that redevelopment may occur more gradually in Pleasant Hill Station. Unlike Maple Grove Station fewer large assemblages exist in this area that may be appropriate for comprehensive redevelopment. Redevelopment sites in this area may include dilapidated residential



Along International Drive in Orlando, Florida is the Mercado, an integrated 250,000 square-foot multiple building facility, near the Orange County Convention Center. The center is based on the festival marketplace concept developed by James Rouse as part of his planned community design at Columbia, Maryland. The Mercado architectural design centers on a Mediterranean village theme, and includes several separate component buildings, including 6 major restaurants, a large open plaza, and a 120 foot tower. The project was built in 12 months. This development is a potential model for redevelopment of the Avondale shopping center in the Maple Grove Station area which lies minutes from downtown and the Colorado Convention Center and caddy corner from Mile High Stadium.

KNOX ST. STATION

PERKY ST. STATION

WKS ORIGINAL REFERENCE NAME FOR KNOX ST. STATION

JWS ORIGINAL REFERENCE NAME FOR PERKY STATION

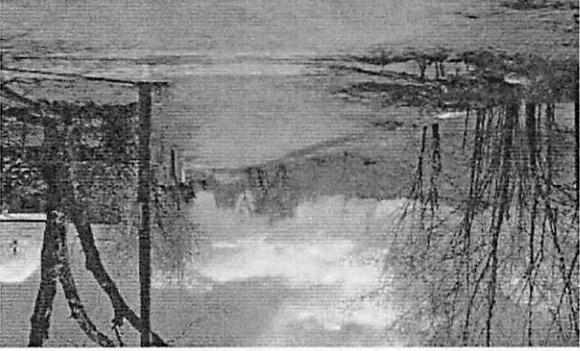
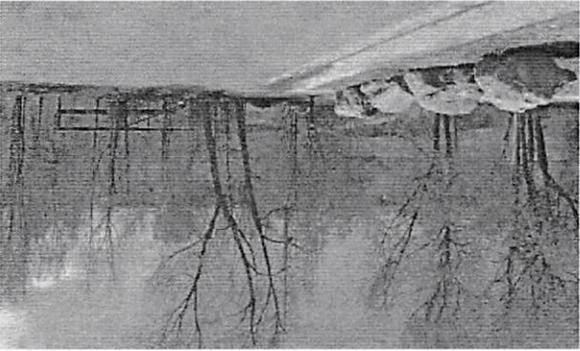
structures (containing both single and multi-family units) close to the light rail stations areas or lining 10th Avenue. In stable, predominantly single-family areas, consideration should be given to appropriate ways to encourage reinvestment and discreetly increase population densities without substantially altering the character of the area.

**Recommendation 3: Park Setting, Station Area Development & Pedestrian Connections**  
 To the greatest extent possible, the stations should be integrated into the park environment, both for aesthetic reasons and for the enjoyment of transit users and residents. Enhance the relationship between residential uses and public open space. Orient new construction to face the parkland and capitalize on the views. Ensure that the streets which terminate at the edge of the gulch include pleasant urban design features, rather than simply leading to a dead end. To enhance the park edges pursue the following:

- 1. Improve pedestrian connections from the stations to West Colfax, Holy Tony's Town Center and the former Avondale shopping center, as well as nearby residential districts.
- 1. Improve Perry Street to include bike lanes, wide sidewalks, on-street parking and narrow travel lanes.
- 2. Where streets terminate at the park, consider urban design improvement such as a cul de sac and traffic circle with public art. Another option to consider would be to convert streets to courtyards to create fingers of the park into the neighborhood, provide additional room for drainage and water quality management and enhance the access to station areas for pedestrians. In such a circumstance ensure alley access to residential parking facilities.
- 3. Implement the Lakewood Dry Gulch Master Plan to complement investment in the station area infrastructure.



*Enhancements of the park's edges and redevelopment that capitalizes on open space views will improve the investment climate of Maple Grove & Pleasant Hill stations.*



Property Owners Who Submitted Letters Against Rezoning  
1208 N. Quitman

Owners Within 4 Blocks of 1208 N. Quitman ST.  
Owner Against Rezoning

Owner	Address	Description of Property	Count	Description of Property
Angela Pera	1220 Osceola	2 blocks east	1	owner/resident
Oscar Gonzalez	1215 Osceola	2 blocks east	1	owner/resident
Melissa Walker	1305 Osceola	2 blocks east	1	owner/resident
Wilda Meketuk	1271 Perry	1 block east	1	owner/resident
Lori Smith	1595 Perry	1 block east 3 north	1	owner-under contract
Stephanie Wickman	1218 Quitman	same block	1	owner/resident
Stephen Swardell Jr	1227 Quitman	same block	1	owner/resident
Darlene Anderson	1257 Quitman	same block	1	owner/resident
John Buckner	1267 Quitman	same block	1	owner/resident
Chad & Chant Mulliniks	1240 Raleigh	1 block west	1	owner/resident
James Herlyck	1252 Raleigh	1 block west	1	owner/resident
Payal Rohira	1257 Raleigh	1 block west	1	owner/resident
David & Alison Harris	1254 Stuart	2 blocks west	1	owner/resident
Ashlee Deleeuw-Deleon	1247 Stuart	2 blocks west	1	owner/resident
Mark Muenchau	1265 Stuart	2 blocks west	1	owner/resident
James & Pamela Fulcher	1280 Stuart	2 blocks west	1	owner/resident
Lindsey Smith	1275 Tennyson	3 blocks west	1	owner/resident
Jason & Annie Hodson	1265 Tennyson	3 blocks west	1	owner/resident
Jeremy & Sora Simblist	1316 Tennyson	3 blocks west	1	owner/resident
<u>Total Valid Owners Against Rezoning 1208 N. Quitman</u>				<u>19</u>

\* Lori Smith 1595 Perry is under contract to purchase as of Sept. 2016

Those Who Submitted Letters For Rezoning of 1208 N. Quitman

Owners Outside the Boundaries of West Colfax Neighborhood (south of 10th St.)

Property more than 6 Blocks away	Owner developer within 6 blocks of 1208 Quitman	Description
Outside the West Colfax Boundaries		
80204	0	Hooker Homes Development
80204	0	Gearhart Moore Holdings
80204	0	non-resident
80204	0	non-resident
80204	0	non-resident

Property Owners Located more than 6 blocks away from 1208 Quitman

Austin Schmidt	1711 Julian St. 7 blocks east, 5 blocks north	80204	0	non-resident
Ricky Lang	1680 Sheridan 11 blocks west, 4 north	80214	0	non-resident
David Weber	1650 Sheridan 11 blocks west, 4 north	80214	0	non-resident
John Able	1331 Wolff St. 7 blocks west, 1 north	80204	0	non-resident
Brad Simbric	1446 Xavier 8 blocks west, 2 north	80204	0	non-resident
David Burcham	1435 Yates 9 blocks west, 2 north	80204	0	non-resident

Property owners Within 6 blocks of 1208 Quitman St.

Jeremy Cortwright	1393 Meade St.	80204	1	non-resident	developer non-resident
Todd Kilkenny	1210 Osceola-titled to Urban Land Acquisitions	80204	1	non-resident	developer Urban Land Acquist, LLC
Keith Gallegos	1295 Osceola	80204	1	non-resident	developer non-resident
Derek Nelson	1325 Perry	80204	1	non-resident	developer non-resident
Brandon Gill	1208 Quitman-titled to Urban Land Acquisitions	80204	1	non-resident	developer Urban Land Acquist, LLC
Matt Sanchez	1250 Quitman	80204	1	non-resident	developer non-resident
Rick Wells	1274 Quitman	80204	1	non-resident	developer non-resident
Christopher Humpl	1280 Raleigh	80204	1	non-resident	developer non-resident
Douglas Dawson	1275 Stuart St.	80204	1	non-resident	developer non-resident
Brandis Meeks	1295 Stuart St.-co-founder of Urban Land Acq.	80204	1	non-resident	developer Urban Land Acquist, LLC
Paul Malone	1239 Tennyson	80204	1	non-resident	developer non-resident

Organizations but no Property Ownership

Gosia Kung	Walk Denver	0	non-owner
kathleen Osher	Transit Alliance	0	non-owner
Jeff Walker	rtd-denver, dirctr dist D	0	non-owner

Total Valid Owners For Rezoning 1208 N. Quitman 11

\* Brandon Gill and Brandis Meeks are co-founders/owners of Urban Land Acquisiotns
\*\* Todd Kilkenny Urban Land Acquisitions, LLC is owner of this property-is Todd Kilkenny a renter?

# WEST COLFAX NEIGHBORHOOD BOUNDARIES

EXHIBIT F

page 3

WEST COLFAX PLAN

## PHYSICAL BOUNDARIES OF THE STUDY AREA

The West Colfax study area lies between central Denver and Lakewood. Sloan's Lake and the Lakewood Dry Gulch flank the area's northern and southern borders. The West Colfax area boundaries are: Federal Boulevard on the east, Sheridan Boulevard on the west, West 17th Avenue/West 19th Avenue on the north and West 10th Avenue on the south in the Villa Park neighborhood. Other significant features include Ivesco Field at Mile High Stadium to the northeast and Denver Human Services complex to the southeast. The stadium, the lake and the gulch are significant man-made and natural features that clearly define the boundaries of the area and influence circulation patterns. The 2000 U.S. Census Tracts 7.01 and 7.02 delineate the West Colfax area; the study area also includes portions of Census Tracts 9.04 and 9.05.

## PROJECT PARTNERS & PLAN PROCESS

Project Partners volunteered over 3,000 hours to craft and refine a vision and strategy for revitalization of Colfax. The *West Colfax Plan* is the result of this input from a broad stakeholder group comprised of residents, business owners, property owners, non-profit organizations, developers, architects, real estate professionals, political leaders and city staff. The West Colfax study area overlaps two City Council Districts and four neighborhood associations, Villa Park, West Colfax, Sloan's Lake Citizens Group and Sloan's Neighbor Association, as well as the West Colfax Partnership and the West Colfax Business Community.

## PURPOSE OF THE PLAN

The *West Colfax Plan* is intended to guide public and private decision-making and investment in the West Colfax area over the next 20 years. The plan provides policy direction in a number of key areas, including land use, urban design, mobility, economic development and district identity development. The *West Colfax Plan* builds on the vision established by Blueprint Denver, the city's plan to integrate land use and transportation. *The West Colfax Plan* provides the direction to protect and enhance the stability, livability, urban character and economic vitality of this inner-urban area while guiding change over time.



*Many residents, business owners and property owners contributed to the planning process including over 150 residents who shared their visions for future growth of the community in an intensive land use workshop.*



Dear Paul D. Lopez, District Three

Date: July 27, 2017

Re: 2017i-00039 Proposed Rezoning Vote on August 21, 2017

---

I am part of a group of property owners in the West Colfax Neighborhood who are strongly opposed to a current application to Rezone **1208 N. Quitman St. 80204, West Colfax Area from G-MU-3 to G-RX-5**, because it allows a 5-story building, up to 70 feet tall in the midst of a neighborhood zoned for one to three story homes, creating an inconsistency with the character of the neighborhood and with the guidelines of the TOD Strategic Plan 2014.

We are requesting that you:

1. read this brief summary of the situation
2. vote against this application to rezone ( August 21, 2017 City Council meeting)
3. advise the applicant to resubmit his application to a G-RX-3 rezone request
4. encourage a Perry Station Plan to be developed with an overall vision for wise development of properties near the station to avoid isolated and inconsistent zoning

### Background

The application was made April 5th, 2017, by a person representing an owner who wishes to resell the property to a developer.

The **1208 Quitman property** is located at the south end of the block, which terminates at Lakewood Gulch Park, and has no through street access. Quitman is designated a local undesignated street.

The area surrounding the property is a combination of single family homes, many of which have been remodeled and new construction of three-story townhomes and duplexes, 30 feet in height or less.

The **Denver Planning Board** met and voted on June 21, 2017. Vote was 6-3 in support.

At the **Planning Board Hearing**, the city planner, Theresa Lucero spoke, the applicant, Bruce O'Donnell spoke, and three property owners within 4 blocks of the property spoke opposing the proposed Rezoning, and several property owners were there with opposition, but did not speak.

At the hearing, there was significant discussion by the board about whether rezoning to allow a five story, 70 feet building was too far away from the existing character of the neighborhood, whether it was discreet, whether a 70 foot building in the midst of 30 foot maximum 1-3 story townhomes was appropriate, and the difficulty of making a zoning change near the Pleasant Hill RTD Station without a specific station plan, like Sheridan and so many other stations have.

Ultimately, those 6 of the 9 board members who supported the zoning change, did so by referring back to the West Colfax Plan 2006, which addresses the entire West Colfax Neighborhood at large, citing page 85, which has height guidelines for all of West Colfax stations of 1-5 stories. This 2006 West Colfax Plan, was based on the existing neighborhood 11 years ago, outlined general ideas for the West Colfax Neighborhood 'at Large' and could not have foreseen the re-investment and redevelopment that has taken place over the past 11 years in the vicinity of the Perry Station.

**Without a specific Plan for the Pleasant Hill Station**, members of the Planning Board had different interpretations of what was acceptable regarding a zoning change. The pressure to provide a higher density development through additional height, to alleviate the current housing shortage prompted those board members who struggled with the decision, to ultimately vote to support the Rezone to 5 stories. Three Planning Board members did not support the change because of its inconsistency with the character of the neighborhood and other reasons.

Note on RNO (Registered Neighborhood Organizations)

WeCan RNO has decided to take a neutral position on all rezoning requests

Sloans Lake Citizens RNO-supports of the zoning change. However that neighborhood is a mile north of the property. Too far away geographically to be affected by any zoning change and therefore should not be given weight.

**The neighborhood around the Pleasant Hill Station is a micro-neighborhood and quite different from the Knox Street Station on the Sheridan Station, both of which have several older multi-story buildings around those two stations. Predominantly single family brick homes, strong Jewish Community, Hispanic Community, other multi-cultural, and multi-generational families live here. Many single family homes have been remodeled, rebuilt, several three story townhomes and duplexes have been built.**

#### **In Summary**

We are against the Rezone to 5 stories and request that the City Council deny the application to Rezone and encourage the applicant to revise his application to G-RX-3.

We are also requesting that the City initiate a Pleasant Hill (Perry) Station Plan so that any zoning requests may fit into an overall plan that has consistency, logic, and forethought and will prevent patchwork zoning mistakes.

Thank you for your thoughtful consideration in this important juncture in our community. Again, we request that after a thorough review of the facts and options,

1. that you will not support the applicant's request to Rezone to G-RX-5 (5 stories and up to 70 feet tall)
2. recommend that the applicant revise to apply for a G-RX-3 Rezone of the property
3. encourage the city to develop a Perry Street Station Plan, revise the outdated West Colfax Plan 2006 to sync with the 2014 TOD Strategic Plan and other plans that have been written since 2006, including the City Wide Rezoning in 2010 and affirmed in 2017.

In advance of the City Council Hearing and vote on August 21, 2017, it is our plan to contact each City Council member to make sure this request letter was received, read and see if there are any questions.

Thank you so much for serving and for your consideration in this important matter in our community.

Sincerely,



Concerned property owners within one to four blocks of 1208 Quitman.

Lori Smith

[Laslori3@verizon.net](mailto:Laslori3@verizon.net)

817-781-8114

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Lindsay Smith

(address/dirección) 1275 Tennyson St.

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Lindsay Smith

(address/dirección) 1275 Tennyson St.

DL

TL

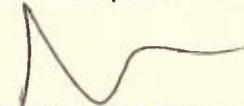
Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

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Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Stephen Swardell 

(address/dirección) 1227 QUITMAN ST

Dear Mr. Rafael Espinoza/Estimado Mr. Rafael Espinoza,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) Stephen Swardell 

(address/dirección) 1227 QUITMAN ST

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-5 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Melissa Walker

(address/dirección)

1305 Osceola St. 80204

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre)

Melissa Walker

(address/dirección)

1305 Osceola St. 80204

Dear Mr. Paul Lopez/Estimado Mr. Paul Lopez

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5. Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) STEPHANIE WICKMAN

(address/dirección) 1218 QUITMAN ST.

Dear Ms. Lucero/Estimado Ms. Lucero,

As a West Colfax property owner, I am against the proposed rezoning of 1208 N. Quitman, Denver, Co 80204 from G-MU-3 to G-RX-5. I do not want a five-story building to be built in our neighborhood, specifically zoned for one to three story residences.

Como dueño de Propiedad en West Colfax, estoy en contra de la proposición de la rezonificación de la 1208 N. Quitman, Denver, CO 80204 de G-MU-3 a G-RX-5.

Yo no quiero que se construya un edificio de cinco pisos en nuestro vecindario, específicamente dividido para residencias de uno a tres pisos.

Sincerely/Sinceramente,

(name/nombre) STEPHANIE WICKMAN

(address/dirección) 1218 QUITMAN ST.

**From:** [Rezoning - CPD](#)  
**To:** [Lucero, Theresa - CPD PS Citywide Planning](#)  
**Subject:** FW: Urban Land Acquisitions LLC Application #2017-00039  
**Date:** Monday, August 14, 2017 9:46:02 AM

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**From:** Zoning – Development Services  
**Sent:** Friday, August 11, 2017 1:28 PM  
**To:** Rezoning - CPD <[Rezoning@denvergov.org](mailto:Rezoning@denvergov.org)>  
**Subject:** FW: Urban Land Acquisitions LLC Application #2017-00039

**Chad Scott**

Plans Review Technician | City and County of Denver  
p: (720) 865-2992 | [Chad.Scott@denvergov.org](mailto:Chad.Scott@denvergov.org)  
Commercial Zoning  
201 West Colfax Avenue Dept. 205  
Denver, Colorado, 80202  
[DenverGov.org/CPD](http://DenverGov.org/CPD) | [@DenverCPD](https://twitter.com/DenverCPD) | [Take our Survey](#)



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**From:** Assistant to Mr Bealmear [<mailto:bealmearassist@gmail.com>]  
**Sent:** Thursday, August 10, 2017 12:45 PM  
**To:** Zoning – Development Services <[zoning.review@denvergov.org](mailto:zoning.review@denvergov.org)>  
**Subject:** Urban Land Acquisitions LLC Application #2017-00039

Rezoning Committee Members,

I am writing on behalf of Mr Herbert Bealmear a disabled veteran who has owned and resided at 1247 Quitman Street in Denver for 30 years. He wishes me to pass on the following comments to you regarding the property at 1208 N. Quitman:

"A Colorado Voluntary, went to V. Nam, 3 years combat."

"The VA has helped with me staying here."

"I played here as a boy."

"I have Homestead Rights and I wish to use this."

"I want the tax code the same."

On behalf of Mr Bealmear, I thank you for your time.  
Sincerely,

Sandra Paddy  
Assistant for Mr H.R. Bealmear

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 20171-00039

Dear City Council and Planning Board Members,

My name is BRANDON GILL and I own the property located at 1208 Quitman St. Denver Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

 6/2/17

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature. 



May 25, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Rick Wells and I own the property located at 1274 Quitman St. in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Rick Wells  
Advanced Equity, LLC

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is MATTHEW SANCHEZ and I own the property located at 1250 QUITMAN ST in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

  
MATTHEW SANCHEZ



Bruce O'Donnell &lt;bodonnell@starboardrealtygroup.com&gt;

---

**1208 Quitman Rezoning**

1 message

**Walker, Jeff** <Jeff.Walker@rtd-denver.com>

Fri, Jun 9, 2017 at 8:48 AM

To: "bodonnell@starboardrealtygroup.com" &lt;bodonnell@starboardrealtygroup.com&gt;

Mr. Bruce O'Donnell,

Good afternoon. Thank you for the information regarding the rezoning of 1208 Quitman to G-RX-5 from G-MU-3.

This re-zoning fits with RTD's Transit Oriented Development policy in that it provides greater opportunity to build a community near a transit station than a strictly residential zone district would. RTD is not directly participating in this development, but creating more residential and commercial opportunities near light rail stations – especially walk-up stations – benefits residents of the RTD who live or work near the station.

I served on Denver's Planning Board in the late 2000s and currently sit on the Blue Print Denver Task Force. My experience shows me it is evident that residential and commercial opportunities near transit stops – rail or bus – are the cornerstone of strong neighborhoods and transit systems.

I support the re-zoning because it conforms to the West Colfax Neighborhood Plan, increases transit ridership opportunities and increases commercial and residential development at an appropriate location.

Thanks for reaching out,

Jeff Walker

Director, District D

Regional Transportation District

Sent from my iPhone



June 13, 2017

ATTN: Theresa Lucero, Senior City Planner  
Planning Services  
Community Planning and Development  
201 W. Colfax Avenue, Dept 205  
Denver, CO 80202

Re: 1208 N Quitman: 2017I-00039 - Zoning change from G-MU-3 to G-RX-5

Dear Ms. Lucero and Members of the Denver Planning Board:

I am writing on behalf of Transit Alliance in support of the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

After 19 years in the Denver Metro Region, we have become experts in empowering citizens to participate in changing landscape of community building around transit and mobility. You may remember our work between 1997 and 2004 to successfully build a grassroots coalition that supported FasTracks in 2004. That was 13 years ago and since then we have been busy delivering some of the most passionate advocates for improved land use around transit that the region has ever seen. We have pioneered post-ballot initiative education and engagement of citizens and are leading the nation in this area. We believe there is tremendous opportunities to build more sustainable communities around our transit investments and 1208 Quitman is a perfect example of Denver's next evolution of embracing the nexus between transportation and land-use.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application at the upcoming public hearing.

Thank you for your consideration and please do not hesitate to contact me with any additional questions.

Sincerely,

Kathleen Osher  
Executive Director



June 13, 2017

Denver Planning Board  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Dear Denver Planning Board Members,

I'm writing to express WalkDenver's support for rezoning the area adjacent to the Perry Light Rail Station along the W Line. The West Colfax Plan identifies Perry as an Urban Neighborhood Station District, and calls for up to five-story development including small and medium scale apartments or condominium buildings as well as neighborhood-scale commercial uses in close proximity to the station area. Current zoning is not fully consistent with this vision for the station area. We believe that G-RX district addresses the vision set in the plan better than G-MU district by encouraging "neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance." We also believe that five-story structures provide a more appropriate level of density than three-story within quarter mile from transit stop.

WalkDenver's vision is to make Denver the most walkable city in the nation. Compact, mixed use development that locates residents within easy walking distance of daily destinations is critical to meeting this goal. Furthermore, walking and transit are highly interdependent – every transit rider is a pedestrian at some point in their trip, and transit serves to extend the reach of pedestrian throughout the city. Therefore higher-density, walkable development is particularly appropriate in transit station areas.

WalkDenver has partnered with the West Colfax community on a variety of neighborhood projects. Through this work, we have heard from community members that Perry is a particularly important corridor for pedestrians in the neighborhood, connecting the light rail and Lakewood Gulch with Colfax and Sloan's Lake further to the north, which further underscores the appropriateness of this area for higher-density development. We therefore encourage the City to modify the zoning for the area to better support the community's desire for a more walkable, transit-oriented neighborhood.

Best regards,

A handwritten signature in black ink, appearing to read "Gosia Kung".

Gosia Kung  
WalkDenver Founder and Executive Director

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is John Able and I own the property located at 1331 Wolff St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*John Able*

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** John Able

**Signed Date/Time:** 5/19/2017 4:50:37 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Keith Gallegos and I own the property located at 1295 Osceola St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*Keith Gallegos*

06/09/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Keith Gallegos

**Signed Date/Time:** 6/9/2017 8:49:35 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Derek Nelson and I own the property located at 1325 Perry Street in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

---

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Scott Hammett and I own the property located at 901 Wolff St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Scott Hammett

06/11/2017

**CTM eContracts**  
CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Scott Hammett

**Signed Date/Time:** 6/11/2017 8:09:38 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Todd Kilkenny and I own the property located at 1210 Osceola St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Todd Kilkenny

06/08/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Todd Kilkenny

**Signed Date/Time:** 6/8/2017 6:05:19 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Adam Cole and I own the property located at 927 Raleigh St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*Adam Cole*

05/21/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Adam Cole

**Signed Date/Time:** 5/21/2017 5:50:45 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Ben Gearhart and I own the property located at 670 Winona Ct. #23 Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Ben Gearhart

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Ben Gearhart

**Signed Date/Time:** 5/19/2017 6:52:52 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Brad Simbric and I own the property located at 1446 Xavier St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Brad Simbric

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Brad Simbric

**Signed Date/Time:** 5/19/2017 1:36:06 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Brandis Meeks and I own the property located at 1295 Stuart St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Brandis Meeks

05/18/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Brandis Meeks

**Signed Date/Time:** 5/18/2017 6:10:57 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Charles Moore and I own the property located at 670 Winona Ct. #23 Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*Charles Moore*

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Charles Moore

**Signed Date/Time:** 5/19/2017 6:17:50 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Clark and I own the property located at 927 Raleigh St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

David Clark

05/18/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** David Clark

**Signed Date/Time:** 5/18/2017 5:41:55 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Douglas Dawson and I own the property located at 1275 Stuart St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Douglas Dawson

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Douglas Dawson

**Signed Date/Time:** 5/19/2017 12:35:25 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Jeremy Cortright and I own the property located at 1393 Meade St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Jeremy Cortright

05/19/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Jeremy Cortright

**Signed Date/Time:** 5/19/2017 12:59:06 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Paul Malone and I own the property located at 1239 Tennyson St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*Paul Malone*

06/03/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Paul Malone

**Signed Date/Time:** 6/3/2017 12:59:56 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Weber and I own the property located at 1650 Sheridan Blvd in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in *Blueprint Denver* and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

A handwritten signature in cursive script that reads "David Weber". The signature is written in black ink and is positioned above a horizontal line.



June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Austin Schmidt and I own the property located at 1711 Julian St. Denver, Co 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*Austin Schmidt*

06/13/2017

**CTM eContracts**

CTM Web Signature/Initial Received

 **Contract:** [Neighborhood Letter for Rezoning 1208 Quitman St.](#)

**Property:** Property Address Not Available

**Signed By:** Austin Schmidt

**Signed Date/Time:** 6/13/2017 11:47:46 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is Christopher Humphrey and I own the property located at 1280 Raleigh St Denver, CO 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

Christopher Humphrey 05/26/2017

**CTM eContracts**  
CTM Web Signature/Initial Received

 Contract: [Humphrey- Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: Christopher Humphrey

Signed Date/Time: 5/26/2017 11:31:24 AM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.

June, 2017

Members of Denver City Council and Denver Planning Board  
c/o Ms. Theresa Lucero, Community Planning and Development

RE: Rezoning Application 2017I-00039

Dear City Council and Planning Board Members,

My name is David Burcham and I own the property located at 1435 Yates St Denver, CO 80204 in the West Colfax Neighborhood. I am contacting you to express my support for the rezoning of 1208 Quitman St. from G-MU-3 to G-RX-5. 1208 Quitman, classified Urban Residential and located in a *Blueprint Denver* Area of Change is immediately adjacent to and abuts RTD's Perry Station Light Rail platform on the W Line and, as such, is an excellent opportunity to take advantage of our region's investment in Fastracks, as well as to implement transit oriented development and best practices for smart land use in our city. G-RX-5 has excellent design requirements to include street facing entries and transparency requirements that will enhance the fabric of the south edge of the neighborhood abutting the rail platform.

The Property is located within the study area of the West Colfax Plan. This plan designates the Property as both Urban Neighborhood Station future land use and as a Residential Growth Opportunity Area. The West Colfax Plan calls for buildings up to five stories at this specific location. G-RX-5 allows up to five stories.

The rezoning of 1208 Quitman will allow the property to redevelop consistent with recommendations in Blueprint Denver and the West Colfax Neighborhood Plan; and in conformance with City of Denver policies and requirements that promote long term sustainability and best land use and transportation practices. I urge you to support this rezoning request and vote for its approval when considering this application in the upcoming public hearing.

Sincerely,

*David Burcham*

05/19/2017

**CTM eContracts**

CTM Web Signature / Initial Received

 Contract: [Burcham- Neighborhood Letter for Rezoning 1208 Quitman St.](#)

Property: Property Address Not Available

Signed By: David Burcham

Signed Date/Time: 5/19/2017 3:39:36 PM (MST)

This letter was signed electronically by me using CTM eContracts real estate documents software. I hereby affirm the validity of this letter, my signing authority for the above address and the accuracy and validity of my signature below, which can be legally relied upon to be a true and accurate facsimile of my signature.