Community Planning and Development
Planning Services

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TO: Denver City Council
FROM: Analiese Hock, AICP, Principal City Planner
DATE: June 20, 2019
RE: Official Zoning Map Amendment Application #2017I-00160

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, staff recommends approval for application #2017I-00160.

Request for Rezoning

Address:	Block bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St.
Neighborhood/Council District:	Sloan Lake / Council District 3
RNOs:	West Colfax Business Improvement District, Sloan's Lake Neighborhood Association, Sloan's Lake Citizens Group, West Colfax Association of Neighbors-WeCAN, Inter-Neighborhood Cooperation (INC)
Area of Property:	277,316 square feet or 6.366 acres
Current Zoning:	PUD 8, U-TU-C
Proposed Zoning:	PUD-G #21, U-TU-C
Property Owner(s):	Multiple, see application
Application Sponsor:	Councilman Paul Lopez

Summary of Rezoning Request

- The site is located just southeast of Sloan's Lake park. It is one block north of Colfax Avenue, about halfway between Sheridan Boulevard and Federal Boulevard. The site is also located 3 blocks east from the new mixed-use development in the vicinity of 16th Avenue and Raleigh St.
- The property is comprised generally of two areas with different development character. The "main block" is a continuous area that comprises two full city blocks bounded by Newton Street, Lowell Boulevard, 16th Avenue and 17th Avenue. The "finger" is located to the south of 16th Street to Conejos Place between Meade Street and Lowell Boulevard. The main block consists of an existing hospital use in a building that is around 100 feet tall at its highest point, with the remainder of the block used for surface parking. The finger portion contains low-scale one- and two-unit residential structures.
- The existing zoning on the site is a Former Chapter 59 Planned Unit Development (PUD) that requires a development program associated with a specific site plan. This restrictive zoning makes redevelopment of this underutilized site unlikely.
- There are multiple zone districts requested on the site. For the finger portion (south of Conejos), U-TU-C (**U**rban-**T**wo **U**nit-5,500 zone lot minimum) is requested. This zone district generally allows single- and two-unit residential uses with a maximum height of 2.5 stories. A summary of

the below building forms is in the table below Further details of this zone district can be found in Article 5 of the Denver Zoning Code (DZC).

	Urban House	Duplex	Tandem house
Proposed District: U-TU-C	**X**	**X**	**X**

Proposed PUD-G#21
The main block is proposed to be zoned to a Planned Unit Development (PUD) based on the C-MX-8 (Urban **C**enter-**Mix**ed Use-**8** story) standard zone district, with modifications to allowed height, protected district standards, street level activation standards, allowed uses, and parking. The subject property would be subject to the C-MX-8 zone district standards with several exceptions, which include:

- Variation of maximum height (3 stories at the lowest, 16 stories at the highest) with different subareas while removing protected district height limitations. (see the map below for reference)
- Eliminate requirement for upper story setbacks adjacent to protected district.
- Allow Hospital and Emergency Vehicle Access point uses in Subareas E & F.
- Reduce parking requirement for Dental/Medical Office and for Eating or Drinking Establishments.

In exchange for the above flexibility, the deviations also include:

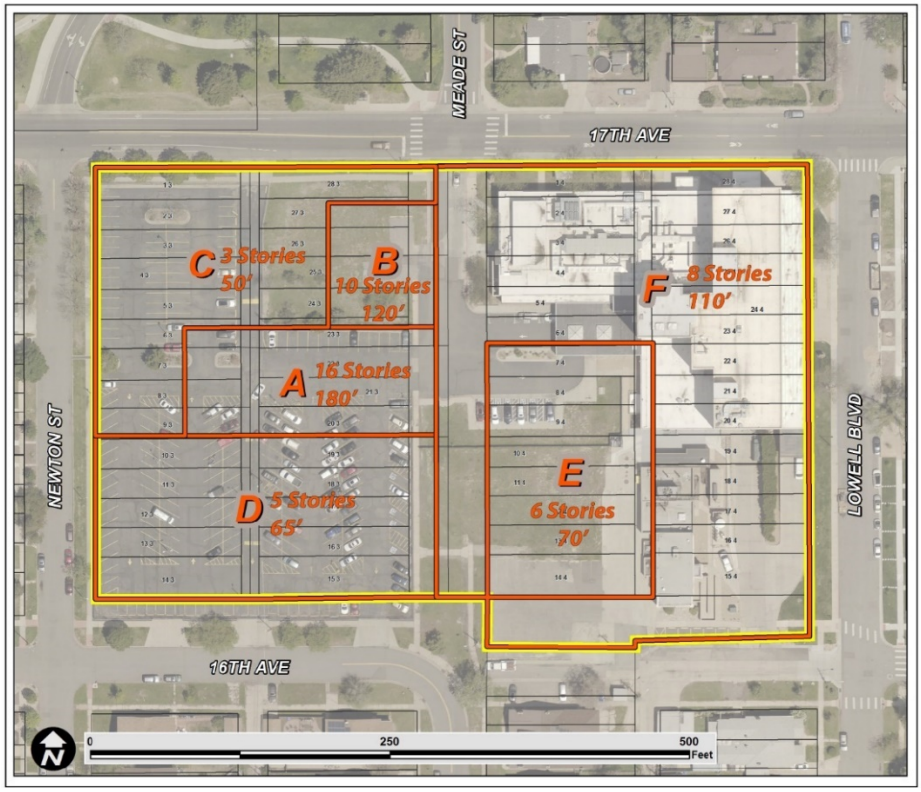
- Require higher street level activation along 17th Avenue.
- Limit visible parking above street level.

The following is a summary of building forms allowed:

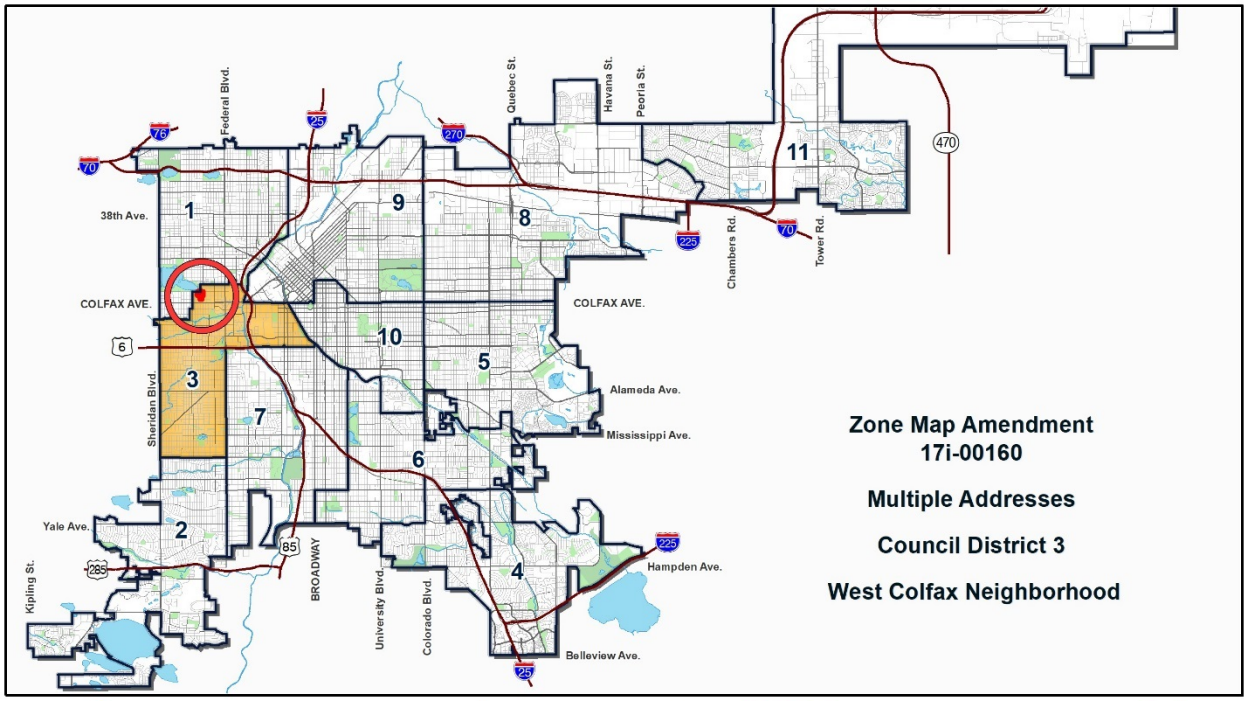
	Town House	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Proposed District: PUD-G (based on C-MX-8)	**X**	**O**	**O**	**X**	**X**

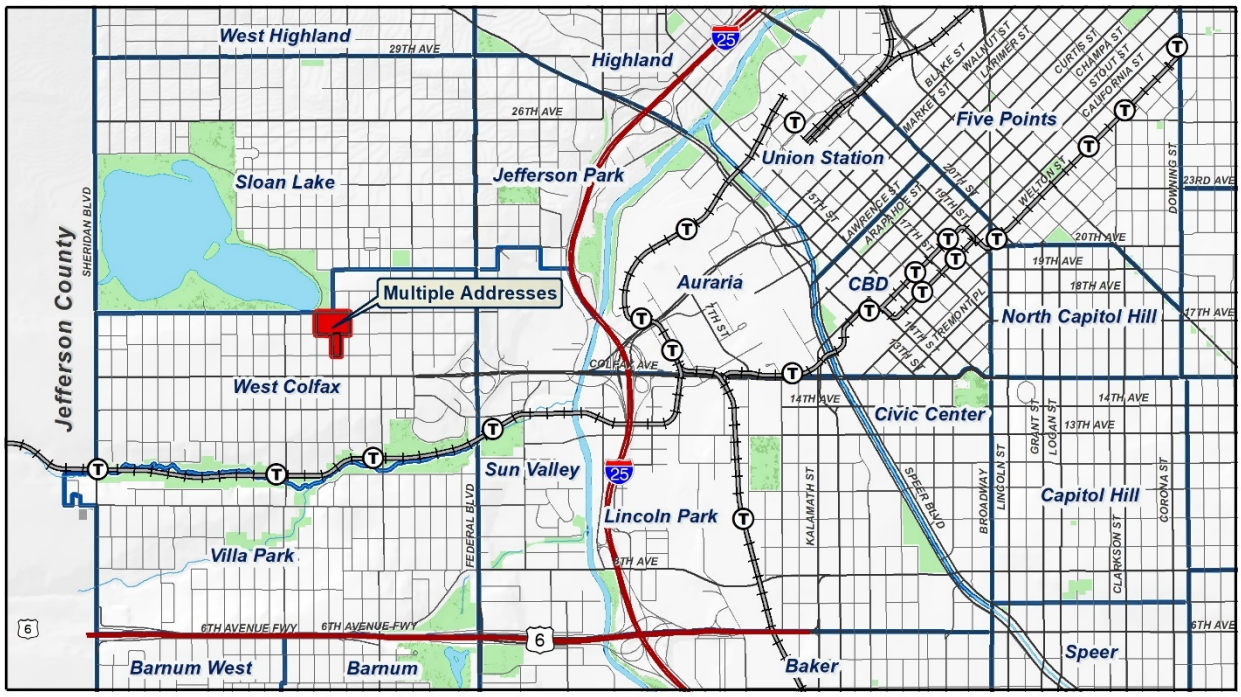
"X" signifies an allowed building form and "O" signifies an allowed building form subject to geographic limitations.

The following illustrates the allowed maximum heights in the different subareas within the proposed PUD-G#21:



Mixed use districts in the Denver Zoning Code are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of development forms with uses that clearly define and activate the public street edge. Further details of the base zone districts can be found in Articles 5 (Urban) and 9 (Special Contexts) of the Denver Zoning Code (DZC); customized zoning details are found in the attached PUD.



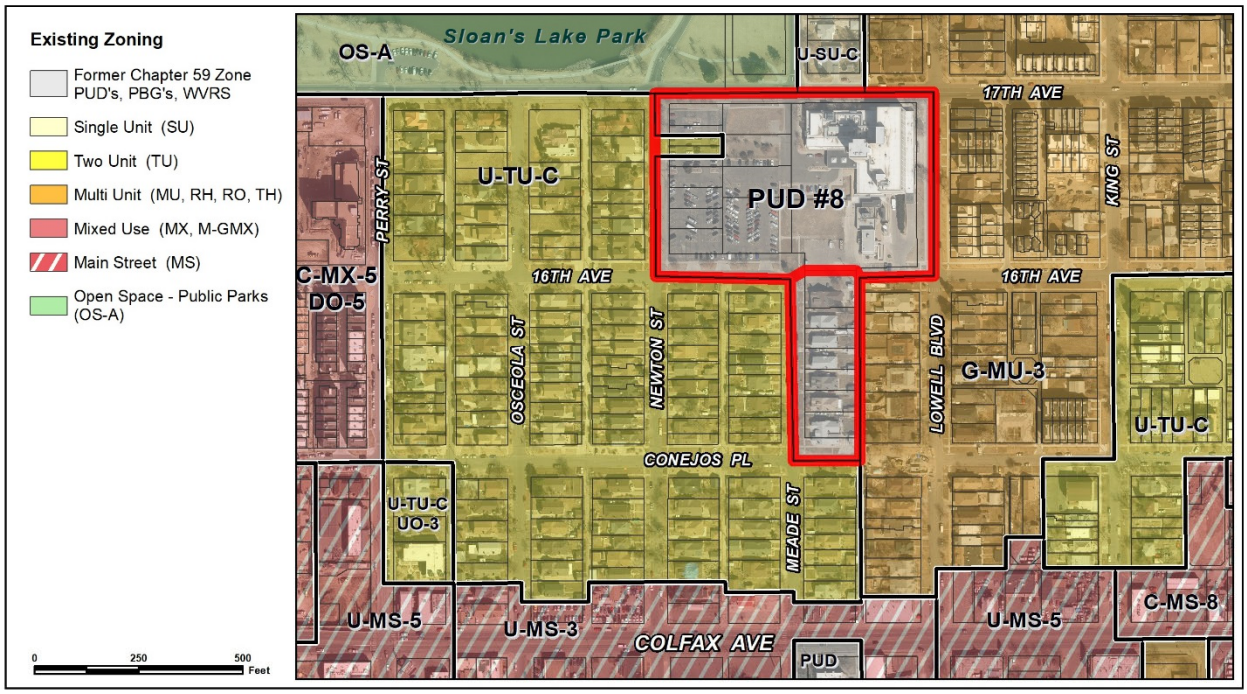


Existing Context

The subject property is located in the West Colfax neighborhood, about halfway between Federal Boulevard and Sheridan Boulevard. The West Colfax neighborhood is generally characterized by a diverse mix of residential types, with some larger mixed-use redevelopment areas throughout the neighborhood and along West Colfax Avenue. The following table summarizes the existing context proximate to the subject site:

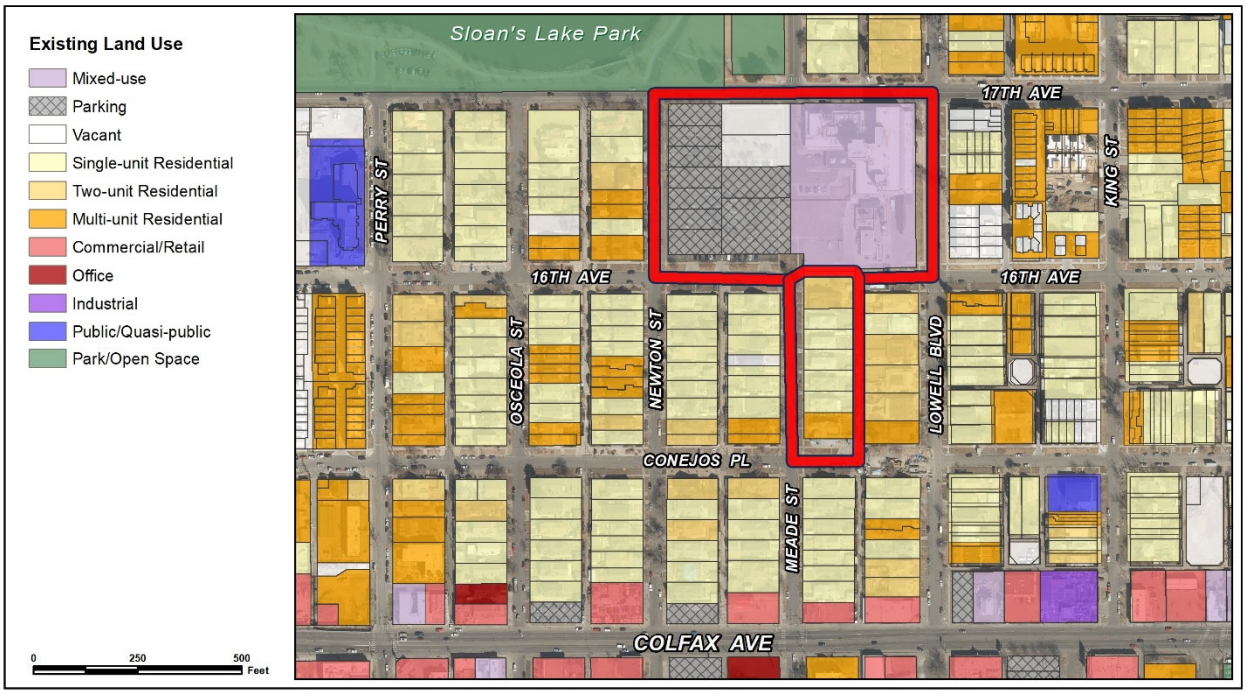
	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 8	Hospital, surface parking	Hospital and associated buildings, generally up to 100' tall.	Generally regular grid of streets; Meade Street interrupted between 16th & 17th. Block sizes and shapes are consistent and rectangular. Vehicle parking to the side or rear of buildings (alley access).
North	OS-A, U-SU-C, G-MU-3	Park, mix of single-, two- and multi-unit residential	Sloan Lake Park, mix of low- to mid-scale residential structures	
South	U-TU-C, G-MU-3	Mix of single-, two- and multi-unit residential; retail and commercial south along Colfax	Mix of low-scale residential structures, low scale mix of commercial structure south along Colfax	
East	G-MU-3	Mix of single-, two- and multi-unit residential	Mix of low- to mid-scale residential structures	
West	U-TU-C	Mix of single-, two- and multi-unit residential	Mix of low-scale residential structures	

1. Existing Zoning



A small portion (one parcel equivalent) of the main block is currently zoned U-TU-C, which allows the development of two-units on a parcel of 5,500 square feet or larger. The remainder of the main block and the entire sliver is zoned PUD #8, a Former Chapter 59 planned unit development from 1978. The allowances under this zoning are very specific to the planned (at the time) build out of the hospital campus. It calls for nearly 600,000 square feet of gross floor area across the entire PUD, including a hospital building up to 93' tall, a long-term care facility up to 80' tall, a common building up to 33' tall, two multi-unit dwelling towers sited along Newton Street up to 110' tall each, and a parking structure located on the southern portion of the site, up to 58' tall. These are the only allowed uses on the site, in the specified configuration. As of today, the existing two-unit and single-unit homes located in the southern portion of PUD #8 are non-conforming. Further details of the PUD #8 can be found attached to this staff report in the documentation for PUD #8.

2. Existing Land Use Map



3. Existing Building Form and Scale

Images from Google Street View

Site from 17th & Meade looking south-west

Site from 17th & Newton looking south-east

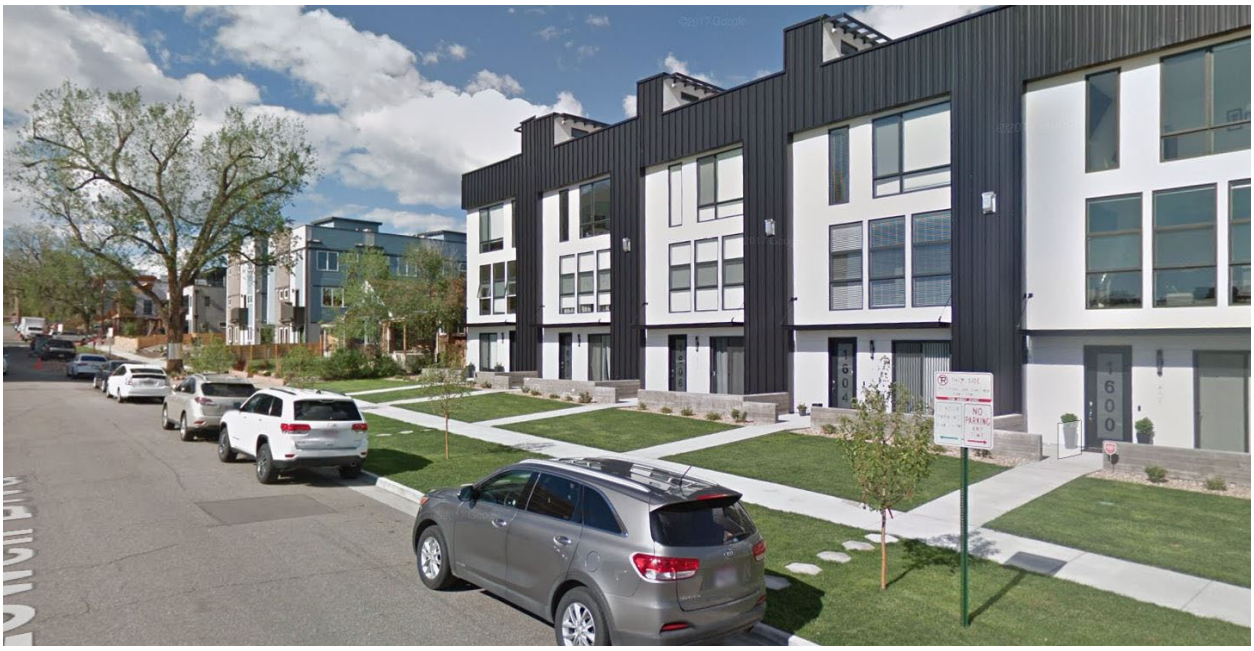
Site from 16th & Newton looking north-east

Site from 16th & Meade looking north-east

Site along Meade St. looking south-east

Site at 16th & Lowell looking north-west


Sloan's Lake park across 17th from site



Character along Lowell, to the east of site (zoned G-MU-3)

Character along Newton, to the west of site (zoned U-TU-C)

Development Agreement

Concurrent with the rezoning, the applicant has worked with the city to formalize a development agreement that contains affordable housing commitments for the area of the site proposed to be rezoned to PUD-G#21. The terms include:

- Requirement for multi-modal connection between 16th & 17th at Meade
- For Sale Units
    - Minimum of 7% of all for-sale units, or 8 units (whichever is greater) income-restricted at or below 100% Area Median Income (AMI) for a period of 99 years
    - No fewer than 6 two-bedroom units and 2 three-bedroom units
- For Rent Units
    - All rental units shall be income-restricted for a minimum of 30 years
    - Minimum 80% of units income-restricted at or below 60% AMI
        - These shall include no fewer than 13 two-bedroom units
    - Minimum 15% of units income-restricted at or below 50% AMI
        - These shall include no fewer than 2 two-bedroom units
    - Minimum 5% of units income-restricted at or below 40% AMI
        - These shall include no fewer than 7 three-bedroom units
- The affordable housing agreement sets aside the majority of the units as affordable (over 50% of the total units) and provides deeper levels of affordability than what would otherwise be required by the citywide linkage fee.
- The owner will offer the income restricted units for-sale or rent in accordance with the requirements of the Rules and Regulations promulgated under the City's Affordable Housing Permanent Funds Ordinance adopted pursuant to Article V, Chapter 27 of the DRMC.

Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Response

Real Estate: Approved – No Comments

Denver Public Schools: Approved – No Response

Environmental Health: Approved – No Response

Parks and Recreation: Approved – No Response

Public Works – ROW – Surveyor: Approved – No Comments

Development Services – Transportation: Approved – See Comments
DES Transportation approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering, ROW dedication to the City, access changes, traffic studies and/or right of way improvements. The extent of the required design and improvements will be

determined once this property begins the redevelopment process. The results of any traffic studies may require the construction of off-site mitigation or may limit the proposed density of the project.

Development Services – Wastewater: Approved – No Response

Development Services-Project Coordination: Approved – No Response

Development Services-Fire Prevention: Approved – No Response

City Attorney's Office: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	**2/19/2019**
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, registered neighborhood organizations, and property owners:	**4/1/2019**
Planning Board public hearing	**4/17/2019**
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:	**4/16/2019**
Land Use, Transportation and Infrastructure Committee of the City Council moved the bill forward:	**4/30/19**
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	**5/31/2019 – Posted 6/3/2019 – Notice Sent**
City Council Public Hearing:	**6/24/2019**

- Summary of Public Outreach and Input
    - **Planning Board**
        - Planning Board voted 6-1 to recommend approval of the proposed rezoning. There were many commenters on this item, with a mix of opposition and support. The opposition generally was concerned with the proposed allowed height being too tall and allowing too much density. Supporters citied the considerable need for affordable housing and the proposed rezoning's ability to serve the need.
    - **Registered Neighborhood Organizations (RNOs)**
        - At the end of April, WeCAN RNO sent a letter stating opposition to the proposed rezoning citing the general concern over the 16-story tower. The letter is attached in the public comment section of this report.
        - In April, the Sloan's Lake Neighborhood Association submitted a letter and resolution with their opposition to the rezoning. The letter is attached in the public comment section of this report.
    - **Other Public Comment**
        - As of the date of this staff report, 30 letters from nearby residents were received in opposition of the rezoning. They generally state concerns over height, density, traffic, and parking.
        - Additionally, 8 letters of support have been received. The letters generally state support and welcome new people in need of affordable housing into the neighborhood and the context sensitive massing of the PUD.
        - Four other letters were received and provided general comments.
        - These letters are all attached to the staff packet.

Protest Petition

Staff did receive a Protest Petition submitted by area residents. Staff has determined that the required number of signatures have been submitted. See the attached memo summarizing the results.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8 and 12.4.10.9, 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 General Welfare

DZC Section 12.4.10.8

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

DZC Section 12.4.10.9

1. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;

2. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
3. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
4. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
5. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.

1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- Denver Comprehensive Plan 2040
- Blueprint Denver (2019)
- Housing an Inclusive Denver (2018)
- West Colfax Plan (2006)

Denver Comprehensive Plan 2040

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

- Equitable, Affordable, and Inclusive Goal 1, Strategy A- "Increase development of housing units close to transit and mixed-use developments." (p. 28)
  The proposed rezoning and concurrent development agreement places a considerable amount of new housing units close to the transit along West Colfax Avenue, and the mixed-use development three blocks to the west.
- Equitable, Affordable, and Inclusive Goal 2, Strategy A – "Create a greater mix of housing options in every neighborhood for all individuals and families". (p. 28)
  The proposed rezoning and concurrent development agreement enables a considerable amount of new housing units close to the transit along West Colfax Avenue, and the mixed-use development three blocks to the west.
- Equitable, Affordable, and Inclusive Goal 2, Strategy B. – "Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options." (p. 28)
  The proposed rezoning and concurrent development agreement will also create a greater mix of housing options in the West Colfax neighborhood.
- Equitable, Affordable, and Inclusive Goal 2, Strategy D. – "Increase the development of senior-friendly and family-friendly housing, including units with multiple bedrooms in multifamily developments." (p. 28)

The proposed rezoning will allow for multifamily housing and the development agreement ensures family-friendly housing with two and three-bedroom units in both multifamily developments.

- Equitable, Affordable, and Inclusive Goal 3, Strategy B. – "Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit." (p. 28)
  The proposed rezoning and concurrent development agreement will enable for the private development of an affordable and mixed-income housing to occur.
- Environmentally Resilient Goal 8, Strategy A – "Promote infill development where infrastructure and services are already in place." (p.54)
  The proposed map amendment will enable mixed-use development at an infill location where infrastructure is already in place.
- Environmentally Resilient Goal 8, Strategy B – "Encourage mixed-use communities where residents can live, work and play in their own neighborhoods." (p. 54)
  The proposed rezoning for broadens the variety of uses allowing for residents to live, work and play in the area.
- Strong and Authentic Neighborhoods Goal 1, Strategy D – "Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities." (p. 34)
  The proposed rezoning, specifically the area proposed to be rezoned to U-TU-C, allows for quality infill that is consistent with the existing character and the surrounding neighborhood.
- Strong and Authentic Neighborhoods Goal 1, Strategy A – "Build a network of well connected, vibrant, mixed-use centers and corridors." (p. 34)
  The proposed rezoning supports the network by providing a multi-modal connection on Meade Street

The rezoning is consistent with Denver *Comprehensive Plan 2040* recommendations.

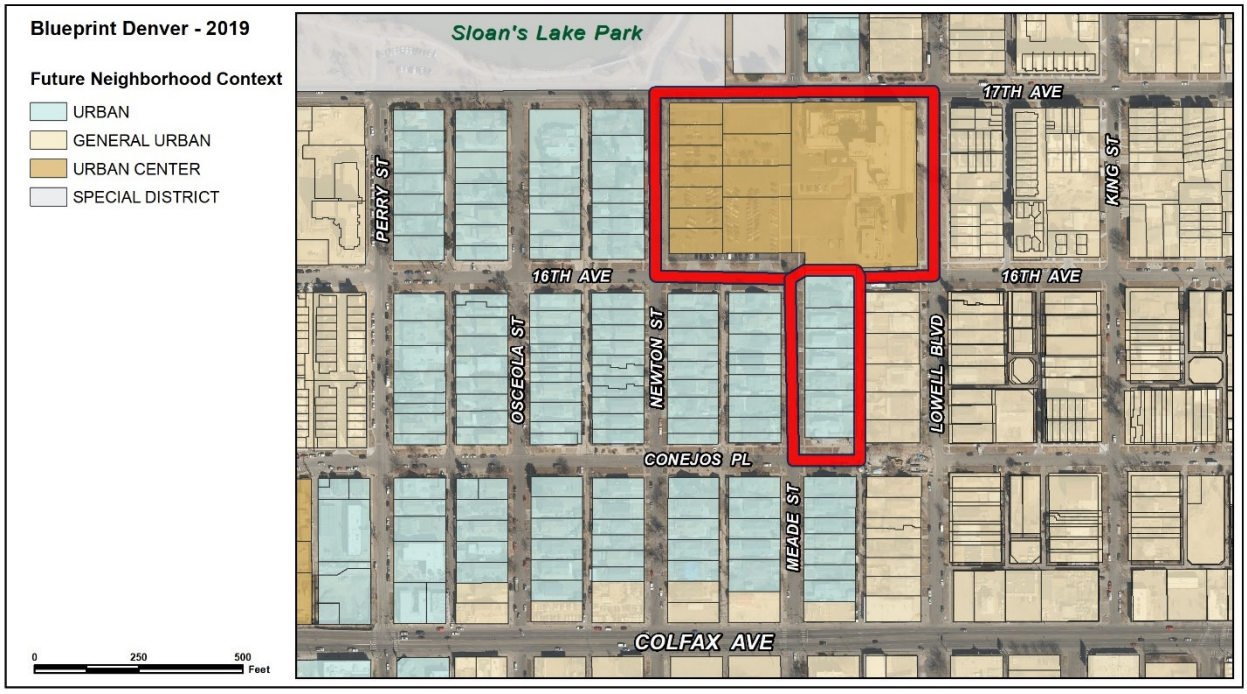
***Blueprint Denver* (2019)**

The proposed rezoning is consistent with many of the *Blueprint Denver (2019)* policies and strategies, including:

- Land Use and Built Form- General: Policy 1 Strategy A: Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including: Regional centers and community centers…." (p. 72)
  The portion of the site proposed to be rezoned to PUG-G#21 encourages higher-density, mixed-use development in a community center.
- Land Use and Built Form- General: Policy 2 Strategy B: "Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas" (p. 72)
  The proposed rezoning for PUD-G#21 provides for a significant amount of affordable housing.
- Land Use and Built Form- General: Policy 3 Strategy A: "Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code." (p. 83)
  The current site is bound to the highly limited FRCH 59 PUD 8. The proposed rezoning will bring the entire site into the DZC.
- Land Use & Built Form – Housing: Policy 6: "Increase the development of affordable housing and mixed-income housing particularly in areas near transit services and amenities." (p. 85)
  The proposed rezoning and concurrent development agreement will enable for affordable and mixed-income housing and onsite amenities to occur. The site is also close to the transit along West Colfax Avenue, and the mixed-use development three blocks to the west.
- Land Use & Built Form – Housing: Policy 7: "Expand family-friendly housing throughout the city." (p. 85)
  The proposed rezoning will allow for multifamily housing and the development agreement ensures family-friendly housing with two and three-bedroom units in both multifamily developments.
- Land Use & Built Form – Housing: Policy 8: "Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas, innovation flex districts and university campus districts." (p. 86)
  The proposed rezoning to PUD-G#21 is located in a community center and is intended to capture new housing growth through high-density residential.
- Land Use & Built Form – Housing: Policy 8, Strategy D: "Advance housing affordability recommendations from this plan and Housing an Inclusive Denver to ensure new units include units affordable to a range of income levels." (p. 86)
  The proposed rezoning to PUD-G#21 is located in a community center and is intended to capture new housing growth through high-density residential. The concurrent development agreement ensures that the new affordable units will serve a range of income levels.
- Land Use & Built Form – Design Quality & Preservation: Policy 3, Strategy F: "Implement additional zoning tools to create appropriate transitions between places, especially for areas where centers and corridors are close to residential places. This may include standards related to height, massing and uses." (p. 102)
  The proposed PUD-G#21 creates appropriate transitions to the adjacent residential areas through the use of subareas to step down the height to 3-stories adjacent to the low-intensity residential.

- Land Use & Built Form – Design Quality & Preservation: Policy 4, Strategy A: "Study and implement stronger street-level active use requirement for community and regional centers and community corridors." (p. 103)
  The proposed PUD-G#21 is located within a community center and specifically creates increased standards along 17th avenue to promote stronger street level uses.

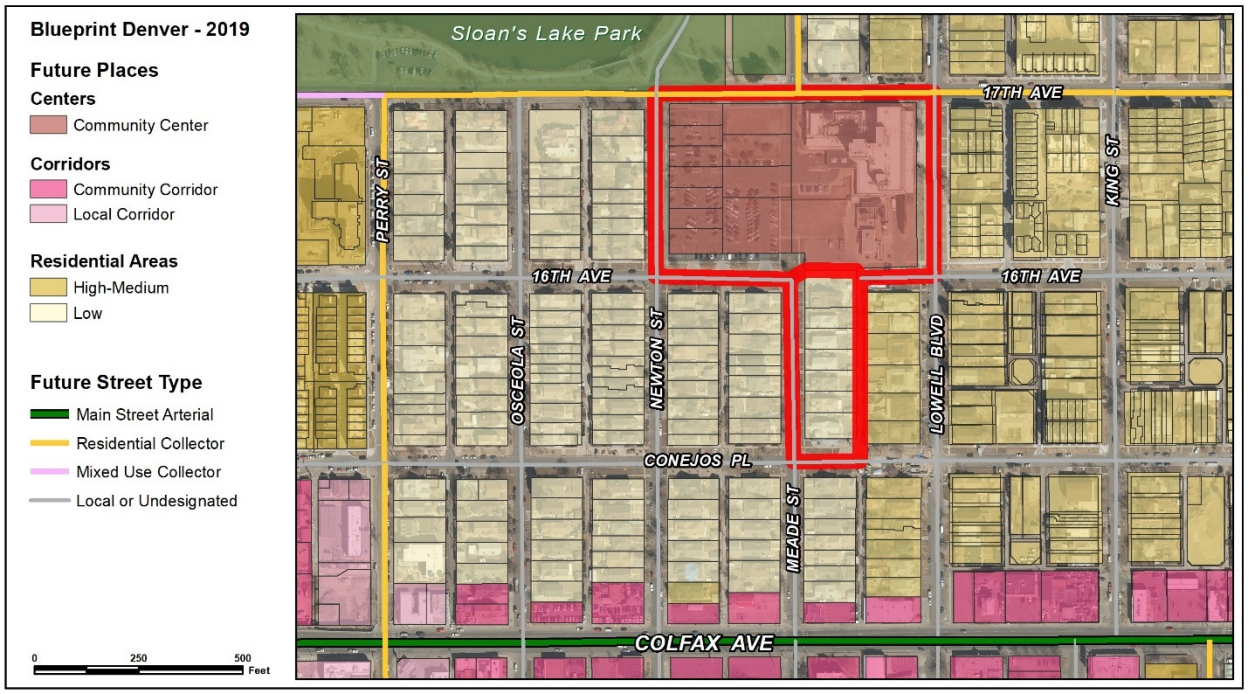
Future Neighborhood Context



The subject property is within the Urban Center Neighborhood Context north of 16th Ave and Urban Neighborhood Context south of 16th Ave. The Urban Center context "contains high intensity residential and significant employment areas. Development typically contains a substantial mix of uses, with good street activation and connectivity" (p. 252). The proposed PUD is based on C-MX-8, which is within the Urban Center context and is "intended to promote safe, active, and pedestrian-scaled diverse areas through the use of building forms that clearly activate the public street edge" and "the Mixed-Use districts are focused on creating mixed, diverse neighborhoods" (DZC 7.2.2.1). Since the proposed PUD district allows a substantial mix of uses and allowable building forms that contribute to street activation, the proposed portion of the rezoning to an Urban Center context is appropriate and consistent with the plan.

Urban Context areas are "largely residential with low- and mid-scale areas along community corridors" (p.225). The proposed U-TU-C zone districts south of 16th Avenue is within the Urban context and is intended to "promote and protect residential neighborhoods within the Urban Neighborhood Context" (DZC 5.2.2.1). The proposed zone district allows single- and two-unit uses that are consistent with the surrounding Urban character, which is appropriate and consistent with the plan.

Future Places



The Future Places map shows the subject property north of 16th Avenue as part of a Community Center. *Blueprint Denver* describes the aspirational characteristics of Regional Centers in the Urban Center context as providing "some mix of office, commercial and residential uses…Buildings are larger in scale than local centers and orient to the street or other public spaces…Heights can be generally up to 12 stories in the taller areas and should transition gradually within the center's footprint to the surrounding residential areas" (p. 256). Further guidance is provided on pages 66-67 for how to use this height guidance to evaluate a rezoning request. Specifically, "There may be times when building heights taller than specified are appropriate…Factors to consider when applying *Blueprint Denver* building height guidance may include:…Transitions, including transitions from higher intensity to lower intensity areas…Achieving plan goals for community benefits, including affordable housing" (p.66).

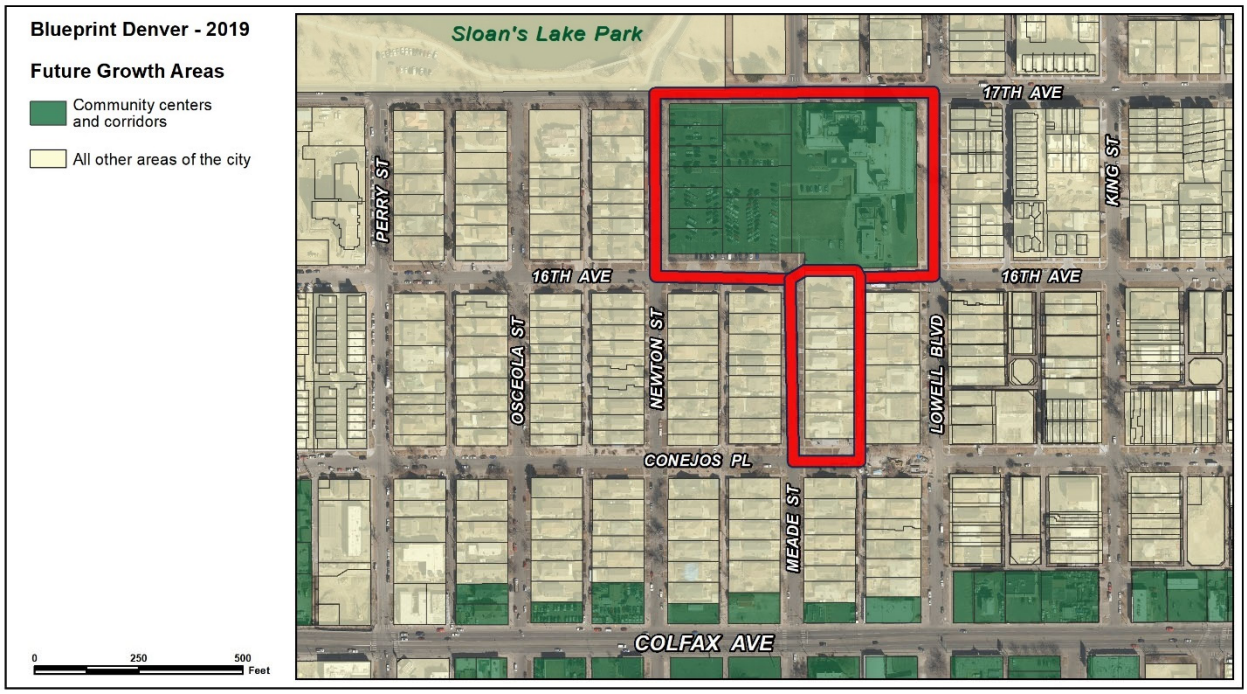
The proposed PUD based on C-MX-8 allows a mix of uses and requires pedestrian activation at the ground level. The proposed PUD allows up to 16 stories at its tallest, concentrated in the center of the site, away from lower-scale residential. This is greater than the general guidance provided in the place description. However, the proposed rezoning also is occurring simultaneously with a Development Agreement that has a commitment to affordable housing greatly in excess of the base requirements of the citywide linkage fee requirements, and is furthering goals from *Blueprint Denver*, as well as *Housing an Inclusive Denver* for expanding affordability. Additionally, the PUD requires stepping down in height to 3 stories on the western portion along Newton to transition to the lower-scale residential adjacent. Using the guidance on page 66 cited above, the proposed PUD is consistent with the places description and intent.

The Future Places map shows the subject property south of 16th Avenue as a Low Residential area. *Blueprint Denver* describes the aspirational characteristics of Low Residential areas in the Urban context as "predominately single- and two-unit uses on smaller lots…Buildings are generally up to 2.5 stories in height" (p.230). The plan also provides further guidance on where it is appropriate to apply two-unit zoning within these areas. "When a rezoning request is made to change the zoning to allow two-unit uses, the appropriateness of the request depends upon adopted small area plan guidance, neighborhood input, and existing zoning patterns" (p.231). The small area plan guidance is supportive of two-unit uses (see West Colfax Plan analysis below), neighborhood input has not opposed two-unit uses at this site, and there is already a pattern of two-unit zoning in this area, therefore the proposed U-TU-C zone district is consistent with the places description and intent.

Street Types

Blueprint Denver 2019 classifies 17th Avenue as a Residential Collector. "Collector streets are in between a local street and an arterial street; they collect movement from local streets and convey it to arterial streets" (p.154). The use and built form characteristics of Residential streets is described as, "primarily residential uses, but may also include…small retail nodes and other similar uses" (p.160). The proposed PUD district is consistent with these descriptions as it is intended to be applied to in an area that is primarily residential in character, but will allow for some nodes of other uses. The remaining streets surrounding the site are all classified as Local, which "can vary in their land uses and are found in all neighborhood contexts" (p.161). The proposed PUD and U-TU-C zone districts are consistent with this description.

Growth Strategy



The subject property north of 16th Avenue is part of a Community Center. Community Centers are anticipated to see around 25% of new housing growth and 20% of new employment growth [citywide] by 2040 (p. 51). "Focusing growth in centers and corridors helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver" (p. 49). The proposed map amendment to the PUD and the concurrent development agreement will focus mixed-use growth with a significant amount of income-restricted housing to a Community Center where it has been determined to be most appropriate.

The subject property south of 16th Avenue is mapped in "all other areas of the city", which are anticipated to see around 20% of new housing growth and 10% of new employment growth [citywide] by 2040 (p. 51). The proposed U-TU-C zone district allows low-scale residential development, which is appropriate in these areas intended to capture the anticipated residential growth.

Small Area Plan: West Colfax Plan (2006)
The West Colfax Plan was adopted by City Council in September 2006, and applies to the subject property. The format of the West Colfax Plan includes framework plan recommendations that apply throughout the planning area and district recommendations that apply in smaller subareas.

The West Colfax Plan includes a "Framework Plan" which "provides the over-arching 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 located in the Urban Neighborhood area. Additionally, the portion of the subject property north of 16th Avenue is identified in as a Residential Growth Opportunity Area. "A range of development intensities defines Urban Neighborhood areas. Housing options are appropriate for a central city location including single-family houses, carriage houses, duplexes, apartments, townhomes, row houses and condominiums….High intensity parts of an Urban Neighborhood form a transition between the prevailing neighborhood pattern and an activity center or take advantage of a significant infill opportunity on a larger than average development site" (p. 84). Residential Growth Opportunity Areas are where "the existing housing stock is dated and declining and may be appropriate for redevelopment to encourage revitalization and reinvestment" (p. 84). Taken all together, the recommendations point to this larger-than-average infill development site as ideal location to focus additional housing growth. The proposed zone districts would allow for such redevelopment in a way that transitions into the surrounding neighborhood appropriately.

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). The subject property is within the Tuxedo Park East district. The goals in this area include focusing intense residential development to strategic growth and redevelopment areas and away from established urban neighborhood areas (p. 136). The more intense PUD district is proposed in an area identified in the plan for strategic growth and the U-TU-C zone district is proposed in an area with a more established character, consistent with the West Colfax plan recommendations.

Housing an Inclusive Denver (2018)
Housing an Inclusive Denver is not adopted as a supplement to the Comprehensive Plan, but the plan was adopted by City Council. Housing an Inclusive Denver provides guidance and strategies to create and preserve strong and opportunity-rich neighborhoods with diverse housing options that are accessible and affordable to all Denver residents (p. 6). Core goals of the plan include: creating affordable housing in vulnerable areas and in areas of opportunity; preserving affordability and housing quality; promoting equitable and accessible housing; and stabilizing residents at risk of involuntary displacement (p. 7).
The proposed rezoning is consistent with many of the Housing and Inclusive Denver recommendations, including:

- Recommendation 2: "Expand and strengthen land-use regulations for affordable and mixed-income housing. Through Blueprint Denver and supplemental implementation actions such as zoning modifications, the City should support land-use regulations that incentivize affordable and mixed-use housing" (p. 9)
  The proposed rezoning and affordable housing agreement ensure affordable and mixed-use housing on the area to be rezoned PUG-G#21.
- Recommendation 5: "Promote development of new affordable, mixed-income and mixed-use housing. . The City and its partners should explore financing mechanisms to better support mixed-income development, including ways to enhance Colorado's State LIHTC and partnerships with local employers." (p. 13)
  The proposed rezoning and rezoning and development agreement will allow for the development of new affordable, mixed-income and mixed-use housing on the site through the use of unique financing mechanisms.

Further, the plan identifies the West Colfax area as having a wide variety of culture and diversity where a sharp increase in rents and home prices has made residents vulnerable to involuntary displacement (p. 119). One strategy recommended is to promote the development of new mixed-income housing stock (p. 119). As stated previously, the concurrent development agreement commits this site to the provision of affordable housing. Given this commitment, the proposed rezoning would facilitate additional affordable housing opportunities in a vulnerable neighborhood consistent with the goals and strategies of Housing an Inclusive Denver.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to U-TU-C will result in the uniform application of zone district building form, use and design regulations. The proposed rezoning to PUD-G#21 will result in the uniform application of zone district building form, use and design regulations within the unique zone district.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through implementation of the city's adopted land use and housing plans. It will allow for pedestrian-friendly, mixed use development that includes income-restricted housing in a location

identified as appropriate for growth. Additionally, the required height transitions and increased pedestrian activation will contribute to the general welfare of the neighborhood.

4. Justifying Circumstance

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: Changed or changing conditions in a particular area, or in the city generally…." The large majority of the site is currently zoned under Former Chapter 59. Rezoning from this into the Denver Zoning Code is an appropriate justifying circumstance. There has been significant redevelopment in the areas east of the site with new multifamily housing and the redevelopment of Saint Anthony's to the west. Additionally, plans including Housing an Inclusive Denver and Blueprint 2019 have been adopted (or are anticipated to be adopted) that provide guidance for the type of change requested as part of the proposed rezoning.

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

The proposed PUD-G#21 is based upon the Urban Center context. This context generally consists of multi-unit residential and mixed-use commercial strips and commercial centers (DZC, Division 7.1). For further analysis of consistency with PUD zone district purpose and intent, see section 6.A of this staff report, below.

The Urban context is "*characterized by small-scale single-unit and two-unit residential uses. Multi-unit residential uses and commercial areas are typically embedded in residential areas. Commercial uses are located along mixed-use arterial or main streets.*" (DZC p. 5.1-1). The Urban context consists of a regular pattern of blocks formed by a grid street system. The proposed U-TU-C zoning allows single- and two-unit development consistent with the Urban Neighborhood context description and is consistent with the purpose and intent of the zone district to be applied in an area where two units on a minimum zone lot area of 5,500 square feet is allowed.

6. Additional review criteria for rezoning to PUD district

A. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
    - The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code to respond to "Unique and extraordinary circumstances".
        - "Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans" (DZC 9.6.1.1.B.3). The existing Former Chapter 59 PUD that exists is restricted to a specific site plan that offers no flexibility in development program. By rezoning into a Denver Zoning Code PUD based on a

standard zone district, the site will be able to be developed in a manner consistent with the adopted plans and standards provided in the updated, modern zoning code.

- According to Section 9.6.1.1.D., "in return for the flexibility in site design a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan." The PUD District and associated development agreement provides significant public benefit including:
  - Significant commitment to income-restricted housing above and beyond the base citywide requirements. This includes both a larger number of units than required at deeper level of affordability (lower AMIs).
  - Requirements for additional design standards and street level activation along 17th Avenue and Newton Street, including higher amounts of transparency and limitations on visible parking above street level.
  - Stepping down of the massing to appropriately transition to the low intensity residential areas.

B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
   - As stated in item A above, the PUD District complies with standards and criteria stated in Division 9.6.

C. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
   - The PUD District is necessary because there is no zone district available that would allow rezoning into the Denver Zoning Code and provide opportunity to achieve a similar development intensity that is permitted under the existing entitlements, without numerous variances or waivers or conditions.

D. The PUD District establishes permitted uses that are compatible with existing land uses adjacent to the subject property;
   - The PUD District proposes uses consistent with those allowed in C-MX-8. These uses are appropriate to apply to a site that has been historically underutilized and provides an opportunity to create a new neighborhood focal point where plans call for it. More intense uses that could have the potential to be incompatible with adjacent existing uses are made compatible through standard use limitations that apply in proximity to protected districts. Examples include limited hours of operation, setbacks, and additional notification process, all of which make the proposed uses compatible with the existing adjacent uses.

E. The PUD District establishes permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan.
    - The PUD District allows building heights and building forms that are compatible with the surrounding neighborhoods. Tallest heights are concentrated at the center of the site, away from lower-scale residential, transitioning down to 3 stories along Newton.

Attachments

1. Application
2. PUD-G#21
3. Protest Petition Memo
4. Copy of current PUD-8 zoning regulations
5. Public and RNO comment letters

Attachment 1:
A lication

Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION* ☐ CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	See attached
Address	See attached
City, State, Zip	See attached
Telephone	See attached
Email	See attached

*If More Than One Property Owner: All official map amendment applications for a PUD District shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.

APPLICATION SPONSOR ■ CHECK IF POINT OF CONTACT FOR APPLICATION	
Representative Name	Councilman Paul Lopez
Address	1437 Bannock St. #451
City, State, Zip	Denver, CO 80202
Telephone	720-337-3333
Email	Paul.Lopez@denvergov.org

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

Please attach Proof of Ownership acceptable to the Manager for all property owners, 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.

SUBJECT PROPERTY INFORMATION	
Location (address and/or boundary description):	See attached
Assessor's Parcel Numbers:	See attached
Area in Acres or Square Feet:	approximately 277,316 square feet or 6.366 acres
Current Zone District(s):	PUD 8 an U U C

PROPOSAL			
Proposed Zone Districts:	✔ General PUD	☐ Detailed PUD	and U-TU-C
Proposing SubAreas:	✔ Yes	☐ No	
Intent of PUD:	See attache a lication na ati e		
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	C-MX-8		

Deviations from Standard Zone District: Please provide a list of proposed deviations and an explanation of why the deviation is needed. Please provide as an attachment if necessary:	Deviation	Why deviation is necessary
	See attached exhibit	

Last updated: June 20, 2014

Return completed form to rezoning@denvergov.org

REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.13	☑ 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. ☑ Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts. ☑ Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.14	Justifying Circumstances - One of the following circumstances exists: ☐ The existing zoning of the land was the result of an error. ☐ The existing zoning of the land was based on a mistake of fact. ☐ The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. ☑ The land or its surroundings has changed or is changing to such a degree that rezoning that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area ☐ 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. ☑ 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.
Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria DZC Sec. 12.4.10.15	☑ The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development). ☑ The PUD District and the PUD District Plan comply with all applicable standards and criteria station in Division 9.6. ☑ The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions. ☑ The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. ☑ The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design). Please provide an attachment describing how the above criteria are met.

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- [x] Legal Description (required to be attached as a Microsoft Word document)
- [ ] Proof of Ownership Document(s) **NOT REQUIRED FOR COUNCIL INITIATED APPLICATION**
- [x] Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- [ ] Written Authorization to Represent Property Owner(s)
- [x] Deviations from Standard Zone District

Please list any additional attachments:

Good Neighbor Agreement

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

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 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)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	*John Alan Smith* *Josie Q. Smith*	01/01/12	(A)	NO

Application initiated by a member of City Council. No owner authorization required per DZC 12.4.10.4.A.1.a

Deviations from C-MX-8 Standard Zone District

Deviation	Reason
Variation of maximum height with different subareas while removing protected district height limitations.	Existing PUD allows for very tall heights within 175' of Protected Districts. These heights will allow for taller buildings near the center of the site and require shorter buildings near low-scale residential. The overall average height across the site is still consistent with the intent of C-MX-8.
Eliminate requirement for upper story setbacks adjacent to protected district	Existing PUD does not require upper story setbacks. This deviation allows for more flexibility in the development program.
Require higher street level activation along 17th Street	Require standards that promote higher pedestrian activation
Limit visible parking above street level	Require standards that promote higher pedestrian activation
Allow Hospital and Emergency Vehicle Access point uses in Subareas E & F	Preserve entitlement for existing use
Reduce parking requirement for Dental/Medical Office and for Eating or Drinking Establishments	Promote multi-modal transportation options and reduce car-trips

Property List and Owner Information

Schedule Number	Address	City	State	Zip	Owner Name
0231413002000	1601 N LOWELL BLVD -1651	DENVER	CO	80204	LOWELL17 LLC
0231412020000	1601 N MEADE ST	DENVER	CO	80204	LOWELL17 LLC
0231412018000	1612 N NEWTON ST VCNT	DENVER	CO	80204	LOWELL17 LLC
0231412031000	1640 N NEWTON ST VCNT	DENVER	CO	80204	LOWELL17 LLC
0231412017000	1622 N NEWTON ST VCNT	DENVER	CO	80204	LOWELL17 LLC
0231414005000	1578 N MEADE ST	DENVER	CO	80204	1578 MEADE LLC
0231414002000	1586 N MEADE ST	DENVER	CO	80204	1586 MEADE LLC
0231414021000	1572 N MEADE ST	DENVER	CO	80204	1570-72 MEADE LLC
0231414006000	1576 N MEADE ST	DENVER	CO	80204	1576 MEADE LLC
0231412019000	3795 W 16TH AVE	DENVER	CO	80204	LOWELL17 LLC
0231412030000	3700 W 17TH AVE	DENVER	CO	80204	LOWELL17 LLC
0231412029000	1601 N MEADE ST	DENVER	CO	80204	LOWELL17 LLC
0231412021000	1601 N MEADE ST	DENVER	CO	80204	LOWELL17 LLC
0231414003000	1584 N MEADE ST	DENVER	CO	80204	1584 MEADE LLC
0231412016000	1626 N NEWTON ST VCNT	DENVER	CO	80204	LOWELL17 LLC
0231414022000	1592 N MEADE ST	DENVER	CO	80204	1590-92 MEADE LLC
0231412027000	3738 W 17TH AVE	DENVER	CO	80204	LOWELL17 LLC
0231412028000	1638 N NEWTON ST	DENVER	CO	80204	LOWELL17 LLC
0231414020000	1580 N MEADE ST	DENVER	CO	80204	1580 MEADE LLC

Overall Description of Area to be zoned PUD-G 21

LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 3, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK, AND TOGETHER WITH THE WEST 1/2 OF VACATED MEADE STREET ADJACENT TO SAID LOTS 15 THROUGH 28, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND

LOTS 1 THROUGH 28, INCLUSIVE, BLOCK 4, PIERSON'S ADDITION TO DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 4; TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF VACATED MEADE STREET ADJOINING SAID LOTS 1 TO 14; AND, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED WEST 16TH AVENUE ADJOINING, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK 4, THENCE SOUTH ALONG THE WEST LINE OF LOWELL BOULEVARD, A DISTANCE OF 34 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 145.12 FEET, THENCE SOUTHERLY TO A POINT ON THE CENTERLINE OF WEST 16TH AVENUE, A DISTANCE OF 6 FEET; THENCE WESTERLY ALONG THE SAID CENTERLINE TO A POINT ON THE EAST LINE OF MEADE STREET; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 4; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 4 TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

Overall Description of Area to be zoned U-TU-C

BLOCK 5 LOTS

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PROPERTY ALSO LYING IN PIERSON'S ADDITION TO THE CITY OF DENVER AS RECORDED IN THE RECORDS OF THE CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOTS 1-14 OF BLOCK 5 PIERSONS ADDITION, ALONG WITH THE SOUTH HALF OF VACATED 16TH AVENUE PER ORINANCE 86-1979.

PUD-G 21 Subarea descriptions

SUBAREA A

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 210.00 FEET;

THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 S00°19'08"E, A DISTANCE OF 90.00 FEET TO A POINT ON A LINE THAT IS 138.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 210.00 FEET;
THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,900 SQUARE FEET OR 0.434 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08" W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA B

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 90.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 104.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,365 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA C

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°12'42"W, A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N00°19'08"W, A DISTANCE OF 224.11 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3;
THENCE ALONG THE SAID NORTH LINE AND IT'S PROLONGATION THEREOF N89°48'05"E, A

DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 30.00 FEET;
THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 120.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 90.00 FEET;
THENCE S89°47'18"W, A DISTANCE OF 74.00 FEET TO THE WEST LINE OF SAID BLOCK 3, ALSO BEING THE POINT OF BEGINNING.

CONTAINING 35,372 SQUARE FEET OR 0.812 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA D

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION;

THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 138.00 FEET;

THENCE N89°47'18"E PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 284.00 FEET;

THENCE S00°19'08"E, A DISTANCE OF 138.00 FEET TO THE SOUTH LINE OF SAID BLOCK 3;

THENCE ALONG SAID SOUTH LINE S89°47'18"W, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,192 SQUARE FEET OR 0.900 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA E

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 4, PIERSONS ADDITION;

THENCE ALONG THE WEST LINE OF SAID BLOCK 4 N00°19'08"W, A DISTANCE OF 212.00 FEET;

THENCE N89°47'18"E, A DISTANCE OF 139.00 FEET;

THENCE S00°19'08"E, A DISTANCE OF 212.00 FEET TO THE SOUTH LINE OF SAID BLOCK 4;

THENCE ALONG SAID SOUTH LINE S89°47'18"W, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,468 SQUARE FEET OR 0.676 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

SUBAREA F

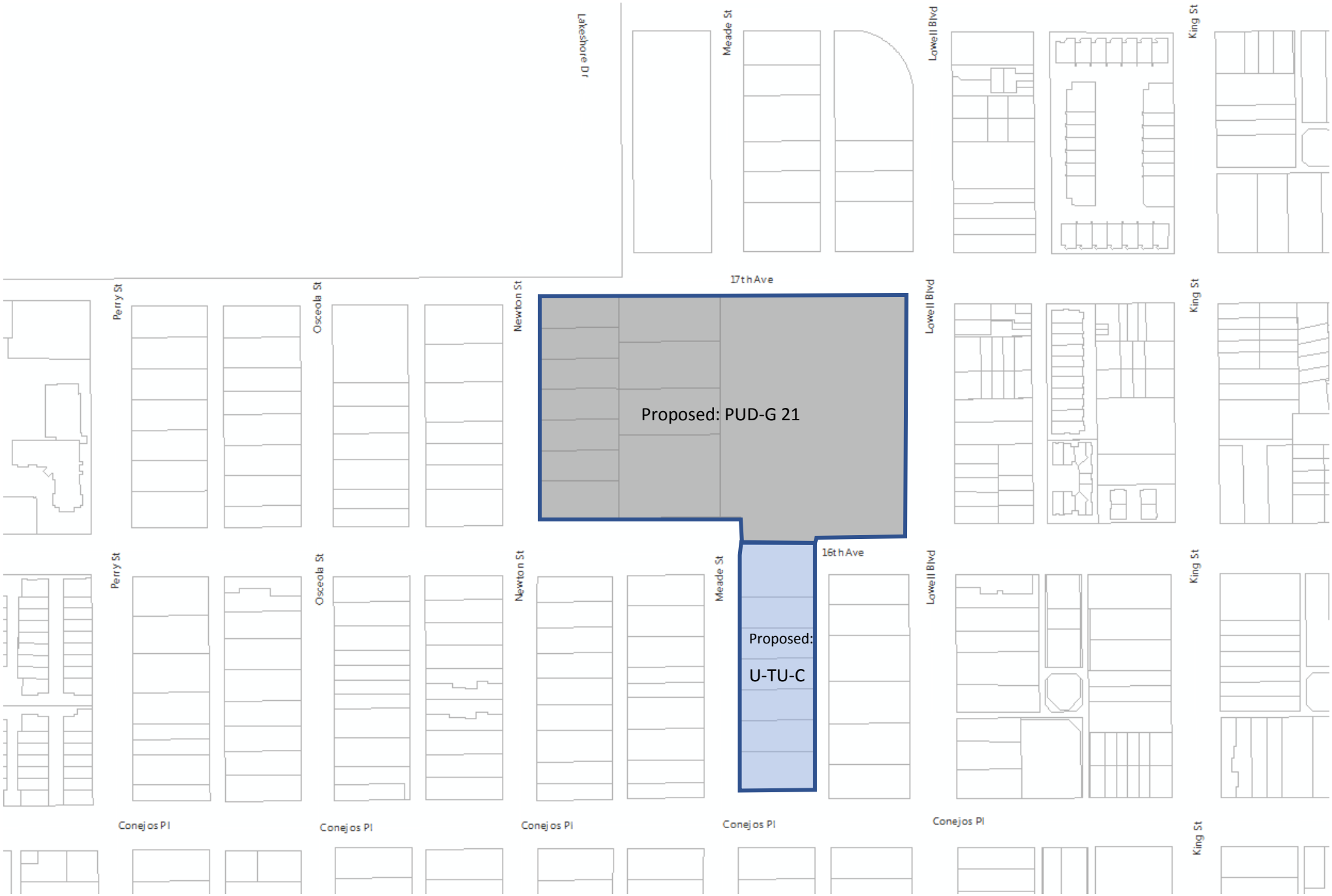
A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48'05"E, A DISTANCE OF 315.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 4, PIERSONS'S ADDITION;
THENCE ALONG THE EAST LINE AND ITS PROLONGATION THEREOF OF SAID BLOCK 4 S00°18'22"E, A DISTANCE OF 395.97 FEET TO A POINT ON A LINE THAT IS 34.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4;
THENCE ALONG SAID LINE S89°47'18"W, A DISTANCE OF 145.12 FEET TO THE EASTERLY LINE OF VACATED NORTH HALF OF 16TH AVENUE;
THENCE ALONG SAID LINE S00°19'08"E, A DISTANCE OF 6.00 FEET TO THE SOUTH LINE OF VACATED NORTH 16TH AVENUE;
THENCE ALONG SAID EASTERLY LINE S89°47'18"W, A DISTANCE OF 124.81 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID BLOCK 4;
THENCE ALONG SAID PROLONGATION N00°19'08"W, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4 N89°47'18"E, A DISTANCE OF 139.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 212.00 FEET;
THENCE S89°47'18"W, A DISTANCE OF 139.00 FEET;
THENCE S00°18'01"E, A DISTANCE OF 212.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;
THENCE S89°47'18"W, A DISTANCE OF 45.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 362.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 94,476 SQUARE FEET OR 2.169 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

Proposed Rezoning Area



2017I-00160

February 14, 2019 Fees waived per DZC 12.3.3.4

Brownstein Hyatt Farber Schreck

February 8, 2019

City and County of Denver
Community Planning and Development
Attn: Sara White
201 W. Colfax Ave., Dept. 205
Denver, CO 80202

Re: Cover Letter to 17th & Newton, Sloan's Lake PUD Application

Ms. White:

We represent Lowell17 LLC, along with its partner Zocalo Community Development (collectively referred to herein as "**Zocalo**") with respect to the enclosed application by Denver City Councilman Paul Lopez to rezone the approximately 5.2-acre property generally located at the southeast corner of West 17th Avenue and Newton Street (the "**North Property**") to Planned Unit Development-General-21, and approximately 1.159-acre property generally located at the southeast corner of West 16th Avenue and Meade (the "**South Property**" and, collectively with the North Property, the "**Property**") to Urban Center-Two Unit-C, in the City and County of Denver, Colorado (the "**City**") with the standards described therein (the "**Rezoning**").

Lowell17 LLC owns the North Property. The South Property is owned by various limited liability companies all controlled by Armond Azharian.

While the North Property Rezoning is based primarily on C-MX-8 zoning, it incorporates elements from other zone districts and increases and decreases allowed heights in certain areas, to create a customized program for the North Property. The South Property Rezoning is proposed to be the standard U-TU-C zone district. This letter is provided as part of the application for the Rezoning and to provide the City with additional information that may aid City staff and City Council in reviewing and approving the application.

BACKGROUND

The Property's existing zoning is PUD #8, established in 1959 and updated in 1978, created for the once-intended expansion of the old Beth Israel Hospital. PUD #8 is outdated and antiquated. PUD #8 is pursuant to Former Chapter 59 (the "**Former Chapter 59 Code**").

Zocalo intends to take the existing density vested under PUD #8 (515,400 total square feet of non-parking density, including two 110-foot (roughly 11-story) towers) and rearrange it in a development plan that is more appropriate for the neighborhood, including pushing the height and density to the center of the site and creating an attractive, pedestrian-friendly street presence along 17th Avenue and Newton Street. Current and changing conditions around Sloan's Lake make the existing PUD #8 inappropriate and incongruent with the neighborhood.

Rezoning also provides an opportunity to come under and comply with the current Denver Zoning Code (the "**Code**"). While the redevelopment proposed on the North Property is the driving force behind this Rezoning, eliminating PUD #8 Former Chapter 59 Code zoning completely by Rezoning the South Property to U-TU-C in the current Code also furthers City goals.

The properties surrounding the Property are zoned U-TU-C to the west and south, G-MU-3 to the east, and U-SU-C and OS-A (Sloan's Lake Park) to the north.

Lowell17 LLC acquired the North Property in 2006 with the original intent of expanding the then-existing hospital use, with such expansion permitted under PUD #8. However, over the subsequent decade, Lowell17 LLC saw insufficient demand from hospital tenants to justify the expansion and instead gradually re-leased the existing building to medical office tenants, including long-term care providers. Without demand for additional hospital use, Lowell17 began discussing with Zocalo the possibility to repurpose its surface parking lot on the full city block to the west of (previously vacated) Meade Street to residential uses, including affordable housing. Zocalo and the managing member of Lowell17 had previously developed a relationship surrounding Zocalo's 101 Broadway affordable housing project, in which Lowell17's managing member is a part owner. Zocalo began working on concept plans for the redevelopment of the North Property in early 2016 and commenced community outreach later that year.

PROJECT DESCRIPTION

There are no current plans to redevelop the South Property. The North Property redevelopment plans are to retain the existing Sloan Lake Medical Center building and replace the adjoining surface parking lot with approximately 157 affordable rental units (including 3-bedroom units) and 160 for-sale condominium units (8-12 of which will be affordable units and will include 3-bedroom units), along with about 5,000 square feet of retail space, 8,000 square feet of office space, and 6,000 square feet of space for a community-serving organization or gathering space (the "**Project**"). The parking will be combined into a single parking deck tucked behind the existing Medical Center building, on the east side of vacated Meade Street. The affordable for-rent apartments and parking structure will thus be constructed a full year or more in advance of the delivery of the for-sale condominiums.

The Project will be a unique and distinctive development with a mix of housing types and housing affordability ranges, along with community-serving mixed-use space and amenities. The Rezoning allows the Project to remain compatible with surrounding area, in building form, density and design. The vision is to create a neighborhood focal point at 17th Avenue and Newton, as called for in the West Colfax Plan.

The Rezoning allows for better sharing of parking and improved circulation access for the condominium, rental and medical buildings, allowing for more efficient use of the site. This more efficient use of the site allows for the number of affordable for-rent apartments to be increased. Of the potential standard zone districts that could be applied to the North Property, none would allow both the existing hospital / medical office use, and the desired mix of

residential and commercial uses by right.

The Project does not increase the usable, non-parking density from what is allowed under the current PUD #8. PUD #8 currently allows a total of 515,400 usable square feet, and the Rezoning of the North Property similarly proposes a maximum of 515,600 usable square feet of density, just more appropriately arranged.

As an example, the current PUD #8 entitles the landowner to build two 110-foot residential buildings along Newton, setback from the street by only 20 feet, and separated from the park by a surface parking lot. The Rezoning, on the other hand, clusters the density toward the center of the block, away from both Newton Street and 17th Avenue, but without increasing the density above that allowed under the existing PUD #8. This alternative instead creates a contextually-appropriate three-or-four story street wall that, particularly along Newton, will be designed and articulated to complement the surrounding low-rise residential structures. Additionally, placing the tower in the center of the site, set back from Newton Street by approximately 90 feet, and from 17th Avenue by approximately 38 feet, mitigates both shadows over the park and adjacent properties and lifts the sense of mass and density from pedestrians on 17th Avenue and visitors to Sloan's Lake Park.

Additionally, as part of the Project, a Restrictive Covenant agreement between Zocalo and the City will be recorded against the Property to ensure that the affordable rental units are preserved in the long-term. A Good Neighbor Agreement between Zocalo and the registered neighborhood organizations is also anticipated, as further detailed below.

The key Project goals are:

- to build a Project of positive community impact
- that achieves a mix of housing types
- addresses displacement by being affordable to a broad spectrum of Sloan's Lake and City residents
- while striving to be sensitive in its physical and visual impact on the neighborhood.

In order to develop the Project as envisioned, the proposed Rezoning of the North Property incorporates certain deviations from the base C-MX-8 zone district, including:

- tailored subareas allowing for increased building height in some, and decreased building height in others to ensure neighborhood compatibility
- increased street-level activation and transparency along the 17th Avenue street frontage (50% transparency, rather than the typical 40% transparency)
- tailored limitations to visible parking above street level, consistent with the City's approach in the D-AS-12+ and D-AS-20+ zone districts
- updated site design standards and guidelines under the new Code

NEIGHBORHOOD OUTREACH

Zocalo's team has engaged in a lengthy and thorough community outreach process that began well before the zoning application process.

Starting in November of 2016, Zocalo began meeting and listening to the Sloan's Lake neighbors and community groups, including West Colfax Association of Neighbors (WeCAN), Sloan's Lake Citizen's Group (SLCG), Sloan's Lake Neighborhood Association (SLNA), and Lowell Neighborhood Townhome Group, to create a development plan that is sensitive and responsive to the community. Zocalo modified the proposed Project to address certain comments received during this process. Specific meeting dates are as follows:

2016	
November 16	Meeting with Larry Ambrose of SLNA
2017	
February 23	Design Neighborhood meeting at Sloan Lake Medical Building
April 12	Design Neighborhood meeting at Sloan Lake Medical Building
May 10	SLNA – Happy hour at Tap & Burger
May 17	WeCAN Zoning & Board meeting
June 1	SLNA Neighborhood meeting
August 8	WeCAN Neighborhood meeting
August 15	Lowell Neighborhood Townhome Group
October 31	Meeting with Larry Ambrose of SLNA
December 6	Lowell Neighborhood Townhome Group
December 14	SNLA Neighborhood meeting
2018	
January 4	Meeting with Larry and Jane Ambrose of SLNA
January 17	WeCAN Board meeting
February 2	Meeting with Larry Ambrose of SLNA
February 14	Lowell Neighborhood Townhome Meeting
March 14	Sloan Lake Citizen's Group Meeting
April 11	Sloan Lake Citizen's Group Meeting
April 12	Meeting with Larry Ambrose of SLNA
December 13	Neighborhood Meeting with City Community Planning and Development ("**CPD**") participation

Based on the community-serving goals that were identified during the above process, a Good Neighbor Agreement between Zocalo and the registered neighborhood organizations is anticipated, setting forth other agreed-upon public benefits, including:

- Public Gathering Plaza at the corner of 17th and Newton
- Community-Serving Retail (to be determined with continued neighborhood input)
- Sustainability (LEED and/or Enterprise Green Communities)
- Local hiring goals and union construction labor preference

Zocalo kept Denver City Councilman Paul Lopez, who represents the District in which the Property is located, and his staff apprised of the outreach to the community and feedback received. Zocalo also modified the Project and the community-serving goals to be incorporated into the Good Neighbor Agreement to take into account feedback received from Councilman Lopez.

Zocalo will continue to meet with and reach out to various neighborhood organizations and, if desired, individual neighbors, for the duration of the Rezoning process.

ANALYSIS

For the Rezoning of the South Property from PUD #8 under the Former Chapter 59 Code to U-TU-C in the current Code, City Council may approve the zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. In addition to those criteria, the application for the Rezoning of the North Property to PUD must satisfy additional Code criteria. Code, § 12.4.10.9. What follows is an analysis of how the application for the Rezoning satisfies each of these criteria.

I. Criteria for Zone Map Amendments

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

1. The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan.

The Rezoning of the North Property to PUD and the South Property to U-TU-C is both consistent with the City's adopted plans and necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's existing zoning map.

a. *West Colfax Plan (2006)*

The Property is located within the West Colfax Plan from 2006 ("**West Colfax Plan**"), adopted in 2006. The Executive Summary acknowledges St. Anthony's Hospital's move in 2011 to Lakewood stating:

> This site plus the blocks fronting West Colfax Avenue constitute approximately 20 urban acres of land development potential. In 2005, Mayor John Hickenlooper and Councilman Rick Garcia organized a task force to study redevelopment options for the site. Advance planning will continue to promote this site as a catalyst redevelopment opportunity for the entire West Colfax area. Ideally the scale and quality of development will bring an influx of new residents and a mix of commercial activities that promote West Colfax and its environs as a destination. p. 4.

Many of the justifications used for the rezoning of the former St. Anthony's Hospital site which occurred after approval of the West Colfax Plan similarly apply to the Property, just three blocks away and also fronting 17th Avenue and Sloan's Lake Park.

Several relevant primary goals of the West Colfax Plan are, "Maximize urban land development potential; promote compact mixed-use development and focus intense development to strategic growth areas", "Increase the supply of residential units and provide diverse housing options", and "Increase opportunities for informal and formal public gathering" p. 5. This Project helps to achieve these goals. The reorganization of the land development potential under the Rezoning allows more compact mixed-use development in a strategic location. Including for-sale and for-rent residential units, along with affordable-housing units, increases the supply of residential units (which also helps mitigate price increase in the surrounding neighborhood) and housing options. The inclusion of commercial space and community-serving organization or gathering space directly increases the opportunities for informal and formal public gatherings.

The West Colfax Plan Vision Statement is for "a safe and attractive mixed-use commercial and residential corridor that complements and sustains the adjacent residential neighborhoods. Future development preserves and enhances the ethnic and economic mix of people while encouraging walking, biking and transit use. Growth promotes and reinforces a positive community image." p. 74. Key components identified to achieve this vision include improved urban design, strengthening the mix of land uses and enhancing mobility options. This Project promotes both the Vision Statement and the components of the vision. The Project has improved urban design than otherwise allowed under the current PUD #8, with the Rezoning of the North Property allowing the Project to cluster the density towards the center of the block, better complementing the adjacent residential neighborhood. This true mixed-use development including for-sale, rental and affordable units, along with retail, office and community-serving space reinforces the community image and integration of the Project in the community.

Mobility options are enhanced by better sidewalks, internal parking structure (instead of surface parking), and pedestrian and bicycle connection through the Project to better connect 17th and 16th Avenues. The West Colfax Plan notes that reconnecting Meade Street between W. 16th Ave. and W. 17th Ave. would benefit the area and "could create more direct access between northwest Denver neighborhoods and the light rail station areas." pp. 101; 111; 144. In response to neighborhood feedback and CPD comments to this effect, Zocalo has committed to working with Public Works in order to establish an easement through the Project along vacated Meade Street for a multi-modal pedestrian and bicycle path, connecting Colfax to Sloan's Lake Park and providing a shorter path to the RTD station.

A residential demand analysis was performed as part of the West Colfax Plan. Based on the analysis, it recommended the following notable strategies to improve the climate for residential investment: "Apply new zoning in key locations (with standards to encourage appropriate density, use mix, open space, setbacks, parking, etc.)" "Establish programs which support home ownership and reinvestment" and "Identify catalyst areas". p. 55. It also recognized that the redevelopment of the St. Anthony's hospital site may catalyze residential demand capture rates. p. 58. The Property is near to the St. Anthony's redevelopment and the Rezoning and Project build off the additional residential demand in the area.

The West Colfax Plan identifies the Property as "Urban Neighborhood" in its Future Land Use Concept, just east of a Town Center designation at the redevelopment of St. Anthony's Hospital. Additionally, the eastern portion of the North Property is identified as a Residential Growth Opportunity Area, "where the existing housing stock is dated and declining, and may be appropriate for redevelopment to encourage revitalization and reinvestment." p. 84. While Urban Neighborhood is generally characterized as 1-4 stories, it includes a mix of residential housing options, and allows for "[h]igh intensity parts of an Urban Neighborhood [to] form a transition between the prevailing neighborhood pattern and an activity center or [to] take advantage of a significant infill opportunity on a larger than average development site." p. 84. Design features include upper story setbacks and subordinate building volumes to help minimize perceived massing of larger than average residential structures. p.84.

Consistent with this description, the North Property fits the infill opportunity on a larger than average development site contemplated under the West Colfax Plan. This is currently underutilized land. Additionally, being close to the Town Center, activity on 17th Avenue, and the existing medical center building height, allows this Project to serve as a transition between an activity center and the prevailing neighborhood pattern. In particular, the Rezoning promotes focusing the height in the center of the North Property, and the Project includes articulated building forms along the pedestrian corridors, directly responding to the language of the West Colfax Plan encouraging minimizing the massing of larger residential structures.

The Project's vision to create a neighborhood focal point at 17th Avenue and Newton, as called for in the West Colfax Plan in the Urban Design Concept Map found on pages 81 and 198. "Creating focal points at key destinations or neighborhood entries" teamed with "high quality urban design" is the first primary goal outlined in the West Colfax Plan. p. 5. This Project is directly aligned with this goal.

The Rezoning of the South Property from PUD #8 to U-TU-C is consistent with the Urban Neighborhood Future Land Use Concept in the West Colfax Plan. Specifically, it describes the need for a "[h]ealthy mix of residential housing options – single family, duplex, apartments, rowhouses, townhomes and condominiums". p. 84. The selection of U-TU-C for the South Property is based on the existing housing of single-family and duplex homes in order to reinforce that use, and the transition from the Project into the neighborhood.

For the reasons outlined above, the Rezoning promotes almost all of the West Colfax Plan's Land Use Goals, including encouraging "compact, mixed-use development" "with an urban mix of retail shops, services, employment and civic uses" (Goal 1), focusing "intense growth to target areas" (Goal 2), providing "diverse housing options" (Goal 3), respecting neighborhood character (Goal 5), "maximizing development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties" (Goal 6), enhancing parks (Goal 7), and increasing "the opportunities for informal and formal public gathering in the community" (Goal 8). p. 93.

b. *Comprehensive Plan 2000*

The City's Comprehensive Plan 2000 ("**Comp Plan**") was adopted to "agree on the City's long-term purposes, to think through Denver's special inheritance and its effect on those purposes, and then to suggest strategies that will buy that inheritance as much long-term insurance as possible to sustain it for the future." p.4. In that vein, the Comp Plan sets forth numerous strategies to help guide future development within the City. The proposed Rezoning aligns closely with many of the strategies and recommendations in the Comp Plan, including, but not limited to:

- Environmental Strategy 2-F by "Promoting infill development within Denver at sites where services and infrastructure are already in place, designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods, creating more density at transit nodes and adopting construction practices in new developments that minimize disturbance of the land."
- Environmental Strategy 4-A to "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."
- Environmental Strategy 4-B to "Promote energy efficiency, including the use of renewable energy, in the design of communities and in the construction of buildings and patterns of development."
- 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."
- 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."
- Land Use Strategy 3-D to "Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist."
- 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."
- Mobility Strategy 2-D to "Create more convenient connections between different modes of transportation, as in pedestrian to transit, bus to light rail, or bike to transit."
- Mobility Strategy 4-E to "Continue to promote mixed-use development, which enables people to live near work, retail and services."
- Mobility Strategy 8-A to "Ensure safe and convenient access and accommodation of bicycle riders, pedestrians and transit riders."
- Mobility Strategy 8-B to "Ensure that sidewalks are continuous along all major Denver streets and that they provide pedestrians and transit riders with direct access to commercial areas, education facilities, recreational facilities and transit stops."
- Denver Legacy Strategy 2-A to "Establish development standards to encourage positive change and diversity while protecting Denver's traditional character."
- Denver Legacy Strategy 2-C to "Identify community design and development issues, and target specific concerns with appropriate controls and incentives."

- Denver Legacy Strategy 3-A to "Identify areas in which increased density and new uses are desirable and can be accommodated."
- Housing Strategy 2-D to "As part of the citywide land-use planning process, identify vacant land and study the feasibility of assembling parcels for infill housing."
- Housing Strategy 2-F to "Explore opportunities for housing in all proposed development and redevelopment projects, including commercial and retail projects."
- Hosing Strategies under Object 3 involves Housing Assistance, namely building partnerships with government agencies and nonprofits organizations to increase housing assistance. In this instance, the Project includes approximately 157 for-rent units of affordable housing, and approximately 8-12 for-sale units of affordable housing.
- Housing Strategy 6-A to "Support mixed-use development consistent with the goals of the Comprehensive Plan's land-use and mobility strategies."
- Housing Strategy 6-B to "Continue to support mixed-income housing development that includes affordable rental and for –purchase housing for lower-income, entry-level and service employees, especially in Downtown and along transit lines."
- Economic Activity Strategy 1-H to "Support a variety of housing opportunities for Denver's current and future workforce. Housing opportunities throughout Denver should be expanded – especially in the Downtown core and near employment centers – to accommodate people and families of all incomes."
- Economic Activity Strategy 5-A to "Support small-scale economic development in neighborhoods using the following key strategies: Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas."
- Human Services Strategy 1-B to "Increase the availability of safe, affordable housing for low-income households."
- Human Services Strategy 3-A to "Promote opportunities that bring people together to build connections to each other, family members, their peers, their neighbors and greater community. Such endeavors could range from coffeehouses to community centers to cultural celebrations."

While the Rezoning would likely accomplish many more strategies and recommendations in the Comp Plan, the above list demonstrates the extent to which the Rezoning is consistent with the adopted Comp Plan.

c. *Blueprint Denver (2002)*

The City's Blueprint Denver ("**Blueprint**") was adopted in 2002 and "presents a strategy to improve our city by shaping the places where we live, travel, work, shop and play." p. 2. It is "the primary step to implement and achieve" the vision outlined in the Comp Plan. p. 3. Blueprint outlines several key concept that are "central to Blueprint Denver's successful implementation," including directing growth to Areas of Change, which are "areas that will benefit from and thrive on an infusion of population, economic activity and investment" and "parts of the city where new growth or redevelopment can best be accommodated because of transportation choices and opportunities for mixed-use development." p. 5; 19. Blueprint encourages mixed-use projects, stating: "Mixed-use development will bring shops, services,

employment and entertainment close to residential areas and encourage access by walking, biking and transit." p. 16.

Areas of Change are divided into three categories, one of which is "Areas where land use and transportation are closely linked." In light of the North Property's location several blocks north of West Colfax, and directly along 17th Avenue, it was identified as an Area of Change. Blueprint details that there are a variety of reasons these identified areas have not developed already. One reason given is that they are "incorrectly zoned for future development." p. 23. That reason applies to this Project. While fitting when it was adopted in in 1959 and amended in 1978, the existing PUD #8 currently limits and inappropriately proscribes the redevelopment potential for the North Property.

Blueprint lays out strategies for this category of Area of Change on page 23, including the following that the Rezoning of the North Property and development of the Project would help achieve:

- Address edges between Areas of Stability and Areas of Change
- Compatibility between existing and new development
- Pedestrian and transit supportive design and development standards
- Mixed land uses
- Infill and redevelop vacant and underused properties
- Reduce land used for parking with shared parking and structured parking
- Multi-modal streets
- Diversity of housing type, size and cost
- Retain low and moderate income residents
- Economic activity – business retention, expansion and creation

The Rezoning of the North Property will allow for redevelopment of the Property into the Project, which will include a mix of land uses on an infill site that redevelops underused parcels. Further, the construction of a parking structure which will include shared parking, reduces land used as a surface parking lot currently. The purposeful mix of for-rent and for sale housing, and inclusion of equal parts affordable housing and market-rate housing directly speaks to preserving a diversity of housing type, size and cost, and retaining low and moderate income residents.

The inclusion of retail, office and community-serving space will enhance economic activity and integration with the neighborhood. The Project is designed in a manner that supports pedestrian and bicycle use, including promoting the connection between 16th and 17th Avenues through a multi-modal path.

Of particular importance, Zocalo has spent significant time and energy meeting with the neighborhood and Councilman Lopez and crafting and reconfiguring the Project to respond to community comments. This is the exact reason that Rezoning of the North Property to PUD is appropriate and necessary. The Project is designed in a manner to address the edges adjacent to the existing residential neighborhood, an Area of Stability. The location of density on the site have been consciously placed to ensure compatibility is achieved between existing development and the Project.

Blueprint also contains a Plan Map that depicts the City's desired future land uses. The Plan Map identifies the North Property as "Single Family Duplex". Blueprint was approved in 2002, prior to the announcement of the relocation and redevelopment of St. Anthony's Hospital. This nearby redevelopment has caused substantial changes within the neighborhood that were not fully contemplated at the time Blueprint was approved, which reinforces appropriately placed density with this Project. Single Family Duplex areas are described as "moderately dense areas that are primarily residential but with some complementary, small-scale commercial uses." p. 42. While Rezoning of the North Property proposes more density than contemplated by Single Family Duplex, the location along 17th Avenue, the more recent changes in the area, the Rezoning's use of a PUD to address compatibility with adjacent properties, and the Project's furtherance of the many strategies for Areas of Change of this type provide support for approval.

As to street typology, Blueprint and the West Colfax Plan identify the area of 17th Avenue adjacent to the Property as Mixed Collector. Blueprint describes that "Mixed-use streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. p. 57. 17th Avenue also contains a bus route, bus stops and a bike route.

Finally, Blueprint acknowledges that it may be necessary to amend the zoning map to "establish the appropriate framework for achieving the vision for Areas of Change" described in Blueprint. p. 75.

Differing from the North Property, the South Property is designated in Blueprint as an Area of Stability. Blueprint describes these areas as "primarily the stable residential neighborhoods" "where limited change is expected during the next 20 years. The goal for the Areas of Stability is to identify and maintain the character of an area while accommodating some new development and redevelopment." p. 120. The existing character of the South Property is single-family and duplex residential. Rezoning the South Property to U-TU-C, where single-family and duplex development is permitted, reinforces this housing product. The existing buildings and uses in the South Property are the basis for the section of U-TU-C as the appropriate zone district under the new Code.

Additionally, Blueprint's Plan Map that depicts the City's desired future land uses identifies the South Property as "Single Family Residential". Blueprint describes "Single Family Residential" as neighborhoods with "[d]ensities fewer than 10 units per acre" and "single-family homes are the predominant residential type." p. 42. Sloan Lake is one of the neighborhoods listed which contains the "Single Family Residential" attributes. *Id.* Again, Rezoning the South Property to U-TU-C is consistent with the Single Family Residential Plan Map, and reinforces the existing buildings and uses.

Blueprint describes that obsolete PUD zoning should be repealed and replaced to a more appropriate district. p. 82. In this instance, the Rezoning proposes a new, current PUD, along with U-TU-C. Repealing PUD #8 to a PUD that is based on zone districts in, and uses the language of, the new Code helps the density blend into the neighborhood. Rezoning the South Property to U-TU-C is wholly consistent with this Blueprint statement. This allows an obsolete PUD to be repealed, and the Property to come under the New Code.

For the foregoing reasons, the Rezoning is consistent with Blueprint.

d. *Housing an Inclusive Denver Plan (2018)*

The Rezoning is also consistent with Denver's recently approved Housing an Inclusive Denver Plan ("**Housing an Inclusive Denver Plan**"). Housing an Inclusive Denver Plan is the City's five-year housing policy, strategy and investment plan. It outlines strategies to guide the City's affordable housing investments to create and preserve strong neighborhoods and diverse housing options that are accessible and affordable to all residents.

The Rezoning and the Project align closely with the four Fundamental Values on which the Housing an Inclusive Denver Plan centers:

- Leverage and enhance housing investments to support inclusive communities – This Project would enhance the neighborhood with neighborhood serving uses, new employment opportunities and a variety of new housing options, including for-sale and rental affordable units (including 3-bedroom units), providing both new housing options and working to avoid displacement of existing residents.

- Foster communities of opportunity – The Project provides an opportunity to create stable and affordable homes without any displacement (and, in fact, combating displacement), creating new jobs, and enhancing connection to mobility and transit connections. Zocalo has also committed to local hiring goals and union construction labor preference.

- Support housing as a continuum that serves residents across a range of incomes – This Project will serve formerly homeless families, those living on fixed-incomes, and working residents. The Restrictive Covenant on affordability and the Good Neighbor Agreement cement Zocalo's commitment that no fewer than seven three-bedroom for-rent units will be maintained as affordable to families earning on average 60% or less of AMI, and 3 three-bedroom affordable for-sale units, will be maintained as affordable to families earning on average 100% or less of AMI. Additionally, Zocalo shall make best efforts to partner with Denver Public Schools, Jefferson County Public Schools, and/or other nonprofits in order to create a program that gives priority to these three-bedroom family rental units for families of formerly homeless school children.

- Embrace diversity throughout neighborhoods – This Project will help ensure the City remains a welcoming community for all residents. The Project is an inclusive, mixed-use, mixed-income development. In addition to the housing provided, Zocalo has committed to include public gathering space and community-serving retail, with no less than 4,000 square feet of ground floor space leased to a community-serving retailer and approximately 6,000 square feet for a community-serving use at no rental cost above operating expenses. Zocalo shall give preference to food-service retailers such as a restaurant, coffee shop, bakery, or a food-cooperative and, for the space within the "Dupler Building", shall give further preference to locally-owned operators or non-profits.

The Housing an Inclusive Denver Plan sets forth four Core Goals under the Fundamental Values. The proposed Rezoning aligns closely with these Core Goals:

- Create affordable housing in vulnerable areas AND in areas of opportunity
- Preserve affordability and housing quality
- Promote equitable and accessible housing options
- Stabilize residents at risk of involuntary displacement

Additional recommendations are outlined to implement the Fundamental Values and Core Goals are consistent with the proposed Rezoning, including, but not limited to:

- Legislative and Regulatory Priorities – Recommendation 2: Expand and strengthen land use regulations for affordable and mixed-income housing, including incentivizing affordable and mixed-use housing.
- Affordable and Workforce Rental Housing – Recommendation 5: Promote development of new affordable, mixed-income and mixed-use housing.
- Attainable Homeownership – Recommendation 2: Promote development of new affordable and mixed-income homeownership stock.

For the foregoing reasons, the Rezoning is consistent with the Housing an Inclusive Denver Plan.

e. *Changes in Area*

While the proposed Rezoning is certainly consistent with the City's adopted plans, it is also important to consider what has changed since the City adopted the foregoing plans in 1987, 2000, 2002, and 2006, respectively.

The West Colfax Plan most directly acknowledges the redevelopment of the St. Anthony's Hospital site, incorporating the recommendations of the task force convened in 2005 to study redevelopment options for the site. The pace and success of this redevelopment, and its role as a catalyst for surrounding development, has exceeded all expectations. The Project builds off the increased demand for for-sale, for-rent and affordable housing in the community. It also provides complementary retail, office and community-gathering space.

The rapid growth, price appreciation, and the resulting vulnerability to displacement in both Sloan's Lake and in Denver as a whole was not fully contemplated by the City's existing plans. Therefore, while the Rezoning complies with the City's existing plans, it also is responding to changes in development patterns that were not anticipated when the City adopted its plans.

f. *Denveright - Upcoming Comprehensive Plan 2040 and Blueprint Denver*

In light of this passage of time and changing City, the City is proactively working to update the City's adopted plans. Via the City's over two-year Denveright outreach and planning effort, input from thousands of Denverites has resulted in draft plans, Comprehensive Plan 2040 and Blueprint Denver, for a more inclusive, connected and healthy City.

Depending on the timing of this application, the Rezoning may come before City Council after the adoption of Comprehensive Plan 2040 and updated Blueprint Denver. Therefore, this letter addresses both current Comp Plan and Blueprint, and the anticipated Comprehensive Plan 2040

and Blueprint Denver update. Importantly, both of these upcoming plans, provide support for the Rezoning.

i. *Comprehensive Plan 2040*

The City's anticipated Comprehensive Plan 2040 (the "**Comp Plan 2040**"), which is currently available in public review draft form (version #2), is the vision for Denver and its people for the next twenty years. The vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The Rezoning and the Project align closely with these six elements in several ways, including, but not limited to:

- Equitable, Affordable and Inclusive: The Project will add additional housing to the neighborhood and Zocalo is committed to building an equitable and inclusive Project. Specifically, the Project includes approximately 157 affordable rental units (including 3-bedroom units) and 160 for-sale condominium units (8-12 of which will be affordable units and will include 3-bedroom units). A covenant will be recorded against the North Property preserving this affordable housing. Additionally, as described further below, a Good Neighbor Agreement between Zocalo and the registered neighborhood organizations is anticipated. This will contractually require commitments around a public gathering space and community-serving retail, giving preference to food-service retailers such as a restaurant, coffee shop, bakery, or a food-cooperative and, for the space within the "Dupler Building", shall give further preference to locally-owned operators or non-profits. The Good Neighbor Agreement will also commit Zocalo to local hiring goals and union construction labor preference, making both the Project and its construction more equitable and inclusive. The Rezoning of the South Property to U-TU-C also promotes the preservation of the existing single-family and duplex homes on that block, a key strategy around ensuring neighborhoods are affordable and inclusive and avoid displacement.

- Economically Diverse and Vibrant: The mix of uses between the residential (including a mix of residential for-rent, for-sale and affordable), retail, office, community-serving space and preservation of the existing medical center building, will add to the economic diversity of the City and the neighborhood and increase economic opportunity. The Project will sustain and grow the City's neighborhood businesses.

- Environmentally Resilient: Zocalo's sustainability commitments will be included in the Good Neighbor Agreement. Specifically, at each of the two multifamily buildings that will be constructed as part of the Project, Zocalo shall attain either LEED certification or Enterprise Green Communities certification. This will further Zocalo the City's commitment to environmental resiliency.

- Connected, Safe and Accessible Places: The Project will further activate the street and invite pedestrian and bicycle traffic to the retail and community-serving space, which creates a pedestrian-friendly environment. Finally, the Project integrates residential with retail and office, which promotes a "live where you work" opportunity and encourages more trips taken by walking, biking and transit. 17th Avenue also contains a bus route,

bus stops and a bike route. As discussed further above, Zocalo is working with Public Works to establish an easement through the Project along vacated Meade Street for a multi-modal pedestrian and bicycle path, connecting Colfax to Sloan's Lake Park and providing a shorter path to the RTD station.

- Healthy and Active: The Project abuts Sloan's Lake Park which proximity allows for the promotion of healthy and active lifestyles for residents, employees and visitors to the Project. Access to parks and recreation is a vital component of a complete neighborhood.

- Strong and Authentic Neighborhoods: The Project will enhance the neighborhood by (1) creating a neighborhood focal point at 17th Avenue and Newton, as called for in the West Colfax Plan; (2) including a public gathering space and community-serving retail to serve the neighborhood and draw other Denverites to the neighborhood; (3) adding more services, jobs and residences to the neighborhood in a manner that is in keeping with the character and design of the general neighborhood; (4) committing to local hiring goals and union construction labor preference; and (5) committing to no fewer than seven three-bedroom for-rent units, maintained as affordable to families earning on average 60% or less of AMI, and three three-bedroom affordable for-sale units maintained as affordable to families earning on average 100% or less of AMI. Additionally, under the Good Neighbor Agreement, Zocalo shall make best efforts to partner with Denver Public Schools, Jefferson County Public Schools, and/or other nonprofits in order to create a program that gives priority to these three-bedroom family rental units for families of formerly homeless school children. Keeping families in the neighborhood by providing three-bedroom units and more affordable options will enhance the authenticity of the neighborhood by avoiding displacement.

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

ii. *Blueprint Denver Update*

Similar to Comp Plan 2040, Blueprint is also being updated by the City, currently available in public review draft form (version #2) ("**New Blueprint**"). New Blueprint implements and provides further structure around the six elements that comprise the vision for Denver set forth in Comp Plan 2040 and sets forth the recommendations and strategies for achieving the six elements of the City's vision. The Project aligns closely with many of the strategies and recommendations in New Blueprint, including, but not limited to:

- Land Use & Built Form: General 02 – Incentivize or require the most efficient development of land, especially in areas with high transit connectivity. Strategies for implementing this recommendation include allowing increased density in exchange for desired outcomes, such as affordable housing and incentivizing redevelopment of opportunity sites such as surface parking lots.
- Land Use & Built Form: General 03 – Ensure the Denver Zoning Code continues to respond to the needs of the city, while remaining modern and flexible. Strategies for implementing this recommendation include rezoning properties from the Former Chapter

59 Code so that the entire City is covered by the Code, including continuing to incentivize owners to come out of the Former Chapter 59 Code.

- Land Use & Built Form: General 06 – Implement zoning code revisions to facilitate compatible redevelopment of institution sites within neighborhoods. These sites have the potential to provide additional neighborhood services and/or more diverse housing options without displacing existing residents. Strategies for implementing this recommendation include allowing greater land use flexibility, such as appropriately scaled higher-density housing or neighborhood services. Until a citywide approach is implemented, New Blueprint notes that individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character.
- Land Use & Built Form: General 08 – Promote environmentally responsible and resource-efficient practices for the design, construction and demolition of buildings.
- Land Use & Built Form: General 09 – Promote coordinated development on large infill sites to ensure new development integrates with its surroundings and provides appropriate community benefits.
- Land Use & Built Form: Housing 03 – Incentivize the preservation and reuse of existing smaller and affordable homes (relevant to the Rezoning of the South Property).
- Land Use & Built Form: Housing 06 – Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. Strategies for implementing this recommendation include incentivizing affordable housing through zoning.
- Land Use & Built Form: Housing 07 – Expand family-friendly housing throughout the City. Strategies for implementing this recommendation include including bonuses for large units (those with three or more bedrooms) in multifamily developments.
- Land Use & Built Form: Economics 02 – Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities. Strategies for implementing this recommendation include promoting affordable and family-friendly housing, as well as a full range of job opportunities, and providing opportunities for new locally-owned businesses.
- Land Use & Built Form: Economics 06 – Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. Strategies for implementing this recommendation include supporting locally-owned businesses to expand and evolve to meet the changing needs of residents and visitors.
- Land Use & Built Form: Design Quality 02 – Ensure residential neighborhoods retain their unique character as infill development occurs. This includes the use of design overlays as targeted tools in developing or redeveloping areas that have a specific design vision.
- Land Use & Built Form: Design Quality 03 – Create exceptional design outcomes in key centers and corridors. Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character, especially in transitions to residential areas.
- Land Use & Built Form: Design Quality 04 – Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors.

- Mobility: 01 – Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements. Strategies to implement this recommendation include increasing the number of services and amenities by integrating more local centers and corridors into residential areas and promoting mixed-use development.
- Quality-of-Life Infrastructure: 10 – Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents. Implementation strategies for this recommendation include incentivizing human scaled, walkable and inclusive mixed-use centers and corridors and promoting development that compatibly integrates and includes daily needs such as community-serving retail.

New Blueprint includes a Neighborhood Contexts Map and a Places Map. The North Property is designated "Urban Center" in the Neighborhood Context Map and "Community Center" in the Places Map. The land use and built form in Urban Center is described as a "high mix of uses throughout the area, with multi-unit residential typically in multi-story, mixed-use building forms." p. 137. Community Center is described as "a balance of either residential and employment; residential and dining/shopping; or employment and dining/shopping uses. Buildings are mid-scale, but vary by context and surrounding character." p. 144.

New Blueprint further details that Community Center within the Urban Center Neighborhood Context "provides a mix of office, commercial and residential uses. A wide customer draw both of local residents from surrounding neighborhoods and from other parts of the City." p. 256. It continues, "Buildings are larger in scale than local centers and orient to the street or other public spaces. Strong degree of urbanism with mostly continuous building frontages and distinct streetscape elements that define the public realm. Heights are generally up to 8 stories. Should transition gradually within the center's footprint to the surrounding residential areas." *Id.* This language is consistent with Rezoning the North Property to the proposed PUD. The Project is mixed-use with residential, retail, office and community-serving uses. While there are portions of the Project that go beyond the general height guidance in New Blueprint at 16 stories in the middle, the average height across the site is less than 8 stories, meeting the spirit of the height described in New Blueprint.

Additionally, New Blueprint states that "building heights identified in this plan provide a general sense of scale and are not intended to set exact minimums or maximums." p. 66. New Blueprint then refers to factors to consider around building height, including "[s]urrounding context, including existing and planned building height", "[a]djacency to transit, especially mobility hubs", "[a]chieving plan goals for community benefits, including affordable housing", and "[f]urthering urban design goals. *Id.* Sixteen stories is not without precedent in the neighborhood, as there is one 12-story building under construction in the vicinity of the Property, and a second, existing 18-story tower closer to Colfax. The PUD allows the density to be clustered towards the center of the block, away from Newton Street and 17th Avenue, and providing a three-or-four story street wall along Newton that is designed and articulated to complement and transition to the surrounding low-rise residential structures. The inclusion of approximately 157 affordable rental units (including 3-bedroom units) and 8-12 affordable for-sale units (including 3-bedroom units), along with public gathering space and community-

serving retail use, at no rental cost above reasonable operating expenses, is made possible because of the height, and thus the Project achieves, substantially, the plan goals and community benefits sought in New Blueprint.

The South Property is designated "Urban" in the Neighborhood Context Map and "Low Residential" in the Places Map. The land use and built form in Urban is described as "small multi-unit residential and mixed-use areas are typically embedded in 1-unit and 2-unit residential areas. Block patterns are generally regular with a mix of alley access. Buildings are lower scale and closer to the street." p. 136. New Blueprint details that Low Residential areas are "predominantly one- and two-unit" with "low-scale houses and duplexes." p. 148; *see also* p. 230. The Rezoning of the South Property to U-TU-C is consistent with the urban context, and the recommending building form as it currently contains single-family and two-unit homes.

One of the tenets of New Blueprint is creating complete neighborhoods, an inclusive City with great places accessible to everyone, regardless of age, ability or income. The Rezoning and the Project do exactly that by bringing a mixed-use redevelopment to an underused infill site, and ensuring that it is responsive to the neighborhood and incorporates uses and community-serving spaces for all.

2. <u>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.</u>

The Rezoning seeks to rezone the Property to PUD and U-TU-C. While the Rezoning of the North Property to PUD is based upon the C-MX-8 zone district, it includes tailored subareas allowing for increased building height in some, and decreased building height in others to ensure neighborhood compatibility. The Rezoning of the North Property draws upon the C-MX-8 zone district for design standards, building form, open space, and similar standards and requirements.

Additionally, upon recommendation from CPD staff, the Rezoning of the North Property incorporates the limitations on visible parking above street level, consistent with the City's approach in the D-AS-12+ and D-AS-20+ zone districts.

As a PUD, the Rezoning inherently will create regulations and restrictions specific to the buildings on the Property. Therefore, to the extent applicable to a PUD, this criterion is satisfied.

The Rezoning of the South Property to U-TU-C will result in uniform application of the Code to each building, including uniform regulations and restrictions. Additionally, the entire neighborhood to the east of the Property (including the South Property) is zoned U-TU-C. The Rezoning of the South Property will provide continuity and consistency across a larger area of the neighborhood than exists today, enabling uniform application of the Code. To the east of the Property, the neighborhood is zoned G-MU-3. It was determined that U-TU-C is more appropriate and consistent with existing structures and uses, and with Blueprint's goals for the South Property.

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

The City has adopted multiple plans in the interest of public health, safety, and the general welfare, including the West Colfax Plan, Comp Plan, and Blueprint. As described in detail above, the Rezoning furthers the goals, policies, and strategies in these City plans, and thus furthers the health, safety, and general welfare of the City.

Additionally, bringing an old PUD approved under the Former Chapter 59 Code into compliance with the new Code furthers the general welfare of the City. In fact, it is a criterion for non-legislative rezonings as further discussed below. Code, § 12.4.10.8.A.4. It is a City goal to rezone property from the Former Chapter 59 Code to the new Code where possible. *See, e.g.,* New Blueprint, p. 73. This Rezoning would help achieve that result.

II. Criteria for Non-Legislative Rezonings

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

1. The existing zoning of the land was the result of an error;
2. The existing zoning of the land was based on a mistake of fact;
3. 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;
4. Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:
   a. Changed or changing conditions in a particular area, or in the city generally; or
   b. A City adopted plan; or
   c. That the City adopted the [Code] and the property retained Former Chapter 59 zoning.
5. 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. Code, § 12.4.10.8.A.

The Rezoning is a non-legislative rezoning and the circumstances described in 4(a) and 4(b) above exist with respect to the Property.

As to circumstance 4(a), the area surrounding the Property has changed significantly since the adoption of the current PUD #8 zoning for the Property in 1959, amended in 1978. The pace and success of the St. Anthony's redevelopment, and its role as a catalyst for surrounding development, has exceeded expectations. The Project builds off the increased demand for for-sale, for-rent and affordable housing in the community. It also provides complementary retail, office and community-gathering space. The existing surface parking lot no longer represents the

highest and best use of the North Property. The rapid growth, price appreciation, and the resulting vulnerability to displacement in both Sloan's Lake and in Denver as a whole was not fully contemplated by the City's existing plans. Therefore, the Rezoning addresses these changed and changing conditions.

Circumstance 4(b) is met because the Rezoning will bring an old PUD approved under the Former Chapter 59 Code into compliance with the new Code. PUD #8 is outdated and antiquated. Its purpose was for the once-intended expansion of the old Beth Israel Hospital which is no longer applicable. The City desires to rezone property from the Former Chapter 59 Code to the new Code where possible. This Rezoning would help achieve that result.

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

For the reasons detailed above, because the Rezoning is consistent with the West Colfax Plan, the Comp Plan, Blueprint (or, alternatively, Comp Plan 2040 and New Blueprint), along with the Housing an Inclusive Denver Plan, this criterion is met. The Rezoning would allow the neighborhood to continue to grow in harmony with the City's adopted plans, each as outlined above. The Project would enhance the neighborhood with neighborhood serving uses, new employment opportunities and a variety of new housing options, including for-sale and rental affordable units (including 3-bedroom units), working to avoid displacement of existing residents, and is therefore consistent with the stated purpose and intent of the proposed zone district.

Additionally, Sections 1.2 and 1.3 of PUD-G-21 state the general and specific purposes and intent of the Rezoning. These ten purposes directly align with themes from the applicable City plans (e.g., create a neighborhood focal point, facilitate mixed-use development, update and replace an outdated PUD, facilitate compatible development, allow for-sale and for-rent housing opportunities for households of different income brackets, encourage pedestrian-activated spaces, ensure quality, human-scaled building design).

Therefore, the Rezoning satisfies the criteria for approval of a non-legislative rezoning.

III. Criteria for Rezoning to PUD District

The City Council may approve a rezoning to a PUD if it complies with certain additional criteria. Code, § 12.4.10.9. The Rezoning of the North Property to PUD complies with those criteria, as explained in detail below.

1. <u>The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code</u>.

Per Code § 9.6.1.1(A), the purpose of PUD zoning "is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process[.]" The proposed Rezoning accomplishes this purpose in a streamlined fashion by

incorporating elements from existing zone districts into one document that can be reviewed and approved in a single process.

Section 9.6.1.1(B) of the Code states that PUD zoning is not intended "as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility." The intent of the proposed Rezoning is precisely the opposite. It will ensure that the eventual Project is compatible with the neighborhood context and character by strategically rearranging density to place it at the center of the site and mitigating both shadows over the park and adjacent properties that lifts the sense of mass and density from pedestrians on 17th Avenue and visitors to Sloan's Lake Park. These are all elements that have been incorporated into the Project after numerous conversations with adjacent property owners.

As an example, the current PUD #8 entitles the landowner to build two 110-foot residential buildings along Newton, setback from the street by only 20 feet, and separated from the park by a surface parking lot. Such a placement does not appropriately acknowledge either Sloan's Lake Park or neighboring properties. The Rezoning, on the other hand, clusters the density toward the center of the block, away from both Newton Street and 17th Avenue, but without increasing the usable density above that allowed under the existing PUD #8. The reorganization of building placement in the new PUD creates an approachable three-or-four story street wall that, particularly along Newton, will be designed and articulated to complement the surrounding low-rise residential structures.

The Rezoning allows for better sharing of parking and improved circulation access for the condominium, rental and medical buildings, allowing for more efficient use of the site. This more efficient use of the site allows for the number of affordable for-rent apartments to be increased. Of the potential standard zone districts that could be applied to the North Property, none would allow both the existing hospital use, and the desired mix of residential and commercial uses by right.

The proposed Rezoning is the most efficient means to provide assurance to the neighborhood that the Project will be developed as described in neighborhood meetings, and as modified as a result of those discussions. The Rezoning will elevate the required design and site layout compared to what is allowed under existing zoning.

The Code also provides that PUD zoning "is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided." Code, § 9.6.1.1(A). The Code defines "unique and extraordinary circumstances" that justify a rezoning to PUD to include, without limitation, the following:

a. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;

b. Where a customized zoning approach is necessary to protect and preserve the character of a Historic Structure or historic district;

c. Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans; or

d. Where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.

The Rezoning is necessary because of the unique and extraordinary circumstances described in "c" and "d" above.

The justification at "c" directly applies to this Property. The Property's existing zoning, PUD #8, established in 1959 and updated in 1978, was created for the once-intended expansion of the old Beth Israel Hospital. PUD #8 is outdated and antiquated. Current and changing conditions around Sloan's Lake make the existing PUD #8 inappropriate and incongruent with the neighborhood. Further, PUD #8 is pursuant to the Former Chapter 59 Code. The proposed PUD is, instead, based off of C-MX-8 in the Code. The new PUD and U-TU-C zone districts for the Property would be pursuant to the current Code, thus bringing the site closer into conformance with current zoning regulations.

The Rezoning to a new PUD would take the existing density vested under PUD #8 (515,400 total square feet of non-parking density, including two 110-foot (roughly 11-story) towers) and rearrange it in a development plan that is more appropriate for the neighborhood, including pushing the height and density to the center of the site and creating an attractive, pedestrian-friendly street presence along 17th Avenue and Newton Street. This careful consideration of the locations of height and density necessitate the more customized zoning approach of a PUD.

Approval of the Rezoning would bring the Property closer to conformance with the City's adopted plans. As explained in detail above, the Property represents a prime redevelopment opportunity and is designated as an Area of Change under Blueprint. The current PUD #8 does not conform to the City's vision for the Property or development trends in the neighborhood. In contrast, the Rezoning provides important design standards and guidelines and context sensitive building massing that will bring the Property closer to conformance with the neighborhood.

Per § 9.6.1.1(D), in exchange for the flexibility granted in the PUD, "development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan." As explained throughout this letter, the purpose of the Rezoning is to enhance the development program for the eventual Project and to allow for and require the development of amenities that will serve a public benefit. Without Rezoning to PUD, Zocalo will not be able to organize the site so efficiently, effectively develop the mix of uses, make the affordable housing commitments in the Project, provide the pedestrian and bicycle connection between 16th and 17th Avenues, include the community-serving gathering space, or commit to the Good Neighbor Agreement.

Therefore, for the above reasons, the Rezoning is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Code.

2. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6.

The Rezoning and accompanying PUD District Plan comply with all applicable standards and criteria stated in Division 9.6. The Rezoning specifies permitted and accessory uses, building form, and contains detailed design standards, such as street level activation, which are based on provisions of the C-MX-8 zone district to aid with consistent interpretation with the Code. Additionally, the Rezoning tailors limitations to visible parking above street level, consistent with the City's approach in the D-AS-12+ and D-AS-20+ zone districts.

3. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions.

The Project is not feasible under other zone districts and would otherwise require an unreasonable number of variances or waivers and conditions. Of the potential standard zone districts that could be applied to the North Property, none would allow both the existing hospital use, and the desired mix of residential and commercial uses by right. As Zocalo has fully engaged into zoning discussions and concept design of this Project with the neighborhood, it has become clear that a standard zone district does not work given the unique features and characteristics of the site.

After over two years of in-depth work and discussions with the neighborhood, Councilman Lopez, City staff and our design team, it became clear that this Property is in a highly-unique area of the City in terms of its zoning and context. The existing PUD #8 is not a viable zone district for development of the site. But, when evaluating potential zone districts under the Code to rezone to, no single standard zone district worked. The C-MX-8, which serves as the base zone district for the proposed Rezoning, provided many helpful standards. However, given the influence under C-MX of the protected district requirements, it does not provide the variety of building heights to accommodate additional height and density at the center of the site, while securing Zocalo's commitment to the neighborhood to lower heights of 3, 5 and 6 stories, along the edges of the Property closest to the neighborhood. Similarly, none of the C-MX zone districts allow the existing hospital use, along with the desired mix of residential and commercial uses. Therefore, the Rezoning incorporates C-MX-8 zoning as the base district, and then incorporates tailored subareas allowing for increased building height in some, and decreased building height in others to ensure neighborhood compatibility.

In sum, no single zone district was feasible for this site and Zocalo's project team and City staff had to draw the best and most applicable standards from multiple base zone districts and craft certain alternatives to adjust for the site's unique circumstances and maximize public benefit.

4. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.

The Rezoning and accompanying PUD District Plan adopt the primary, accessory, and temporary uses allowed under the C-MX-8 zone district, which include Dwelling, Multi-Unit; Eating & Drinking Establishments; Office; certain types of Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair); Community Center; and other uses as specified in the Code. These uses are compatible with the uses allowed in the adjacent zone districts, specifically residential, along with the various commercial at the St. Anthony's redevelopment.

5. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).

The Rezoning and accompanying PUD District Plan adopt the building forms permitted in the C-MX-8 zone district, with the variations noted in PUD for building height, siting, and design elements related to building configuration, street level activation, and visible parking above street level.

The Rezoning allows for better sharing of parking and improved circulation access for the condominium, rental and medical buildings, allowing for more efficient use of the site. This more efficient use of the site allows for the number of affordable for-rent apartments to be increased. As part of the Project, a Restrictive Covenant agreement between Zocalo and the City will be recorded against the Property to ensure that the affordable rental units are preserved in the long-term.

The proposed PUD places the density toward the center of the block, away from both Newton Street and 17th Avenue, but without increasing the usable density above that allowed under existing PUD #8. This more thoughtful organization of the site allows for substantial stepbacks in height from adjacent properties to create appropriate transitions at the boundaries of the PUD. The Project design also includes building articulation to complement adjacent low-rise residential structures.

Additionally, a Good Neighbor Agreement between Zocalo and the registered neighborhood organizations is also anticipated. This will contractually tie Zocalo to the commitments it has made to the neighborhood and to Councilman Lopez. The commitments in the Good Neighbor Agreement are expected to include public gathering space and community-serving retail, with no less than 4,000 square feet of ground floor space leased to a community-serving retailer and approximately 6,000 square feet for a community-serving use at no rental cost above reasonable operating expenses. Zocalo shall give preference to food-service retailers such as a restaurant, coffee shop, bakery, or a food-cooperative and, for the space within the "Dupler Building", shall give further preference to locally-owned operators or non-profits.

Also in the Restrictive Covenant on affordability and the Good Neighbor Agreement is a commitment that no fewer than seven three-bedroom for-rent units, will be maintained as affordable to families earning on average 60% or less of AMI, and 3 three-bedroom affordable for-sale units, will be maintained as affordable to families earning on average 100% or less of AMI. Additionally, Zocalo shall make best efforts to partner with Denver Public Schools, Jefferson County Public Schools, and/or other nonprofits in order to create a program that gives priority to these three-bedroom family rental units for families of formerly homeless school children.

Zocalo's sustainability commitments will also be included in the Good Neighbor Agreement. Specifically, at each of the two multifamily buildings that will be constructed as part of the Project, Zocalo shall attain either LEED certification or Enterprise Green Communities certification.

Zocalo is committed to hiring locally or causing its contractors, subcontractors or tenants to hire at least 20% or more of the construction-related jobs during the construction of the Project and/or retail-related jobs at the future community-serving retail space once the Project is operational, from persons living within the 80211, 80212, and 80204, and 80221 ZIP Codes, in conformance, where possible, with "Construction Employment Opportunities" and "First Source Hiring" policies, and all appropriate safe harbors for good faith efforts. Zocalo will be agreeing to this requirement in the Good Neighbor Agreement. Additionally, during construction of the Project, Zocalo shall give preference to qualified contractors or subcontractors employing union labor for all competitively-bid subcontracts. Zocalo will also partner with a local program such as Emily Griffith Technical College's Apprenticeship Training Division or, when union labor is contracted, apprenticeship programs organized by the AFL-CIO.

By drawing on components of the building form and design standards for C-MX-8, with variations in allowed height, and agreeing upon terms for a Good Neighbor Agreement, Zocalo and Councilman Lopez have tailored the Rezoning and Project to ensure compatibility with adjacent properties and integration with, and support of, the larger neighborhood. Moreover, the eventual Project will reflect the design and community benefits discussed in numerous conversations with adjacent property owners, the community, and similar interested parties.

For the foregoing reasons, the Rezoning establish building forms and transitions and the boundary of the Property that are compatible with the surrounding properties.

CONCLUSION

We hope the foregoing information proves helpful in the City's review of the proposed Rezoning. As discussed in detail above, the Rezoning satisfies all of the criteria in the Code for approval of a zone map amendment and a rezoning to a PUD and U-TU-C. Zocalo has worked hand-in-hand with the City, City Councilman Lopez, neighbors, and various other interested parties to ensure that the Rezoning reflects the best use of the Property and allows for development of a Project that will enhance and harmonize with the neighborhood. Therefore, we respectfully request that the City approve the proposed Rezoning.

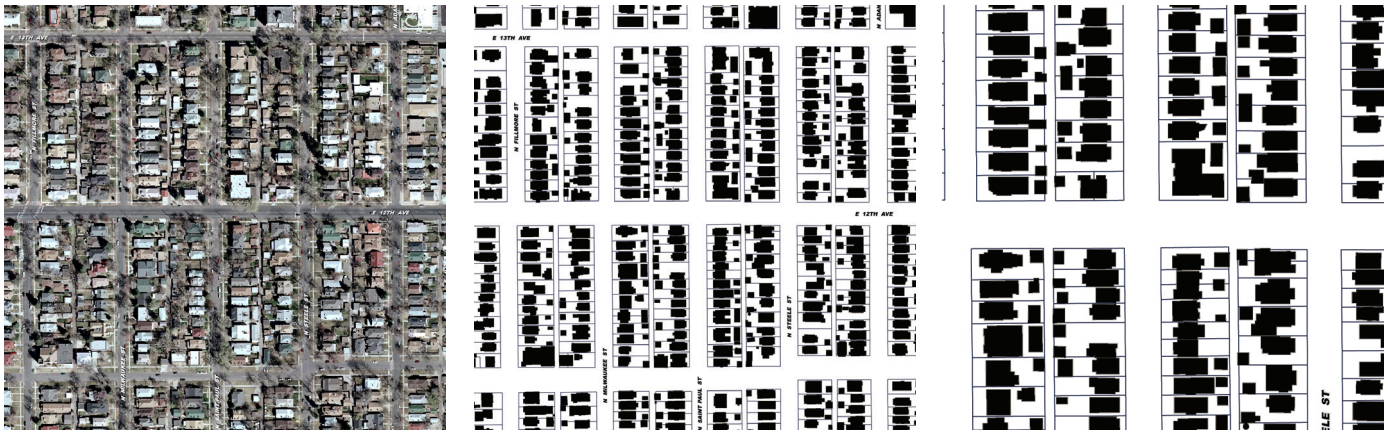
Sincerely,

Brownstein Hyatt Farber Schreck, LLP

Caitlin S. Quander, Esq.

Attachment : PUD 1

PUD-G 21



3700 W 17th Avenue

Contents

PUD-G 21

CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 21 ESTABLISHED

The provisions of this PUD-G 21 apply to the land depicted on the Official Zoning Map with the label PUD-G 21, and more generally described as approximately 5.2 acres of land in Section 31, Township 3 South Range 68 West, City and County of Denver.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 21 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 134.04 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 210.00 FEET;
THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 S00°19'08"E, A DISTANCE OF 90.00 FEET TO A POINT ON A LINE THAT IS 138.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 210.00 FEET;
THENCE PARALLEL TO THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,900 SQUARE FEET OR 0.434 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08" W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

B. Subarea B Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E PARALLEL WITH THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE N89°47'18"E, A DISTANCE OF 90.00 FEET;
THENCE N00°19'08"W, A DISTANCE OF 104.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,365 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

C. Subarea C Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°12'42"W, A DISTANCE OF 138.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N00°19'08"W, A DISTANCE OF 224.11 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 3;
THENCE ALONG THE SAID NORTH LINE AND IT'S PROLONGATION THEREOF N89°48'05"E, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 30.00 FEET;
THENCE PARALLEL WITH THE SAID NORTH LINE OF BLOCK 3 S89°48'05"W, A DISTANCE OF 90.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 104.06 FEET TO A POINT ON A LINE THAT IS 228.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID PARALLEL LINE S89°47'18"W, A DISTANCE OF 120.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 90.00 FEET;
THENCE S89°47'18"W, A DISTANCE OF 74.00 FEET TO THE WEST LINE OF SAID BLOCK 3, ALSO BEING THE POINT OF BEGINNING.

CONTAINING 35,372 SQUARE FEET OR 0.812 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

D. Subarea D Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION;
THENCE ALONG THE WEST LINE OF SAID BLOCK 3 N00°19'08"W, A DISTANCE OF 138.00 FEET;
THENCE N89°47'18"E PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3, A DISTANCE OF 284.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 138.00 FEET TO THE SOUTH LINE OF SAID BLOCK 3;
THENCE ALONG SAID SOUTH LINE S89°47'18"W, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 39,192 SQUARE FEET OR 0.900 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON'S ADDITION BEING N00°19'08"W BETWEEN THE FOUND 2.75' BY 4.0' OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

E. Subarea E Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 4, PIERSONS ADDITION;
THENCE ALONG THE WEST LINE OF SAID BLOCK 4 N00°19'08"W, A DISTANCE OF 212.00 FEET;
THENCE N89°47'18"E, A DISTANCE OF 139.00 FEET;
THENCE S00°19'08"E, A DISTANCE OF 212.00 FEET TO THE SOUTH LINE OF SAID BLOCK 4;

THENCE ALONG SAID SOUTH LINE S89°47’18”W, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 29,468 SQUARE FEET OR 0.676 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON’S ADDITION BEING N00°19’08”W BETWEEN THE FOUND 2.75’ BY 4.0’ OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

F. Subarea F Legal Description

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
COMMENCING AT THE NORTHWEST CORNER OF BLOCK 3, PIERSONS ADDITION; THENCE ALONG THE NORTH LINE AND ITS PROLONGATION THEREOF N89°48’05”E, A DISTANCE OF 284.00 FEET TO THE POINT OF BEGINNING;

THENCE N89°48’05”E, A DISTANCE OF 315.02 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 4, PIERSONS’S ADDITION;
THENCE ALONG THE EAST LINE AND ITS PROLONGATION THEREOF OF SAID BLOCK 4 S00°18’22”E, A DISTANCE OF 395.97 FEET TO A POINT ON A LINE THAT IS 34.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4;
THENCE ALONG SAID LINE S89°47’18”W, A DISTANCE OF 145.12 FEET TO THE EASTERLY LINE OF VACATED NORTH HALF OF 16TH AVENUE;
THENCE ALONG SAID LINE S00°19’08”E, A DISTANCE OF 6.00 FEET TO THE SOUTH LINE OF VACATED NORTH 16TH AVENUE;
THENCE ALONG SAID EASTERLY LINE S89°47’18”W, A DISTANCE OF 124.81 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID BLOCK 4;
THENCE ALONG SAID PROLONGATION N00°19’08”W, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;
THENCE ALONG THE SOUTH LINE OF SAID BLOCK 4 N89°47’18”E, A DISTANCE OF 139.00 FEET;
THENCE N00°19’08”W, A DISTANCE OF 212.00 FEET;
THENCE S89°47’18”W, A DISTANCE OF 139.00 FEET;
THENCE S00°18’01”E, A DISTANCE OF 212.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 4;
THENCE S89°47’18”W, A DISTANCE OF 45.00 FEET;
THENCE N00°19’08”W, A DISTANCE OF 362.04 FEET TO THE POINT OF BEGINNING.
CONTAINING 94,476 SQUARE FEET OR 2.169 ACRES, MORE OR LESS.

BASIS OF BEARINGS IS THE EAST LINE OF BLOCK 2 PIERSON’S ADDITION BEING N00°19’08”W BETWEEN THE FOUND 2.75’ BY 4.0’ OFFSET CROSSES AT THE NE AND SE ENDS OF THE BLOCK.

Figure 1-1

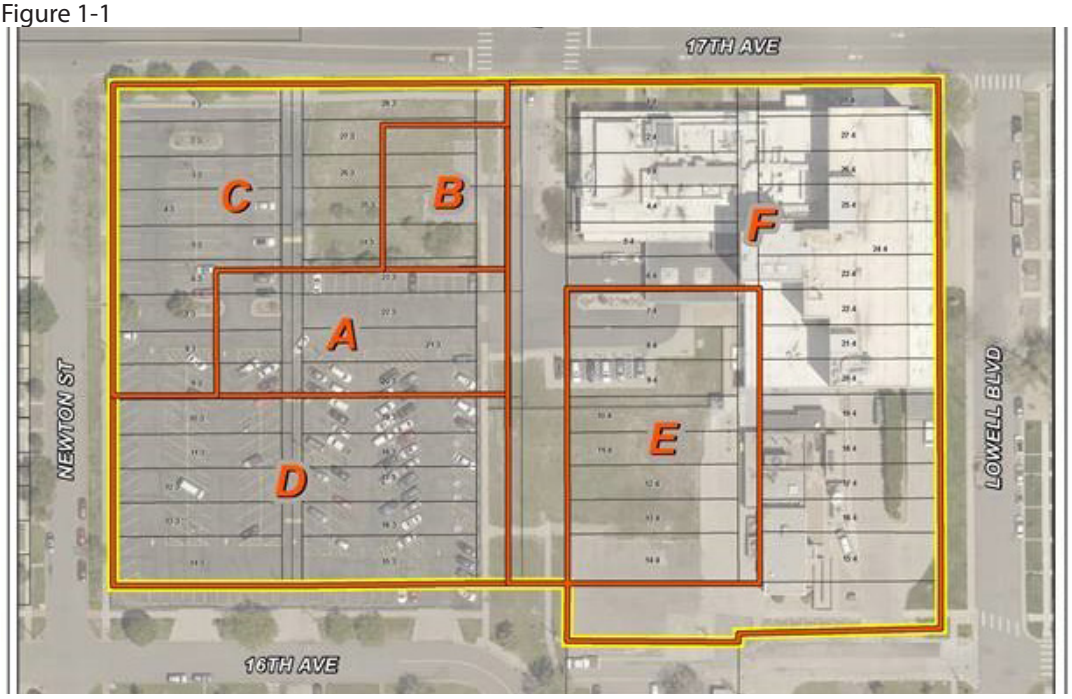


Figure 1-1. Subareas Established within PUD-G 21

SECTION 1.2 PUD-G 21 GENERAL PURPOSE

The general purpose of PUD-G 21 is to:

1.2.1 Facilitate redevelopment of the site with mixed residential and commercial uses and amenities.

1.2.2 Maximize a Residential Growth Opportunity Area, as identified in the West Colfax Plan, where existing housing stock is dated and declining and may be appropriate for redevelopment to encourage revitalization and reinvestment.

1.2.3 Create a Neighborhood Focal Point at 17th & Newton, as identified in the West Colfax Plan.

1.2.4 Remain compatible with surrounding area Urban, Urban Center, and General Urban Contexts

1.2.5 Accommodate the preservation of existing Medical uses and their buildings

1.2.6 Update and replace an outdated planned unit development

SECTION 1.3 PUD-G 21 SPECIFIC INTENT

More specifically, PUD-G 21 is intended to:

1.3.1 Allow mixed use development of sufficient density to facilitate the development of for-sale and for-rent housing opportunities for households of different income brackets

1.3.2 Facilitate compatible development through the use of appropriate building form and design that provide a mix of residential and commercial uses and amenities that respond to the surrounding Urban, Urban Center, and General Urban Contexts and contribute to the vibrancy of the neighborhood

1.3.3 Encourage pedestrian-activated spaces as envisioned in the City's adopted plans

1.3.4 Ensure quality, human-scaled building design, particularly along 17th Avenue and Newton Streets.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 URBAN CENTER CONTEXT DESCRIPTION

All development within PUD-G 21 shall conform to the Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 21.

CHAPTER 3. DISTRICTS

All development within PUD-G 21 shall conform to the Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as specifically applicable to the C-MX-8 Zone District, as amended from time to time, and except as modified in this PUD-G 21.

CHAPTER 4. DESIGN STANDARDS

Development in the PUD-G 21 shall comply with the Denver Zoning Code, Article 10, General Design Standards, and Division 7.3 Design Standards, as specifically applicable to the C-MX-8 Zone District, as amended from time to time, with the following modifications and exceptions.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 21 shall comply with the General building form standards in Section 7.3.3 of the Denver Zoning Code, as amended from time to time, with the following exceptions, additions, and modifications set forth below.

4.1.1 Building Height

The maximum permitted building height for the General building form shall vary from the standards set forth in Division 7.3 Design Standards, as specifically applicable to the C-MX-8 Zone District, and shall instead be as outlined in the table 4.1 below:

TABLE 4.1

HEIGHT	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Stories (max)	16	10	3	5	6	8
Feet (max), including within 175' of Protected District	180'	120'	50'	65'	70'	110'

SECTION 4.2 DESIGN ELEMENTS

4.2.1 Building Configuration

Development in this PUD-G 21 under all building forms shall conform to all applicable Building Configuration standards as required in Division 7.3 Design Standards, as specifically applicable to the C-MX-8 Zone District, with the following modification:

A. Upper Story Setback above 27', adjacent to Protected District shall not be required

B. Upper Story Setback above 51', adjacent to Protected District shall not be required

4.2.2 Street Level Activation

Development in this PUD-G 21 under all building forms shall conform to all applicable Street Level Activation standards as required in Division 7.3 Design Standards, as specifically applicable to the C-MX-8 Zone District, with the following modification:

A. Along the 17th Avenue street frontage, Transparency shall have a minimum requirement of 50%.

4.2.3 Limitation on Visible Parking Above Street Level

A. Intent

To promote structured parking designs that are compatible with the character and quality of the overall building facade and adjacent building facades. Facade areas with Visible Structured Parking should be designed to limit the view of parked cars and angled ramps from the public realm.

B. Standards

Section 8.8.5.2, of the Denver Zoning Code, Limitation on Visible Parking Above Street Level in the D-AS-12+ and D-AS-20+ Zone Districts, as amended from time to time, shall apply to all building forms within PUD-G 21 as modified below:

1. The Limitation shall apply to 70% of the width of the zone lot lines abutting both 17th Avenue and Newton Street.

2. Where 100% of a street-facing building facade containing structured parking meets the standards set forth below in Sections 4.2.3.B.3 and 4.2.3.B.4 of this PUD, the resulting integrated facade design may be used as an alternative to compliance with the standards applicable to the Limitation on Visible Parking Above Street Level.

3. Where the alternative is used, facades containing Visible Structured Parking shall be integrated into the overall facade design through use of design techniques including, but not limited to:
    a. Continuing similar building materials across facade areas with Visible Structured Parking;
    b. Continuing vertical and horizontal articulation across facade areas with Visible Structured Parking;
    c. Using similar opening proportions to those on the non-parking portions of the facade; and/or
    d. Aligning openings with those on adjacent buildings or facade areas.

4. Where the alternative is used, facades containing Visible Structured Parking shall be designed to minimize the off-site visual impacts of security lighting and headlights through the use of design techniques including, but not limited to:
    a. Use of non-transparent materials for approximately the first 36 to 48 inches of the facade to block the view of headlights;
    b. Architectural features that block the view of ceiling and security lighting; and/or
    c. Use of fully-shielded LED or other lighting not exceeding approximately 6,500 lumens.

5. Use of the design techniques in Sections 4.2.3.B.3 and 4.2.3.B.4 of this PUD must be found to be consistent with the intent stated in Section 4.2.3.A of this PUD, as determined by the Zoning Administrator.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

5.1.1 Uses in Subareas A, B, C, D

In Subareas A, B, C, and D, Primary, accessory and temporary uses allowed in this PUD-G 21 shall be those same uses allowed in the C-MX-8 zone district, as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time

5.1.2 Uses in Subareas E, F

In Subareas E and F, Primary, accessory and temporary uses allowed in this PUD-G 21 shall be those same uses allowed in the C-MX-8 zone district, as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

A. "Hospital" as defined in Section 11.12.3.2.B.6 of the Denver Zoning Code shall be a Permitted Use with a Zoning Permit (P-ZP) as a Primary Use.

B. "Emergency Vehicle Access Point" as defined in Section 11.12.9.7 of the Denver Zoning Code shall be a Permitted Use Subject to Zoning Permit with Special Exception Review (P-ZPSE) as an Accessory to a Primary Non-Residential Use

SECTION 5.2 REQUIRED MINIMUM PARKING

Except as modified in Table 5.2 below, all uses established in this PUD-G 21 shall comply with the required minimum parking standards for the C-MX-8 Zone District, as stated in the Denver Zoning Code, Section 7.4. Table 5.2 below shall replace the parking requirements for the uses specified therein:

TABLE 5.2 PARKING CATEGORY	VEHICLE PARKING REQUIREMENT
Dental/Medical Office or Clinic	1/1000 sf GFA
Hospital	1/1000 sf GFA
Eating or Drinking Establishments	1/1000 sf GFA

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 2 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 2, Using the Code, as amended from time to time.

SECTION 6.3 ARTICLE 9 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 9, Special Districts of the Denver Zoning Code, as amended from time to time, with the following exceptions:

6.3.1 Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.4 ARTICLE 10 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 10, General Design Standards, of the Denver Zoning Code as specifically applicable to the C-MX-8 Zone District and as amended from time to time.

SECTION 6.5 ARTICLE 11 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 11, Use Limitations and Definitions, as specifically applicable to the C-MX-8 Zone District, as amended from time to time.

SECTION 6.6 ARTICLE 12 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 12, Zoning Procedures and Enforcement, of the Denver Zoning Code, as amended from time to time.

SECTION 6.7 ARTICLE 13 OF THE DENVER ZONING CODE

Development in this PUD-G 21 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time.

CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 21, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 21, this PUD-G 21 shall control.

CHAPTER 8. VESTED RIGHTS

The property rights vested through approval of this PUD-G 21 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth herein. Notwithstanding the foregoing, any intent, standard, or use described or required by Denver Zoning Code, as amended from time to time, not expressly modified by this PUD-G 21, shall be adhered to at all times.

Attachment :
P otest
Petition
emo

DENVER
THE MILE HIGH CITY

TO: **Denver City Council**
FROM: Analiese Hock, Principal City Planner
DATE: June 20, 2019
SUBJECT: Petition of Protest - Council Bill 19-0401, Series 2019

OVERVIEW OF STAFF REVIEW PROCESS TO IMPLEMENT REVIEW CONSISTENT WITH DIVISION 12.4.10.5 OF THE DENVER ZONING CODE.

Step 1: Create 200 foot buffer map – Map created by CPD and attached.
The Denver Zoning Code (Section 12.4.10.5.A.1) allows a protest petition of owners of 20% or more of either [1] the total gross land area inside the boundary of the area proposed for rezoning, or [2] the 200-foot buffer outside the boundary of the area proposed for rezoning. CPD created a map of the 200-foot buffer outside the boundary of the area proposed for rezoning.

Step 2: Confirm that all addresses signed are in the buffer.

Step 3: Confirm that all signatures are valid and accurately represent ownership

Step 4: Calculate valid signatures to assess percentage and calculate the percentage of owners who signed the petition.
Results are depicted on the attached map.

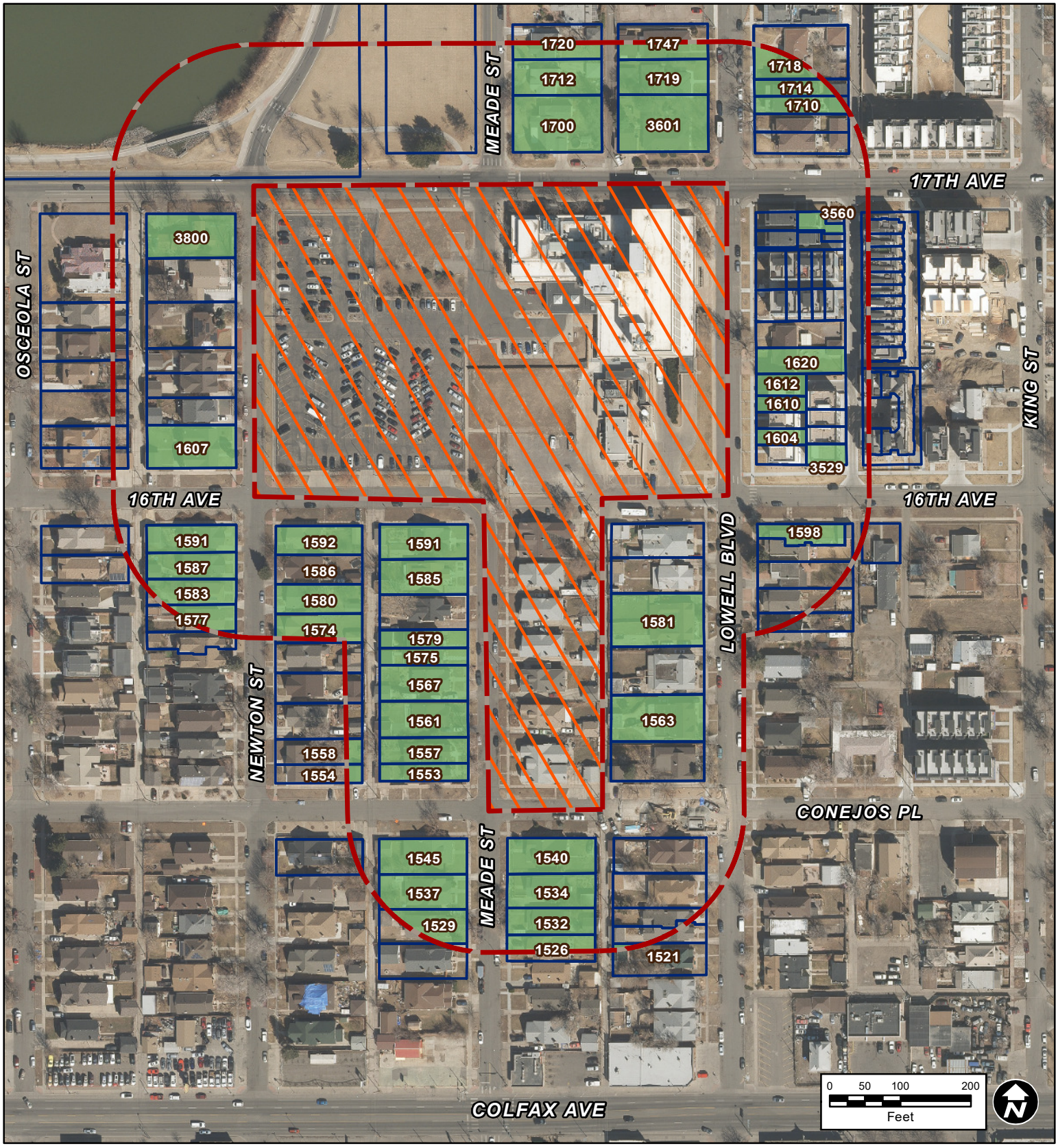
CALCULATION RESULTS

LAND AREA OF VALID SIGNATURES

27.36% of area, 199,259 SF	within 200 feet of the subject area

RESULTS OF CALCULATION

√	In view of the twenty (20) or more percent protest, it will be necessary for City Council to cast ten (10) affirmative votes for passage.
	In view of the less than twenty (20) percent protest, this petition does not constitute a legal protest.



Protest Petition Area Map
Map Amendment #17i-00160

Proposed Map Amendment
17i-00160

200' distance from perimeter
of proposed map amendment

Address **Parcels with credit for owners signature**

Final

27.36% Signatures Accepted

Signitures of the owners of 20 percent or more of the total land area from the perimeter of the area proposed for change to a distance of 200 feet outside is required.

Total area of 200' distance from the perimeter of the amendment = 16.72 Acres / 728,191 Sq Ft

20% of area = 3.34 Acres / 145,638 Sq Ft

June 20, 2019

Community Planning and Development

Attachment 4: Existing PUD 8 (1978)

Area Map indicating property to be rezoned must be attached to each application form.

City and County of Denver
DEPARTMENT OF ZONING ADMINISTRATION
APPLICATION FOR ZONE MAP AMENDMENT

1. Date Submitted: 6/5/78
Fee: 100 —
2. Application Number: 3012

3. Applicant	4. Address	5. Phone No.	6. Interest
Gilbert Goldstein	1234 Bannock Street Denver, Colorado 80204	572-8888	☐ Owner(s) ☒ Agent
7. Other Persons, Firms or Corporations represented by Applicant	**8. Address**	**9. Phone No.**	**10. Interest**
Beth Israel Hospital and Geriatric Center and A. OK Investments Corp.	1601 Lowell Boulevard Denver, Colorado 80204	825-2190	☒ Owner(s) ☐ Agent

11. Location of Proposed Change
See attached Plan

12. Legal Description of Property: Lots Block Addition
See attached Plan

or

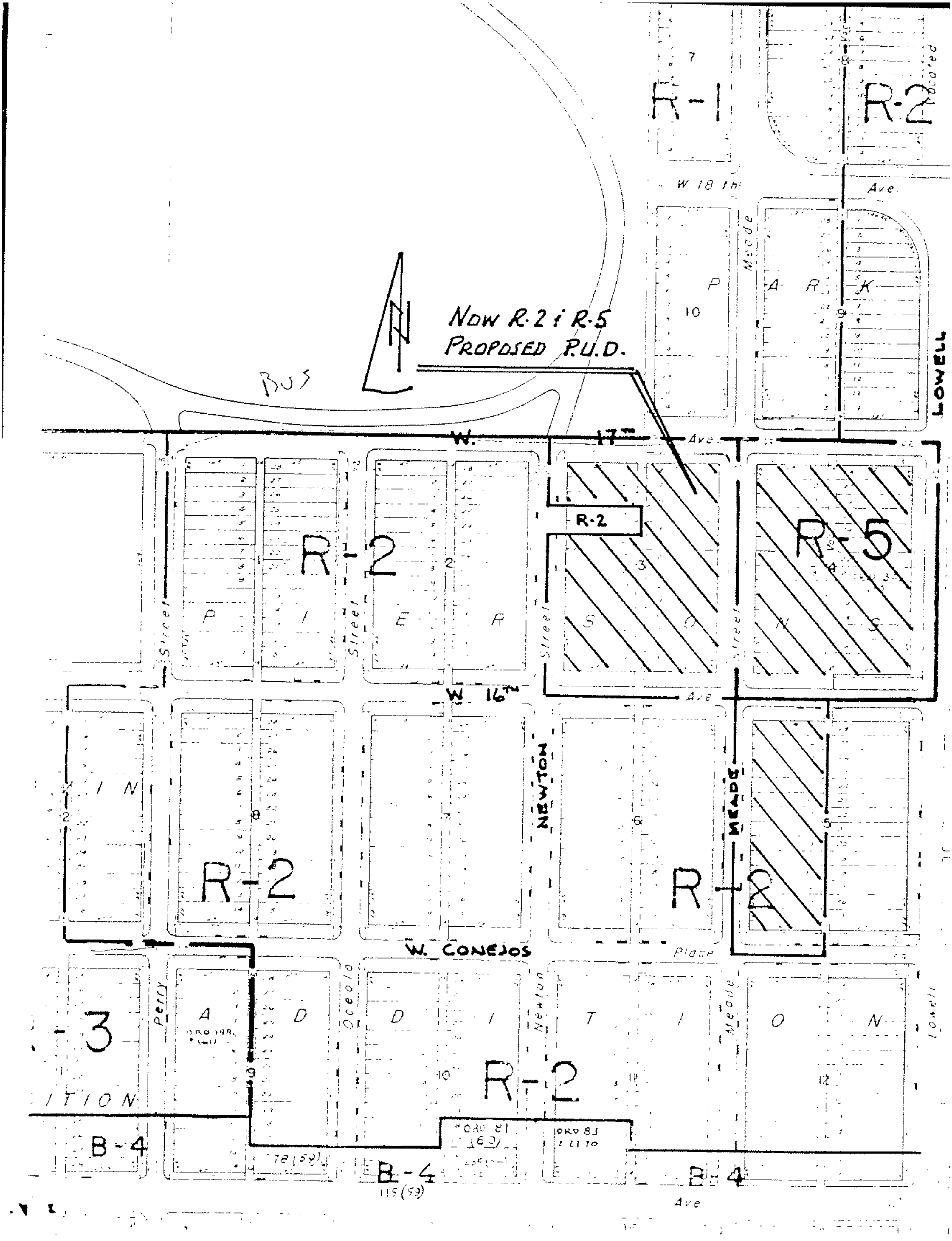
13. Area of Subject Property, Sq. Ft. or Acres	14. Present Zone	15. Proposed Zone
See Attached Plan	R-5 and R-2	P.U.D.

16. Describe briefly the nature and expected effect of the proposed amendment. Be sure to include an explanation of the legal basis for the proposal: either (a) the error in the map as approved by city council, or (b) the changed or changing conditions making the proposed amendment necessary.

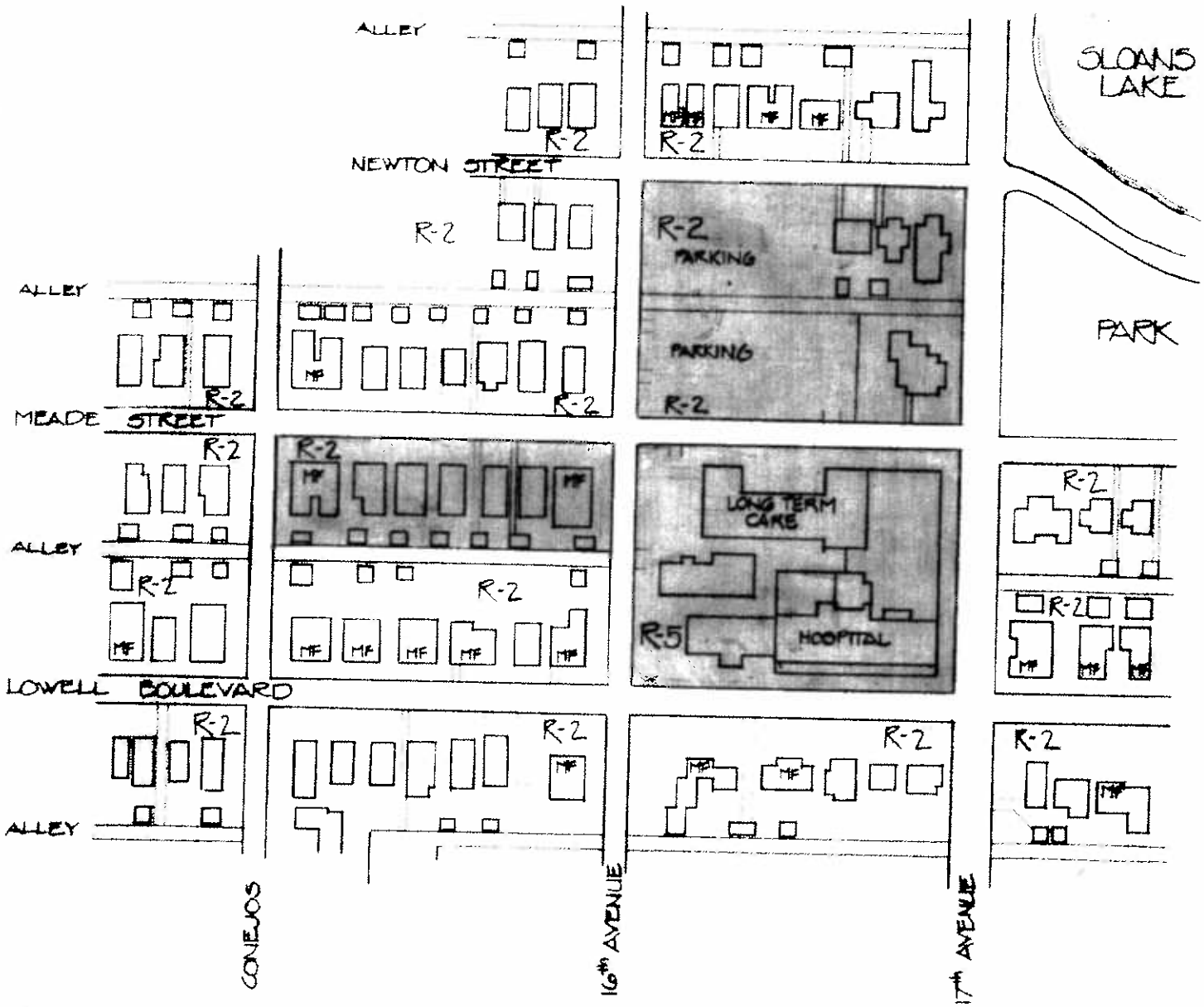
See attached Exhibit A

17. Use and development proposed for the property to be rezoned, including time schedule for such development.
See attached Exhibit A

18. Exhibits Submitted, Number and Kind	19. Applicant's Signature
Plans and Attached Exhibit	Gilbert Goldstein



R-1
R-2
W 18th Ave.
Meade
P A R K
LOWELL
Now R-2 i R-5
Proposed P.U.D.
Bus
W. 17th Ave.
R-2
R-5
P I E R S O N S
Street
W 16th Ave
NEWTON
MEADE
R-2
W. CONEJOS Place
Perry
Oceola
Newton
Meade
Lowell
A D D I T I O N
R-3
R-2
B-4
B-4
B-4
Ave



PROJECT AREA : 5.27 ACRES

SCALE: 1" = 200'

UNLESS NOTED MF (MULTI-FAMILY) ALL UNITS ADJACENT TO PROJECT AREA ARE SF (SINGLE FAMILY)

NORTH

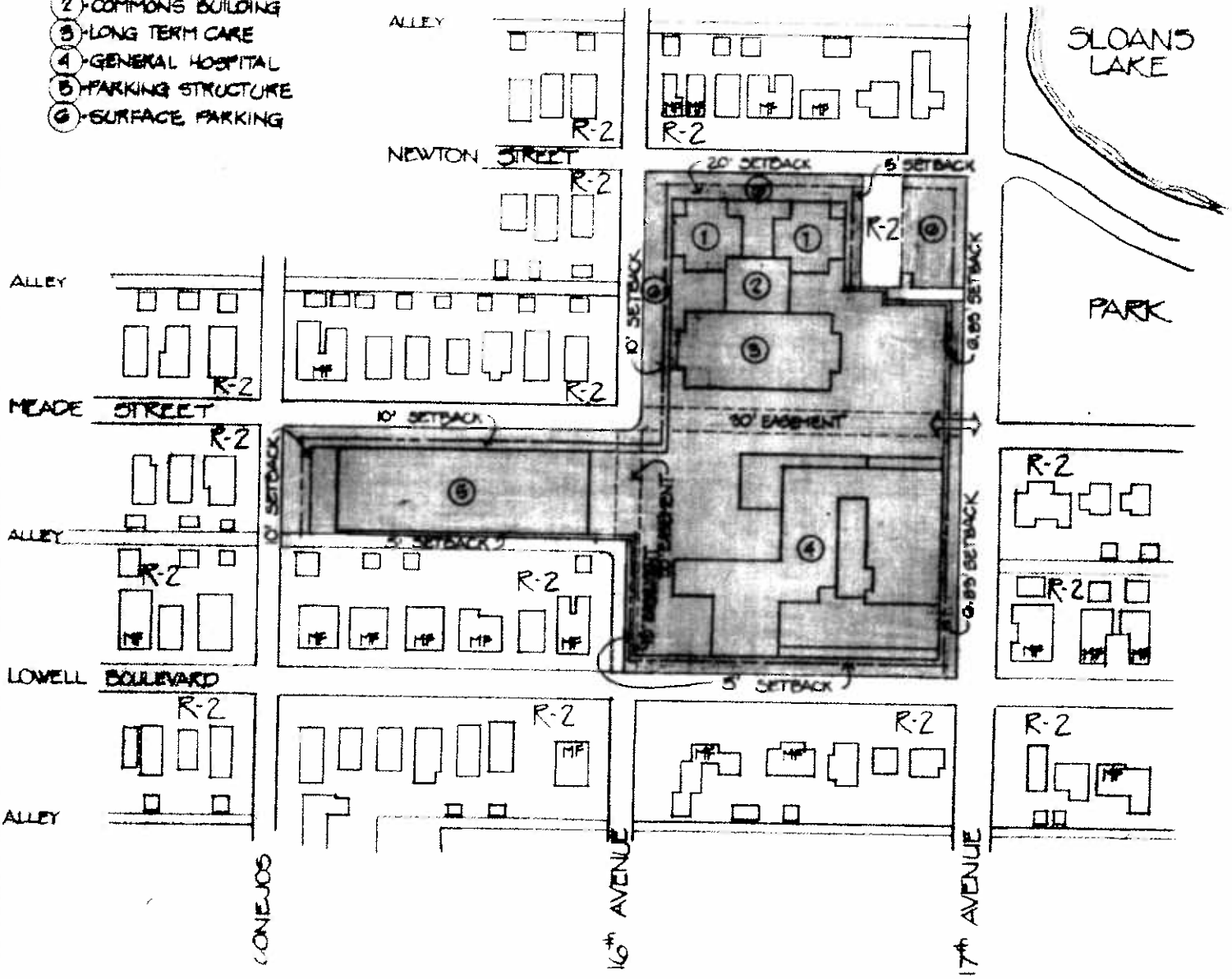
EXISTING CONDITIONS

17th & LOWELL BOULEVARD
DENVER, COLORADO
FISHER, REECE & JOHNSON, ARCHITECTS

20 APRIL, 1978

LEGEND

1. MULTIPLE UNIT DWELLING
2. COMMONS BUILDING
3. LONG TERM CARE
4. GENERAL HOSPITAL
5. PARKING STRUCTURE
6. SURFACE PARKING



PROJECT AREA: 6.18 ACRES

SCALE: 1" = 200'

UNLESS NOTED MF (MULTI-FAMILY)
ALL UNITS ADJACENT TO PROJECT
AREA ARE SF (SINGLE FAMILY)

NORTH

PLANNED UNIT DEVELOPMENT

17th & LOWELL BOULEVARD
DENVER, COLORADO
FISHER, REECE, & JOHNSON, ARCHITECTS

20 APRIL, 1978

GOLDSTEIN & ARMOUR, P. C.
ATTORNEYS AND COUNSELORS AT LAW
1234 BANNOCK STREET
DENVER, COLORADO 80204

GILBERT GOLDSTEIN
ALAN A. ARMOUR

JAMES H. DOWNEY
DARREL L. CAMPBELL
PHILIP MUNISHOR

TELEPHONE 572-8888
AREA CODE 303

ABE L. HOFFMAN
OF COUNSEL

3 August 1982

Charles Funayama
Assistant Zoning Administrator
City and County of Denver
3840 H York Street
Denver, CO 80205

Dear Chuck:

This letter will supplement the discussions which I have had with you and Dorothy Nepa, the Zoning Administrator, concerning the Planned Unit Development approved by City Council for Beth Israel Hospital and will constitute a petition for the temporary use of the property in the manner and form shown on five copies of the exhibits transmitted herewith. As you will recollect the Beth Israel PUD contemplated the conversion of the premises to a geriatric care center as shown on that plan over a term of ten years. During the transition period the existing structures along Meade Street will be used for staff offices. During that same transition period parking will be located as indicated on the plan and chain link fences will be built as indicated to protect the parking.

It is requested that you acknowledge receipt and approval of the transition plan by endorsing and returning a copy of this letter. If you have any question, please call me. Your cooperation is appreciated.

Yours truly,

Gil Goldstein

Gilbert Goldstein

GG:j

READ AND APPROVED this
10 day of August 1982.

OFFICE OF ZONING ADMINISTRATOR

By Charles Funayama
Charles Funayama
Assistant Zoning Administrator

GOLDSTEIN & ARMOUR, P. C.
ATTORNEYS AND COUNSELORS AT LAW
1234 BANNOCK STREET
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Yours truly,

Gilbert Goldstein

GG:j

READ AND APPROVED this
10 day of August 1982.

OFFICE OF ZONING ADMINISTRATOR

By Charles Funayama
Charles Funayama
Assistant Zoning Administrator

W/VAC STS.

BETH ISRAEL HOSPITAL AND GERIATRIC CENTER

PLANNED UNIT DEVELOPMENT
DENVER COLORADO

The present Beth Israel Hospital was constructed in 1962 adjacent to the existing Long Term Care facility which was constructed in 1947. A major addition was added to the General Hospital in 1971. As the demands for Health Care and the care and treatment of the aged have increased the need for expansion and replacement of older facilities has become a necessity. The care and treatment of the senior citizen has always been one of the main thrusts of the Beth Israel Hospital and Geriatric Center. This type of patient care has increased dramatically. This Planned Unit Development will enable the expansion of the existing base facility and the construction of new and more efficient treatment and care facilities in a campus type of environment. This environment will allow for the privacy of the senior citizen and long term care patient and still provide the proper health care of the critically ill patient.

The City and County of Denver is presently working on a new Comprehensive Plan for this area of the City. Due to the changing make up of the area, its proximity to Sloans Lake, West Colfax and Federal Boulevard this Planned Unit Development will be in substantial compliance with the Comprehensive Plan.

The relationship to adjoining property will be enhanced. Beth Israel Hospital and Geriatric Center with its campus type plan will be able to open up the areas between buildings and relocate staff, patient and visitors into the center of the complex thus relieving perimeter cars and people entering on all sides of the existing facility. Landscaping will be provided in all open spaces between the buildings as well as around the perimeter of the development.

BETH ISRAEL HOSPITAL AND GERIATRIC CENTER

PLANNED UNIT DEVELOPMENT
DENVER COLORADO

LEGAL DESCRIPTION

1. Blocks 3 and 4, Piersons Addition bounded by West 17th Avenue on the north, Lowell Boulevard on the east, West 16th Avenue on the south of Block 3, Newton Street on the west and west one half of Block 5, Piersons Addition bounded by an Alley on the east, West Conejos Place on the south and Meade Street on the west.

   Lots 1 thru 28 inclusive and vacated alley adjacent to said lots, being all of Block 4 of Piersons Addition; Lots 1 thru 3, Lots 6 thru 28 inclusive and vacated alley adjacent to Lots 4 thru 14 inclusive and adjacent to Lots 15 thru 25 inclusive, being of Block 3, Piersons Addition; vacated Meade Street adjacent to Lots 15 thru 28 inclusive of Block 3, Piersons Addition and adjacent to Lots 1 thru 14 inclusive of Block 4, Piersons Addition; Lots 1 thru 14 inclusive, being the west part of Block 5, Piersons Addition; vacated West 16th Avenue adjacent to Lot 14 of Block 4, Piersons Addition and adjacent to Lot 1 of Block 5, Piersons Addition; vacated north 34 feet of West 16th Avenue adjacent to Lot 15 of Block 4, Piersons Addition.

BETH ISRAEL HOSPITAL AND GERIATRIC CENTER

PLANNED UNIT DEVELOPMENT
DENVER COLORADO

DESCRIPTION OF PROPOSED DEVELOPMENT

The gross acreage of the proposed development is 6.15 acreas. The proposed land shall be used for a General Hospital, a Long Term Care Facility, Commons Building, Multiple Unit Dwellings (two) and a Parking Structure. The Multiple Unit Dwellings will be Senior Citizen Housing, with each Dwelling containing 80 units for a total 160 units. The Long Term Care facility will contain 220 long term care beds. The Parking Structure will contain 413 parking spaces. Additional surface parking with approximately 100 parking spaces will be provided of which 60 will be for the Multiple Unit Dwellings. Off street loading areas for the General Hospital, Long Term Care facility and Multiple Unit Dwellings in the amount of 8 berths properly placed to service each land use structure.

Each land use structure shall be constructed to conform to the following:

	Height Above First Floor	Building Land Coverage	Maximum Gross Floor Area Above Grade
General Hospital	93 ft	68,100 sq ft	232,000 sq ft
Long Term Care	80 ft	20,000 sq ft	120,000 sq ft
Commons Building	33 ft	6,400 sq ft	7,200 sq ft
Each Multiple Unit Dwelling	110 ft	8,500 sq ft	78,100 sq ft
Parking Structure	58 ft	35,200 sq ft	160,000 sq ft

The site utilities consist of the following:

Newton Street - west of Block 3 Piersons Addition
- 12" storm sewer
- 2" gas line
- 24" storm sewer
- 12" sanitary sewer
- 6" water line

Vacated Alley - in Block 3 Piersons Addition
- 8" sanitary sewer
- Overhead power line
- Overhead power and telephone line

Vacated Meade Street - west of Block 4 Piersons Addition
- 8" gas line
- 15" sanitary sewer
- 15" storm drain
- 6" water line

Meade Street - west of Block 5 Piersons Addition
8" gas line
6" water line

Lowell Boulevard - east of Block 4 Piersons Addition
2" gas line

West Conejos Place - south of Block 5 Piersons Addition
8" gas line
24" water line

West 16th Avenue - south of Block 3 Piersons Addition
12" storm sewer
24" storm sewer
12" water line
12" sanitary sewer
18" sanitary sewer

Vacated West 16th Avenue - south of Block 4 Piersons Addition
24" storm sewer
4" gas line
21" sanitary sewer
12" water line

The 8" sanitary sewer in vacated Alley of Block 3 Piersons Addition does not extend beyond a manhole in West 17th Avenue. It flows south into the 12" sanitary sewer in West 16th Avenue. Beth Israel Hospital and Geriatric Center will maintain this sewer as a private sewer relieving the City and County of Denver of any responsibility for maintenance between West 16th Avenue and West 17th Avenue. The overhead power lines and telephone line serve only Block 3 Piersons Addition and will be removed to West 16th Avenue where development service requirements will enter with underground service entrance.

Beth Israel Hospital and Geriatric Center has granted a 30 foot wide easement through the development district for the utilities in the vacated Meade Street and vacated West 16th Avenue.

The development district structures and site will be designed for retention of developed flow of surface water from the district area. The retention shall be for the difference between existing flow and additional developed flow resulting from the construction of the development district construction.

The development district structures shall be set in a distance of not less than the following distances from the Zone Lot lines:

Along West 17th Avenue	-	6.83 feet
Along Lowell Boulevard	-	5.0 feet
Along Newton Street	-	20.0 feet
Along West 16th Avenue	-	10.0 feet
Along Meade Street West of Block 5 Piersons Addition	-	10.0 feet

Along West Conejos St.	-	10.0	feet
Along Alley of Block 5 Piersons Addition	-	5.0	feet
Side setback of Block 3 Piersons Addition	-	5.0	feet

The minimum spacing between separate buildings will be 30 feet. The Commons Building will be constructed as a functional integral part of the Multiple Unit Dwellings and the Long Term Care facility and will have no separation whatsoever.

The development district will have pedestrian circulation between the structures as well as to the exterior landscaped areas adjacent to and between all structures. The exterior limits of the development will have 8'-0" walks with wheelchair access corners along West 17th Avenue, West 16th Avenue, Newton Street, Meade Street and Lowell Boulevard. These circulation walks will lead into the existing circulation walks of the existing adjacent areas. Sloans Lake is directly northwest and a Public Park area is directly north of Block 3 Piersons Addition of the development district.

Exterior signs shall be regulated by Article 613, Section .1 thru Section .2-2(6) and Section .3-3. (R-5 District Regulations). External effects shall be regulated by the limitations contained in Section 612.29-2. (R-5 District Regulations).

There are no traffic volume statistics available around the development district. The nearest locations of traffic counts are at West 17th and Sheridan, West 17th and Federal and Meade Street at Colfax. The volume on these two-way streets for a 24 hour period are:

West 17th Avenue & Sheridan	7,650 cars
West 17th Avenue & Federal	7,850 cars
Meade Street @ West Colfax	2,680 cars

As a result of the construction of this development district it is anticipated that the traffic movements would be as follows:

West 17th Avenue	Traffic would be increased to some extent due to vehicular entrance to new main hospital entrance.
West 16th Avenue	No existing traffic count. This is a low volume street that stops at St. Anthony complex two blocks west and near Federal on the east. No increase is anticipated.
West Conejos Place	No existing traffic count. This is a low volume street that stops six blocks west and at Cheltenham Elementary School two blocks east. No increase is anticipated.

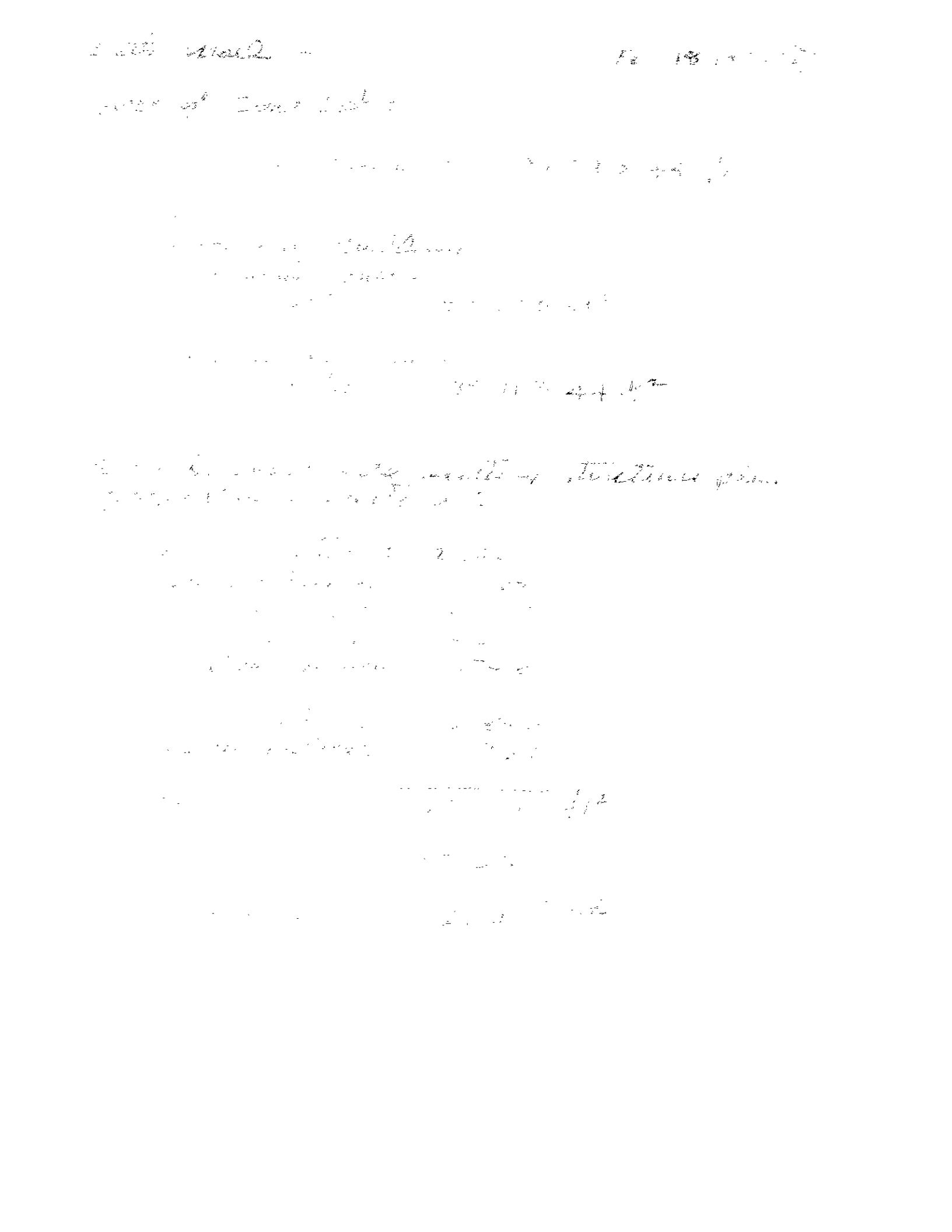
Lowell Boulevard	No existing traffic count. The new Main Entrance to the General Hospital is to be relocated to the west. It is anticipated that the present volume due to through north-south traffic will increase slightly.
Meade Street	It is anticipated that the volume would decrease. Some traffic not related to the development district will move to Lowell Boulevard. As many visitors and staff now use Meade Street to arrive at parking lot this would not change. Access to parking area would now be in area of vacated 16th Street from the west.
Newton Street	No existing traffic count. It is anticipated that the Multiple Unit Dwellings for senior citizens would increase traffic only slightly.

Public transportation is available on West 17th Avenue and on West Colfax Avenue two blocks to the south. The district is served by the Fire Department out of Station 12 at 2525 Federal and by the Police Department out of District 1 at 22nd and Decatur.

The construction of the Planned Unit Development is proposed to be:

Phase 1:	Construction of Multiple Unit Dwellings and Commons Building. This phase is proposed for construction upon approval from HUD of Loan Application for Senior Citizen Housing.
Phase 2:	Construction of Long Term Care facility.
Phase 3:	Expansion of the General Hospital Basement and First Floor and construction of the Parking Structure.

No specific time table has been developed as approval must be obtained from various Federal and State Agencies which are involved in Senior Citizen Housing and Health Care Facilities. Applications cannot be submitted and a meaningful time table established until approval of the Planned Unit Development is obtained.



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600 | 25,000 = 42

Beth Israel - Feb 18, 1977 (4)

Zoning Conditions:

1. Summary

Beth Israel property and all adjacent property was originally zoned R-2 + the hospital was a non-conforming use.

In 1967 at the time the Elevator tower, Belmont laboratory & East extension were constructed a variance for the addition to a non-conforming hospital in R-2 was granted which allowed:

a. Encroach 19'-10½" into required 20' setback on Meade St.; 3'-2¼" into required 10' setback on W. 17th avenue; and extend 9'-7' over permitted height on Meade Street. [they must would not made.]

[illegible] 1972 the block bounded by [illegible] Meade St., W. 16th & W. 17th [illegible] [illegible] from non-conforming R-2 to non-conforming R-5.

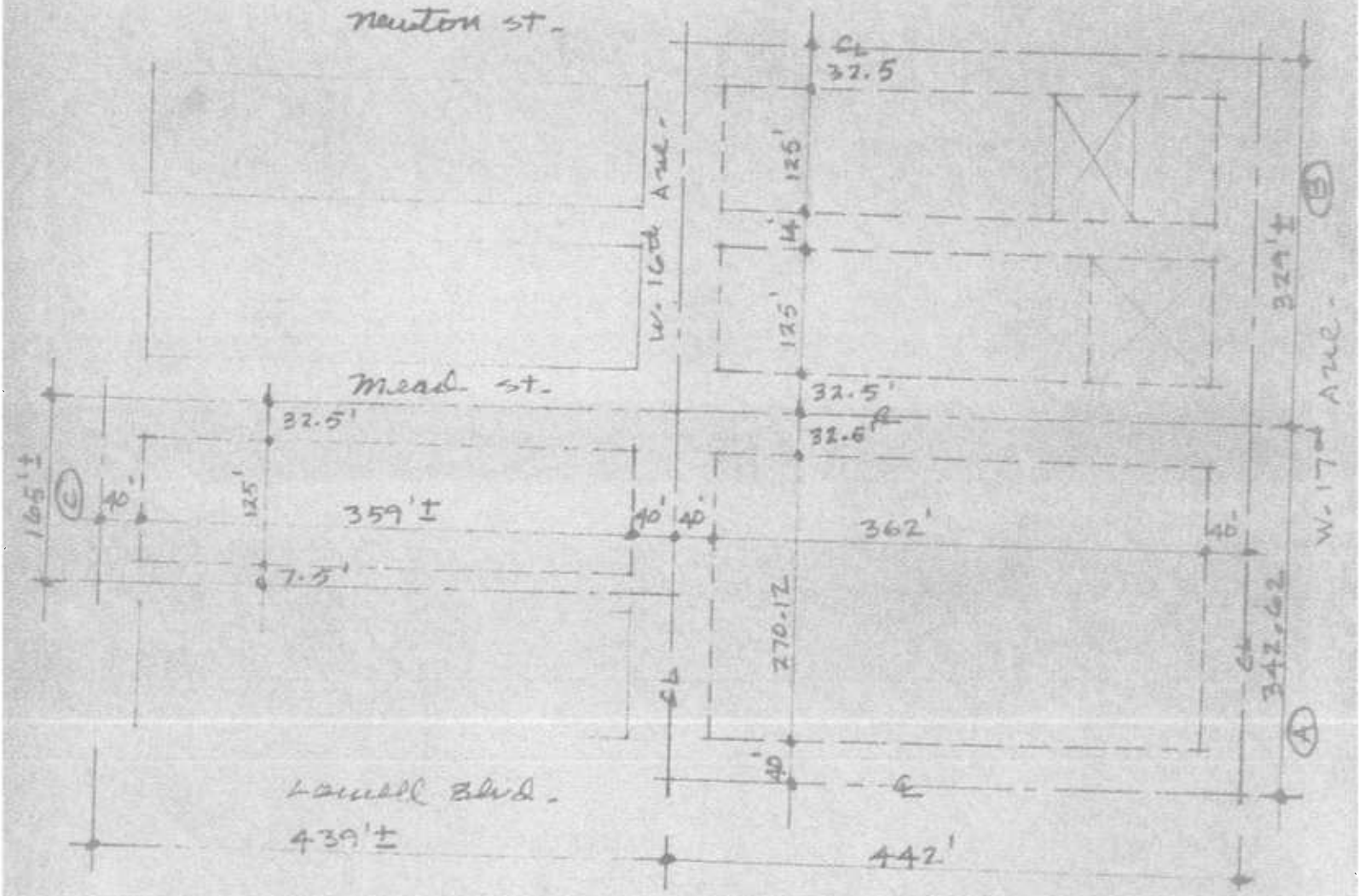
2. [illegible] to change zoning from R-5 to R-[illegible] without an adjoining zone lot [illegible] zoned R-3, the applicant must [illegible] a minimum of 5 acres in the [illegible] [illegible].

3. [illegible] more acres for addition to the [illegible] [illegible], the entire west ½ block [illegible] facing on Meade street; [illegible] block to the west [illegible] [illegible] except for the [illegible] 3 story [illegible] at corner and the [illegible]

Beth Israel — Feb. 18, 1977 (5)

4th lots from W. 17th St., which face Newton St.

2. The above area, including the above 5 lots, from centerlines of streets and/or alley comprises approximately 8.48 acres as shown below:



Area Ⓐ = 442' × 342.62 = 151,438 ft²

Area Ⓑ = 442' × 329' = 145,418 ft² ±

Area Ⓒ = 439' × 165' = 72,435 ft² ±

369,291 ft² ± ÷ 43,560 ft² = 8.48 ± acres

Attachment 5: Public Comments

From:	Brent Gathright
To:	White, Sara E. - CPD City Planner Senior
Cc:	info@17thandnewton.com
Subject:	[EXTERNAL] 17th & Newton
Date:	Wednesday, May 01, 2019 11:10:06 PM

Sara,
My name is Brent Gathright and I am writing you in favor of the 17th & Newton project in Sloan's Lake. I have no connection to the developer or builder but I am a general contractor that lives in Denver and I support added residential density where it is appropriate. I believe this site is appropriate for more density for the following reasons:
1. It is in an urban neighborhood with good transit access within a couple miles of downtown.
2. The area south of Sloan's Lake has already seen a wave of added density and this would complement that growth.
3. The project includes both for-sale and affordable housing options, two things the city desperately needs.

While I don't live in the neighborhood I am a Denver resident and know that if added density is blocked in areas like Sloan's Lake it can cause a ripple effect across the rest of the city. Housing affordability is a real concern and will adversely affect the growth and economy of Denver and the surrounding metro area if we aren't able to increase our housing supply to match the demand. Higher density in our urban neighborhoods is the only way we can achieve that and therefore I hope the city allows this project to move forward as currently designed.

Thanks,
Brent Gathright

From: Lara, Adriana - CC Senior City Council Aide
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: FW: [EXTERNAL] 17th and Newton Zocalo Project
Date: Thursday, May 2, 2019 9:06:23 AM

FYI-

Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Tom Bergen <bergenhistory@gmail.com>
Sent: Thursday, May 02, 2019 6:41 AM
To: Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>
Subject: [EXTERNAL] 17th and Newton Zocalo Project

Councilman Lopez,
My name is Tom Bergen, West Colfax resident and North High School teacher.

I live near the proposed development at 17th and Newton and want to thank you for advocating for it. I support it because it proposes affordable housing that is more than trivial, without taxpayer subsidy. It also maximizes space, eliminates a wasteful parking lot, and can bring regular income people into the neighborhood, instead of gentrification.

I own a house in West Colfax on a teacher salary, and I've noticed people in my income bracket are becoming more rare. I want to keep West Colfax like West Colfax, smartly, and not become "The Highlands." This project proposes to house a variety of incomes, and provide services to the community.

Thank you.

From: Lara, Adriana - CC Senior City Council Aide
To: Hock, Analiese M. - CPD CE2159 City Planner Principal; White, Sara E. - CPD City Planner Senior
Subject: FW: [EXTERNAL] Zocalo Rezoning
Date: Wednesday, May 01, 2019 10:00:30 AM

FYI- wanted to pass this along

Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Jason Callegari <jasonj.callegari@gmail.com>
Sent: Wednesday, May 01, 2019 8:53 AM
To: Espinoza, Rafael G. - CC Member Denver City Cncl <Rafael.Espinoza@denvergov.org>; Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>
Cc: dsachs@denverite.com
Subject: [EXTERNAL] Zocalo Rezoning

Hi Councilmen,

I live in West Colfax and I'm writing to support the planned rezoning that is before you all very soon for the parcel at 17th and Meade. I recently engaged in a Nextdoor discussion, which was started by folks arguing against the development. I provided a counter argument, which argues in favor of the development, which I'll paste below as an encouragement to support the rezoning:

I'll provide a counter argument. And, here is the link to the document, which describes the development in more detail and some of the community outreach that has occurred: https://docs.google.com/document/d/1xcLlIrGLgwbZPRwcSFWZX9d-Qax4pPSw9eZ10pimezs/edit and here is Zocalo's collateral that provides additional details: https://drive.google.com/file/d/0B1VO7b3xekz0SWU1ZmtiM0hwSWdVcjJMWHFzLTVSYXVMYkVV/view First, I think that it is disingenuous to say that the developer has not reached out to or worked with the community. There have been multiple public meetings about this development and changes have been made to their proposal. Some people feel these changes haven't been enough. The counter argument is that Denver is lacking in affordable housing and this proposal is 50% market rate and 50% affordable. The market rate subsidizes the affordable development and affordable units would be reduced or lost altogether if the density proposed is not allowed. Zocalo could build plenty of market rate housing that would probably be decried as "not appropriate for the neighborhood" under current zoning. Support the development to support affordable housing. There has been pushback regarding the amount of greenspace, when the edge of the development is adjacent to Sloans Lake. Park's are public amenities that should be accessible to people, especially low-

income families. Building additional density near them is appropriate, see the larger "towers" near Cheesman, Wash Park, etc. The additional development will also allow for continued redevelopment along West Colfax, which will bring additional business and pedestrian traffic. I'd love to see additional restaurants and retail be able to thrive within walking distance of my house, which would reduce car trips. Parking: the lower parking ratios are due to the fact that Colfax is a high capacity bus route that will be utilized by many of the people accessing the affordable housing. If you account for the fact that many of the folks accessing the affordable component of the development may not have cars, the ratio is much different, and arguably appropriate. This development is an easy bike ride to downtown, 5 blocks from light rail and two blocks from a high capacity bus route. Denver is growing to accommodate additional residents, and the traffic will increase if they live further from the urban core. Additionally, parking on the street is a privilege, not a right. It is public right-of-way, and having additional cars parked on the street is a subtle traffic calming mechanism, which reduces car speeds, making a better pedestrian environment!! (that might have been a bit too optimistic with the exclamation points) TIF is a tool. If TIF is used too broadly in a given city, it can be harmful, but affordable housing is needed and is only possible from a varied debt stack. I vote for using all the tax credits, and creative public and private financing mechanisms to make it happen, otherwise it never will. We have very low property tax rates in Colorado. I'd argue that our schools and roads are underfunded because of our low property and gas tax rates, not because of broad overuse of TIFs. Lastly, this is a great infill opportunity. This is not knocking down single family homes, this is building on a parking lot.

I responded to a few comments in the thread as well with additional information:

> @BradBerryman, thanks for the reply. I'd argue that Affordable housing needs to be in every neighborhood and attainable housing, too. But certainly neighborhoods closer to the downtown core, with reliable alternative transportation and access to public amenities, like parks (Paco Sanchez, Hallet and Sloans) are the appropriate place to site affordable housing. And, as I mentioned this would be taking the place of a parking lot, not knocking down the brick single family and duplex homes that make up much of West Colfax. As for sightlines, I'm not sure the views of the parking lot are particularly wonderful, nor is the existing building particularly compelling from an architectural standpoint. I'd prioritize seeing affordable and market rate housing that benefits 400 people. Cheesman park has more than 10 buildings surrounding it that are taller than Lakehouse. Washington Park has 5. They are all residential neighborhoods that are prospering. Personally, now that I see the Lakehosue topped out, I wish it was taller, something that stood out more on the skyline and housed more people.
>
> 9 Thanks

In all, I think that every neighborhood needs to support additional housing, and I'm supportive of the changes to the planning process recently approved to encourage more of the missing middle. But, I'd personally support rezoning most any parcel that allows for capital A Affordable housing, because we have such a glut and each neighborhood should take on some of that burden.

The West Colfax neighborhood is so close to downtown, we need to make riding the bus or riding your bike safe, sexy and cool. Mayor Hancock has verbally supported vision zero and we've got a few new signs and a mural, but it is really a pathetic attempt to meet the Vision Zero goals. If the council make intercity transit a priority, actually implemented Vision Zero and Denver Moves plans, I think more people would support density. Many people are simply resistant to change, but making commuting alternatives more viable would certainly help make change easier.

Please let me know if you have any questions or concerns about my comments.

Best,

Jason Callegari

1300 Utica Street

Denver City Council,

Thank you for your consideration of the thoughts and opinions of those most affected when considering whether to grant map amendments. The West Colfax Association of Neighbors (WeCAN) prides itself in being an inclusive registered neighborhood organization, representing all of the almost 10,000 residents of the West Colfax neighborhood. We deployed a system of online voting to provide an opportunity for those unable to attend meetings to voice their opinions. Our Bylaws require a three-week voting process, one week of advanced notice of voting, followed by two weeks of open online voting. We were not informed that the proposed item 2017I-00160 was on the agenda for Planning Board for April 17th until March 29th. Therefore, we had insufficient time to provide an official response to be included in the staff packet for consideration. Nevertheless, we are ready to weigh in now.

Of the 253 valid votes we collected from West Colfax neighborhood residents and business owners over the last three weeks, 190 were in opposition to the proposed development (75.1%). Further, 2.3% voted to take no stance, and 22.1% were in support. Therefore, we are writing to voice our collective opposition to the project proposed by Zocalo. The reasons for this opposition are diverse, and we have attached detail about the votes we received. However, the general consensus is that the 16-story building proposed on this site is unacceptably out of character for the West Colfax neighborhood. We have voiced concern about the proposed design on multiple occasions, including submitting a letter from a WeCAN Working Group to this effect in April 2018. After this expression of dissatisfaction, the developer, Zocalo Community Development made no substantive changes to show respect for the neighborhood values.

WeCAN does not often officially weigh in on rezoning matters, so our intent to do so should be interpreted as our belief that this is a very important matter. We hope that the Denver City Council will vote down this proposed map amendment.

Thank you,

West Colfax Association of Neighbors (WeCAN) Board of Directors

Timestamp	Which of the following best describe you?	Please provide the addre	What is your age?	Which of the following positions should WeCAN take on the proposed	Please elaborate on the reason(s) for your vote.
4/3/2019 7:14:23	Colfax Neighborhood	1368 Utica	63	Write a letter of support	
4/3/2019 7:23:44	Colfax Neighborhood	1624 Lowell	41	opposition	The WeCAN PUD 8 committee never received a response to our April 2018 letter. The zoning downzones one man's property without consent, stealing his development rights. Against tax incentives and appalled that this would be considered a depressed area that needed incentives for development. Whole thing seems crooked.
4/3/2019 7:28:23	Colfax Neighborhood	1557 Meade St	44	opposition	16 stories is completely out of scale with this primarily single family, residential community. The increased traffic it will bring, especially through the narrow family-lined streets in the surrounding neighborhood will be dangerous to children, pedestrians and a severe inconvenience to the businesses and residents all along Colfax. While building something in this area, including affordable housing is an important goal, a property of this scale - with three exits from parking garages spilling out into small streets is simply unsustainable and dangerous for the surrounding community. It is out of scale with West Colfax. We need a solution with less density and lower buildings for such a small area.
4/3/2019 7:44:26	Colfax Neighborhood	1521 Meade St, Denver, (	35	opposition	This project is way too large and over the top. It is far too dense. I am all for growth and change but this does not fit here. We still do not understand the effects to the community from the St Anthony's Developement as it is not even done yet and still have hundreds of residents yet to move in. The 16 story proposal is too big. There is not adequate parking. I work from home so if I lived there my car would hardly leave the parking garage and I don't take public transportation because it's not convenient in this city. The idea of having staff from the medical complex park in the parking garage during the day while residents who live at the new condos are gone at work is not a real answer. The increase in traffic people speeding down my street and parking on my street so I have nowhere to park in front of my house are real problems. The amount of green space per resident in this area it's a real problem. How busy the park already is today without Saint Anthony's development being done or this new 16 stor
4/3/2019 8:03:25	Colfax Neighborhood	1632 Lowell Blvd Unit 1	37	opposition	Terrible development, we can do much better. Using Lowell street with no light at Colfax is a complete joke. There is already no parking around our neighborhood to support the density they are building. The hospice outside power plant is already super noisy and needs to be replaced. Also I am not in favor of separate affordable housing, especially rentals. This does nothing to solve the problem. They need to be for sale units and included in the original buildings. Creating a cheap, shitty, separate building for these folks, and then renting it to them solves zero problems..... if you were really concerned about these folks getting pushed out of the neighborhood, you would make Zocallo have for sale units.... otherwise it's just a joke to get their tax credit.
4/3/2019 8:31:23	Colfax Neighborhood	1300 utica st	33	Write a letter of support	Density will support other businesses along West Colfax. This is a major win for affordable housing. I believe that there should be increased density near large public amenities like parks (Cheesman, City Park and Wash Park all have large buildings near them). Colfax provides good public transit options and 17th is a good bike commute option down to the Platte
4/3/2019 8:45:15	Colfax Neighborhood	1467 Yates St	29	Write a letter of support	Vacant lots bring down neighborhood values and that land will likely not be developed for the medical use it is currently zoned for. Developing this space for commercial or residues will make the West Colfax neighborhood safer and more appealing to potential residents and visitors
4/3/2019 8:52:10	Colfax Neighborhood	1640 King St.	39	opposition	Height of structures, use of TIF, and increased traffic are my main concerns. I'm worried the height / look of the parking garage will be an obtrusive addition to the neighborhood. Having a lower garage in the middle of buildings (e.g. Lakehouse or neighboring apartment (Hines?) complex at Sloans would be better. The garage / buildings that extend south of the existing medical center should be no higher than the 3 story allowance of the townhomes being developed in the neighboring blocks. I appreciate they have moved the taller structures to the middle, attempting to limit the blocking of the viewshed, but the proposed height is completely out of context with the surrounding neighborhood. In the end, I'm for development on that parcel. It'll be an improvement to the large surface parking lot. If the garage can be hidden, height lowered, overall development height lowered, no use of TIF, and inclusion of open space then I'd be all for the site improvement. - Andrew (andrew.hudgins@nrel.gov)
4/3/2019 9:02:34	Colfax Neighborhood	1638 Lowell Blvd #1	33	opposition	The area infrastructure has not seen the impact of the lakeside project yet, and they are asking for another large project to be completed. The roads in the area were built for neighborhoods and not large hi densisty residential. I am also concerned with safety. 17th and Irving has already had many accidents and this will make 17th and other smaller side streets very busy. Also frustrated that the affordable units are being used to get people on board with the project, but they are relegated to a different building behind from the market rate units. This would still be treating affordable housing tenants as 2nd class citizens. Please express my no vote on the Rezoning.
4/3/2019 9:08:17	Colfax Neighborhood	1442 Newton St.	39	opposition	The proposed density and height of the development is far too large/tall and is completely out of character for the surrounding area, which is largely comprised of 1-2 story single- and multi-family residences.
4/3/2019 11:07:15	Colfax Neighborhood	1807 Irving St, Denver, C	33	Write a letter of support	This is a positive step in the right direction of developing a flat parking lot, to meet the housing needs of our rapidly growing city. This particular project is also meeting the needs and demands of affordable housing, which is refreshing to see. The affordable housing component includes a far greater number of units than I would have imagined any developer to include in a project of this scale, in this neighborhood. Overall, as a long-time resident of neighborhood (since the 80's) and watching the transformation of the area into what it is quickly becoming, this is one project I am excited to see come to fruition. 100% Support!
4/3/2019 11:14:07	Colfax Neighborhood	1807 Irving St Denver, CC	62	Write a letter of support	Very pleasing development, meeting the housing demands of our city in a way to incorporate mixed housing of different levels, on one site. Excellent use of land, rather than a parking lot. Developer has gone above and beyond to reach out to the neighbors and community for their input, in creating the development plan as it is today. I commend Zocalo Development - in this thriving neighborhood, any other developer would not bat an eye at the mention of affordable housing and would have maximized the project for 100% market-rate, luxury housing. I FULLY support this development!!
4/3/2019 11:49:10	Colfax Neighborhood	3883 W 12th Ave	38	Write a letter of support	I like living in a population dense neighborhood. More people should mean more dining/shopping options. The area has plenty of park space with Sloan's/Paco Sanchez/Lakewood Dry Gulch spaces.
4/3/2019 13:02:56	Colfax Neighborhood	1661 Vrain Street	48	opposition	There are multiple multi-story buildings going up along Colfax and our roads just cannot sustain the volume of traffic during peak rush hour times. Every time a new development is proposed it is said, "the newcomers will just light rail or bike" and that is not true as our street now has residents unable to park because of all of the cars from the multi-unit high rise at the end of our street that does not require more than 1/2 parking space per unit. Until the other high rise projects are completed I do not think we truly will know the capacity of Colfax to take on any more traffic (and it is unfair to resident on the south side of Colfax East of Tennyson who are now dealing with traffic overflow rerouted through their neighborhood during rush hours). We are selling our house after 20 years in the neighborhood so I don't necessarily have a dog in this fight anymore but I do care about this neighborhood immensely and do not like seeing this much rapid growth without consideration to the infrastructure. I do l
4/3/2019 14:45:09	Colfax Neighborhood	1655 Zenobia St.	42	Take no stance	You are using online voting that does not verify residency or membership, and have only linked to the developer site in the newsletter without providing a forum for the opposing opinion. I know some of the direct neighbors are upset by this. Also, if he is financing the 160 affordable rental units with TIF financing, then it is misleading to lump that together with the separately financed, market rate condo and imply they are cost sharing to achieve 50% affordability. The financing can't be comingled and these are essentially two separate projects, one 100% affordable project, financed with public funds, and another 93% market rate project financed privately
4/3/2019 15:22:30	Colfax Neighborhood	1638 Lowell Blvd, #4	30	opposition	I'm opposed to construction of a 16-story building due to the increased density without offsetting commercial space - if you're going to bring people, you have to bring more business options too. I don't like having to go to Edgewater/Sheridan for everything.
4/3/2019 16:01:42	Colfax Neighborhood	1300 Zenobia St	30	Write a letter of support	This neighborhood needs more businesses that aren't car dealerships!! If additional development will help with that, I think we should support it. Additionally, the more residents we have in the neighborhood, the more businesses we will draw in along Colfax in general
4/4/2019 7:18:57	Colfax Neighborhood	1428 Tennyson St	42	Write a letter of support	We live in an area that is vulnerable to displacement. We need more affordability, especially for-sale properties so that people can be provided opportunities to gain wealth through homeownership. This development is trying to provide just that. Plus the units will stay affordable for 99 years. Please support
4/4/2019 14:01:39	Colfax Neighborhood	1601 Yates St 80204	39	opposition	We have a lot of density already in this neighborhood, very little affordable housing, and have had no discussion of better transit ideas to help with the amount of people and cars.
4/4/2019 16:42:46	Colfax Neighborhood	1557 Meade St.	48	opposition	The density and height of the proposed structures are not commensurate with the neighborhood single-family dwellings. We have not yet realized the full impact of all the influx of people and housing being developed in the area. The traffic and parking will be abysmal for the already existing community, many of whom are currently low-income. We want to support affordable housing in Denver but we need to do that responsibly.
4/4/2019 16:44:33	Resident of the West Colfax Neighborhood	1342 Quitman Street	29	Write a letter of support	While I feel the height of the structure is out-of-scale with the majority of the neighborhood, and the developers have not been fully invested in working with the neighborhood to achieve a more appropriate product, I think the need for affordable housing (and housing in general) outweighs these concerns
4/4/2019 16:44:46	Resident of the West Colfax Neighborhood	1526 Meade Street Denv	47	Write a letter of opposition	The traffic and parking congestion that we already experience as a neighborhood will multiply times a hundred. We are for affordable housing but the density and scale of this project as it currently stands is irresponsible. It will create lower quality of life for long term single family home residents on Meade, Lowell and Newton streets due to longer hours spent in cars commuting to and from their own neighborhood, no parking available in front of their homes for themselves or their visitors, and an overcrowded park lowering the enjoyment of one of the main reasons we all moved here in the first place.
4/4/2019 17:09:30	Resident of the West Colfax Neighborhood	1590 Meade St A	37	Write a letter of opposition	The amount of development is drastically changing the community for the worse. The neighborhood will not be a desired place to live or visit. This amount of units is too many. Plus this will rezone where I currently live and kick me out of my home.
4/4/2019 19:28:53	Resident of the West Colfax Neighborhood	1636 Vrain st	38	Write a letter of support	The population density would help bring more amenities to the area, and the area already has similar development
4/4/2019 19:44:18	Resident of the West Colfax Neighborhood	1590 Meade St. Apt A	31	Write a letter of opposition	I don't see how that level of density can be good for the neighborhood. I'm concerned about parking. The verbiage in the proposal states that it's going to build on the "vacant" parking lot. That parking lot is never vacant. How are the employees and visitors of the hospital and all the residents of the proposed property and their guests and the patrons of any shops and restaurants supposed to find parking? I'm concerned about the size of the project. It's very tall. All of the new buildings going up are keeping ice on the roads for longer and generally taking the beautiful sunshine from us. For me and my neighbors on the east side of Meade between Conejos and 16th, I'm concerned that we would all be displaced. We're included in the re-zoning, which we were never made aware of. Some of my neighbors have been here for years and years. These are our homes.
4/5/2019 13:15:08	Resident of the West Colfax Neighborhood	1604 Lowell Blvd Denver	55	Write a letter of opposition	I am fully in favor of the Zocalo development but not in its current form. The proposed building height of 16 stories is excessive and not consistent with the rest of the neighborhood. It will create density (traffic, parking) problems for the neighborhood. I would support this proposal if the height of the building was lowered to 12 stories (consistent with Lakehouse).
4/5/2019 19:27:29	Resident of the West Colfax Neighborhood	1632 Lowell Blvd Unit 5	26	Write a letter of opposition	Will not be a good solution
4/7/2019 9:22:32	Resident of the West Colfax Neighborhood	1545 Meade St.	47	Write a letter of opposition	The development is too dense, too many units for the space, and will speed up gentrification and increase rent. While it does include "affordable housing", the consequences of such a development will be far reaching in the neighborhood. Our community is precious. This development takes away from the community. A development this size is not appropriate for the location.
4/7/2019 13:12:31	Resident of the West Colfax Neighborhood	1420 Xavier Street	33	Write a letter of support	
4/8/2019 14:13:22	Resident of the West Colfax Neighborhood	1567 Newton st	33	Write a letter of opposition	
4/8/2019 16:19:26	Resident of the West Colfax Neighborhood	1520 Meade St.	33	Write a letter of opposition	Don't seem reasonable to have 16 floors over that small space with no sufficiante parking (and only one singular restaurant?). Also I'm concerened over the left turn traffic light on Meade and Colfax; it is slow as it is, and in 7AM it is also bz as it is already. Now it will become preposterous
4/8/2019 16:20:42	Resident of the West Colfax Neighborhood	1583 Newton St Denver (	45	Write a letter of opposition	the proposed development with its 16 story zoning will produce a very large population density increase above what has already occured in the neighborhood
4/8/2019 16:41:24	Resident of the West Colfax Neighborhood	1575 Newton St	36	Write a letter of opposition	I live on the block that will be catty-corner to the highest level of density (1500 Block of Newton). I'm concerned with the impact the new development will have on the use of Newton St. Specifically, I'm concerned with thru-traffic and parking. Additionally, I'm concerned with losing the historic "feel" of our neighborhood. We were fortunate enough purchase our ho
4/8/2019 18:24:21	Resident of the West Colfax Neighborhood	1576 meade st, Apt b Dei	61	Write a letter of opposition	This area is overgrown and we dont want any more massive project on my street
4/8/2019 18:25:50	Resident of the West Colfax Neighborhood	1586 meade st APT b De	83	Write a letter of opposition	We don't want anymore development on my block
4/8/2019 18:27:05	Resident of the West Colfax Neighborhood	1554 Newton St, Denver	36	Write a letter of opposition	The proposed building does not take into account all the extra traffic that would be created, the street parking added or support the current neighborhood. The proposed building has a density that I believe exceeds the neighborhood capacity in the area proposed.
4/8/2019 18:28:39	Resident of the West Colfax Neighborhood	1576 Meade st A Denver	62	Write a letter of opposition	To much saturation not healthy.We dont want all these tall buildings around the lake.
4/8/2019 18:29:58	Resident of the West Colfax Neighborhood	1576 Meade st A Denver	62	Write a letter of opposition	To much saturation not healthy.We dont want all these tall buildings around the lake.
4/8/2019 20:46:25	Resident of the West Colfax Neighborhood	1553 Newton st	52	Write a letter of opposition	Traffic and parking
4/8/2019 22:10:30	Resident of the West Colfax Neighborhood	1621 Newton St Denver 8	32	Write a letter of opposition	I love directly opposite the planned development and Newton already has very little room for street parking. Additionally, the neighborhood has many renters and heavily populated already contributing to parking and traffic issues. Pleased stop building so much so fast! Our neighborhood needs time to adjust! We lack proper infrastructure for all these changes.
4/9/2019 1:37:07	Resident of the West Colfax Neighborhood	1553 Meade St, Denver 8	50	Write a letter of opposition	The size and nature of the structure is incongruent with the surrounding neighborhood. Seems profitable for the developer at the detriment of those who live nearby. PLEASE do not support as the plans are written now.
4/9/2019 3:40:33	Resident of the West Colfax Neighborhood	1750 Meade Street	73	Write a letter of opposition	Too tall, too dense, too much traffic, too gentrifying, obnoxious
4/9/2019 3:42:56	Resident of the West Colfax Neighborhood	1750 Meade Street	69	Write a letter of opposition	No open space, failure to integrate the Park with the development
4/9/2019 8:18:03	Resident of the West Colfax Neighborhood	1545 Meade St.	48	Write a letter of opposition	too high density for the neighborhood and supporting infrastructure
4/9/2019 8:35:31	Resident of the West Colfax Neighborhood	1521 Meade St	28	Write a letter of opposition	I moved away from downtown because I wanted to get into single family house neighborhood away from high density, high traffic, and high rises. There is not enough green space in this area as it is. We have not yet finished the huge development for St. Anthonys by Sloans Lake so we can not yet understand the effects its going to have on resources such as t
4/9/2019 8:36:11	Resident of the West Colfax Neighborhood	1606 Lowell Blvd	55	Write a letter of opposition	Parking is already a serious problem in this area. This would make it impossible. It would also substantially lower property values as the appeal of this area is the view of the mountains and the lake which would be totally obstructed.
4/9/2019 8:55:17	Resident of the West Colfax Neighborhood	1612 Lowell Blvd	35	Write a letter of opposition	It will ruin the neighborhood and look very out of place
4/9/2019 9:18:37	Resident of the West Colfax Neighborhood	1591 Meade St Denver, (	45	Write a letter of opposition	This development is COMPLETELY incompatible with what the neighborhood needs and what the neighborhood can support. The proposed scale is beyond ambitious. It is absurd. I submit my unequivocal opposition.
4/9/2019 9:38:34	Resident of the West Colfax Neighborhood	1440 Quitman St	39	Write a letter of opposition	The area is already becoming largely developed. 16 stories would set a completely different precedent to the area and also completely change the skyline along with what I can image change many of the neighbors view, etc. parking would also become a major problem in an area that has already begun to suffer from parking congestion issues.
4/9/2019 9:39:38	Owner of a business in the West Colfax Neighborhood	3235 W 16th Ave Denver	33	Write a letter of opposition	Would obstruct my views.
4/9/2019 9:39:47	Resident of the West Colfax Neighborhood	1521 Utica Street	34	Write a letter of opposition	I don't think it should be allowed to be larger than the lakehouse unit. It's already much larger than I think most people expected and there isn't enough street parking to accommodate this property.
4/9/2019 9:40:23	Resident of the West Colfax Neighborhood	1510 Osceola St	33	Write a letter of opposition	Our residential neighborhood can not handle this large development. The parking situation is already out of control and while I am all for development and growth this is NOT the way to do it.
4/9/2019 9:40:57	Resident of the West Colfax Neighborhood	1445 Newton St	42	Write a letter of opposition	
4/9/2019 9:44:11	Resident of the West Colfax Neighborhood	3420 W 17th Ave	31	Write a letter of opposition	Seems out of place and parking/traffic is already too bad for the area.
4/9/2019 9:44:31	Resident of the West Colfax Neighborhood	1732 Lowell Blvd.	40	Write a letter of support	I like development - increases property values - gets rid of ghetto areas
4/9/2019 9:49:21	Resident of the West Colfax Neighborhood	1260 Wolff St	24	Write a letter of opposition	Denver doesn't need more development, especially irresponsible development
4/9/2019 9:54:50	Resident of the West Colfax Neighborhood	1558 Zenobia Street	27	Write a letter of opposition	The community is already growing too large too quick with little respect to the existing residence. A building of that size in West Colfax? Also parking is already becoming a huge issue. What was a neighborhood is becoming a city of just apartments after apartments. This needs to be though over a bit more. My vote is no.
4/9/2019 10:05:14	Resident of the West Colfax Neighborhood	1591 Grove Street	32	Write a letter of opposition	The growth of the neighborhood is important but the sheer size of this project cramming this many people into an area that is mostly 1 lane traffic without adequate parking and updates to the roads/infrastructure is irresponsible. Growth for the sake of the betterment of the neighborhood/city, not for the sake of profit.
4/9/2019 10:06:37	Resident of the West Colfax Neighborhood	1644 lowell blvd denver c	29	Write a letter of opposition	The density of the area would be awful for the neighborhood. We dont have the infrastructure to have that many people.
4/9/2019 10:07:41	Resident of the West Colfax Neighborhood	1644 lowell blvd denver c	30	Write a letter of opposition	Sloans Lake/Colfax will no longer be a neighborhood. It will be a high rise downtown. It will also cast shadows on all neighbors.
4/9/2019 10:09:48	Resident of the West Colfax Neighborhood	1587 Newton Street	38	Write a letter of opposition	There is already too much congestion in our neighborhood. The project is inconsistent with the quality of life we have come to enjoy in West Colfax.
4/9/2019 10:10:38	Resident of the West Colfax Neighborhood	1579 Meade St	31	Write a letter of opposition	Very concerned about the changes to the neighborhood, density, high traffic, and all the other associated problems with the current development plan. Don't want the re-zoning to go through!
4/9/2019 10:14:10	Resident of the West Colfax Neighborhood	1421 Meade Street	41	Write a letter of opposition	
4/9/2019 10:15:33	Resident of the West Colfax Neighborhood	1607 osceola st	43	Write a letter of opposition	Traffic is already a mess in the area and the residents at the "lake house" towers haven't even moved in yet. You can't get across 17th Ave to the park. The roads are falling apart. Parking in the neighborhood is horrible. Crime in the neighborhood has increased since the new apartments have been built. Cars race up and down the side streets because they do
4/9/2019 10:17:26	Resident of the West Colfax Neighborhood	1459 newton st.	52	Write a letter of opposition	Enough with all the developing without thought of long term impact and ruining the aesthetics of the neighborhood...not to mention all the trucks being parked on streets taking them away from residents during contruction, and heavy equipment constantly going up and down neighborhoods with children.
4/9/2019 10:42:27	Resident of the West Colfax Neighborhood	1720 Meade Street	78	Write a letter of opposition	
4/9/2019 10:46:13	Resident of the West Colfax Neighborhood	1588 Osceola Street	42	Write a letter of opposition	Far too big. I think the site should be developed, but 3-5 stories, like much of the Saint Anthony's development was limited to in height is a more appropriate use of this land, which is surrounded by single family or duplex residential buildings.
4/9/2019 10:51:39	Resident of the West Colfax Neighborhood	1516 Xavier St	25	Write a letter of opposition	
4/9/2019 10:51:56	Resident of the West Colfax Neighborhood	1532 Meade st	31	Write a letter of opposition	
4/9/2019 10:57:43	Resident of the West Colfax Neighborhood	732 Perry	31	Write a letter of opposition	No parking, area at capacity in an already barren food desert. Street parking already cumbersome.
4/9/2019 10:58:20	Resident of the West Colfax Neighborhood	3524 W 17th Ave, Denve	52	Write a letter of opposition	· The development is a skyscraper – 16 stories, 2/3 larger than the hospital currently there, 4 stories larger than the Lakehouse Residences · The skyscraper is being built in the middle of a residential neighborhood of single family homes with streets that were not built to equip that kind of traffic· Questionable financing is being used where the City is subsidizing
4/9/2019 11:07:41	Resident of the West Colfax Neighborhood	3427 W Conejos Place, D	37	Write a letter of opposition	The proposed development is completely out of proportion to the neighborhood and it will burden our infrastructure and have a substantially negative physical and visual impact on the neighborhood. Please do not support ruining the character of Sloan's Lake.
4/9/2019 11:08:59	Resident of the West Colfax Neighborhood	3427 W Conejos Place, D	42	Write a letter of opposition	The proposed development is completely out of proportion to the neighborhood and it will burden our infrastructure and have a substantially negative physical and visual impact on the neighborhood. Please do not support ruining the character of Sloan's Lake.
4/9/2019 11:22:14	Resident of the West Colfax Neighborhood	1612 Lowell Blvd	35	Write a letter of opposition	increased traffic in neighborhood, development with huge high rise doesn't fit aesthetics of neighborhood, increased density in already dense area
4/9/2019 11:27:55	Resident of the West Colfax Neighborhood	1587 Newton St	37	Write a letter of opposition	The sheer size is a problem. 16 stories, 300+ units, only 1.25 parking spaces per unit. Development at that corner is inevitable, it is prime real estate. My family lives caddy-corner from the now parking lot. We will be affected by the density the most. Our school-age and teenage daughters already are monitored heavily due to the density in the area. Sexual pre
4/9/2019 11:41:10	Resident of the West Colfax Neighborhood	1417 king	55	Write a letter of opposition	
4/9/2019 11:55:39	Resident of the West Colfax Neighborhood	1575 Meade St	35	Write a letter of opposition	Not enough parking for current residents already
4/9/2019 11:58:01	Resident of the West Colfax Neighborhood	1426 Meade Street	32	Write a letter of opposition	The development is irresponsible!· The development is a skyscraper – 16 stories, 2/3 larger than the hospital currently there, 4 stories larger than the Lakehouse Residences · The skyscraper is being built in the middle of a residential neighborhood of single family homes with streets that were not built to equip that kind of traffic· Questionable financing is being
4/9/2019 12:11:16	Resident of the West Colfax Neighborhood	1579 Meade Street	39	Write a letter of opposition	Definitely concerned about the density of traffic on Meade Street, you can only fit one car turning right off of Colfax onto Meade as is and will cause major traffic issues on Colfax as well. Also concerned with the feel of a 16 story building on such a small plot of land. Parking is already an issue and assuming most people take public transportation in Denver is mis
4/9/2019 12:44:40	Resident of the West Colfax Neighborhood	1426 Meade St	37	Write a letter of opposition	Not building an adequate amount of parking per unit (1.25 isn't enough, it should be 2), increased traffic in a residential home area, not paying property taxes and getting public funding are all reasons for my opposition.
4/9/2019 12:46:00	Resident of the West Colfax Neighborhood	4032 W 16th Ave Denver	39	Write a letter of opposition	The developer has not taken into account a tremendous amount of feedback from the Sloans Lake RNO
4/9/2019 12:53:55	Resident of the West Colfax Neighborhood	1323 Osceola St	44	Write a letter of opposition	The post on Nextdoor states many reasons why this development is irresponsible. Our neighborhood is being overwhelmed with new building that is inconsiderate of families currently living here.
4/9/2019 13:01:29	Resident of the West Colfax Neighborhood	3447 W Conejos Pl	29	Write a letter of opposition	
4/9/2019 13:07:22	Resident of the West Colfax Neighborhood	1741 grove st	33	Write a letter of support	
4/9/2019 13:19:43	Resident of the West Colfax Neighborhood	1201 Newton St.	61	Write a letter of opposition	The high density buildings that the city is encouraging/forcing on West Colfax is changing the character of the neighborhood for the worse. Replacing one bungalow with eight apartments (and their 16 cars) has made parking a nightmare; a high-rise with intentionally inadequate parking is unconscionable. I bought a house in a neighborhood of houses, and now
4/9/2019 13:19:53	Resident of the West Colfax Neighborhood	4060 W 16th Ave	29	Write a letter of opposition	This development would be detrimental to the quality of life in the community.
4/9/2019 13:33:21	Resident of the West Colfax Neighborhood	1565 Raleigh St	28	Write a letter of opposition	This proposed structure is far too large and would be an eye sore in the neighborhood. I am in support of new development but this building is far too tall. Lake House shadows the sun/view from 2 blocks of homes. This proposed building would be almost twice that height. Its hyperbolic in size compared to the rest of this neighborhood. I don't think we should be b
4/9/2019 13:40:29	Resident of the West Colfax Neighborhood	1565 Newton Street	29	Write a letter of support	This is not knocking down single family homes, this is building on an eyesore of a parking lot. More walkable opportunities for gyms, restaurants, and retail. Let's make our neighborhood desirable to a younger audience and keep West Colfax thriving
4/9/2019 13:42:09	Resident of the West Colfax Neighborhood	1565 Newton Street	23	Write a letter of support	This could be a great opportunity to make the neighborhood better. Parking is an issue anywhere in an urban setting. Residents can always move to the suburbs if it bothers them that much
4/9/2019 13:48:46	Resident of the West Colfax Neighborhood	4060 W 16th Avenue	28	Write a letter of opposition	The neighborhood is already overcrowded. This development would bring a reckless increase of residents and traffic to an area that is not suited for it.
4/9/2019 14:00:08	Resident of the West Colfax Neighborhood	1565 Raleigh St	27	Write a letter of opposition	The proposed architecture is uncompelling. This building does not exemplify the goals in sustainable development for which we as a community should strive. The Sloan's Lake/LoHi neighborhood is already under strain at its current population density. Without first implementing recreation to accommodate the increase in population density, or developing and pre
4/9/2019 14:11:25	Resident of the West Colfax Neighborhood	1435 King Street	27	Write a letter of opposition	
4/9/2019 14:19:12	Resident of the West Colfax Neighborhood	3024 W. 19th Ave	28	Write a letter of opposition	
4/9/2019 14:20:47	Resident of the West Colfax Neighborhood	1583 Newton St	45	Write a letter of opposition	
4/9/2019 14:26:12	Resident of the West Colfax Neighborhood	1572 Osceola St	65	Write a letter of support	Denver needs more single level condominium options close to downtown and we need less surface lots, and used car lots
4/9/2019 14:56:10	Resident of the West Colfax Neighborhood	3304 w 17 avenue	26	Write a letter of opposition	17th avenue is not prepared for the influx of traffic. It already has too many potholes and parking and pedestrian issues
4/9/2019 15:36:35	Resident of the West Colfax Neighborhood	1359 Tennyson St	48	Write a letter of support	Pro affordable housing. The current parking lot is underutilized and practically blight. This project creates density and will add to our overall neighborhood growth
4/9/2019 15:45:10	Resident of the West Colfax Neighborhood	1653 Vrain St	39	Write a letter of opposition	We are 100% for development but it needs to be responsible and appropriate for the community.
4/9/2019 15:48:09	Owner of a business in the West Colfax Neighborhood	1509 Osceola Street Den	63	Write a letter of opposition	Enough with high-rise developments in our neighborhood! Traffic is terrible around here now. The streets are a mess. Parking is impossible. Trash everywhere.
4/9/2019 16:40:52	Resident of the West Colfax Neighborhood	1592 Meade St, #b Denv	49	Write a letter of opposition	It will be too crowded, no sunlight, tearing down of the homes on Meade St. and having to move. The construction and the traffic and the noise, the eye sore it will become. Just look at what has been built at 17th and Raleigh, an atrocious building that is not affordable housing, has blocked the view of the mountains and the sun and after 2 years it is still not com
4/9/2019 16:56:58	Resident of the West Colfax Neighborhood	1256 Perry St	29	Write a letter of opposition	Zocalo hasn't shown good faith in their proposal. There's no reason to believe they have affordability in mind given their refusal to include low-income units if the height of the structure were limited. This appears to be a blatant profit-grab that will likely inhibit future development in the area by virtue of the proposed structure's imposing stature. They've provided r
4/9/2019 17:50:39	Resident of the West Colfax Neighborhood	1516 Osceola Street Den	51	Write a letter of opposition	These high rise buildings are taking away the small, close community we have!!! No more building!!!!!
4/9/2019 17:51:23	Resident of the West Colfax Neighborhood	1516 Osceola Street Den	20	Write a letter of opposition	
4/9/2019 18:07:33	Resident of the West Colfax Neighborhood	1638 Lowell Blvd Unit 5	31	Write a letter of opposition	Wait to see the impact of Lake House. Zocalo should be listening to the neighborhood residents' feedback. 16 stories is too many.
4/9/2019 18:43:25	Resident of the West Colfax Neighborhood	1335 Tennyson Street	71	Write a letter of opposition	There is enough development in the immediate area. I do not support a high rise development. We have one already. Traffic and parking is a concern. If it is true that it would not add taxes to schools, why do it. I suggest that the good people of Zocalo find a more suitable area. This is not a neighborhood for a 16 story building. I'm strongly against this devel
4/9/2019 18:48:35	Resident of the West Colfax Neighborhood	1335 Tennyson Street	70	Write a letter of opposition	Although I understand the need for more density in the Denver area, I feel that this project is excessive and does not fit into this neighborhood. The ongoing building at the old St. Anthony's area is more than enough development today. There is no need for a 16 story building with the resulting increase in traffic and parking issues. I am strongly against this pro
4/9/2019 19:08:46	Resident of the West Colfax Neighborhood	1516 Osceola Street Den	43	Write a letter of opposition	NO MORE HIGH RISE BUILDINGS
4/9/2019 19:11:15	Resident of the West Colfax Neighborhood	1554 Newton St	39	Write a letter of opposition	In general, very concerned about the higher density which seems last minute and focused on maximizing profits for land space and not on creating a sustainable infrastructure nor an integrated/healthy community. Specifically parking is a big concern as well as pet waste. Street parking during the day is already challenging due to construction workers that are wo
4/9/2019 19:16:22	Resident of the West Colfax Neighborhood	1515 Newton	45	Write a letter of opposition	Too many people! Too many high rises! It would be nice to see the mountains instead of high rises.
4/9/2019 19:59:56	Resident of the West Colfax Neighborhood	1516 Osceola Street Den	69	Write a letter of opposition	
4/9/2019 20:16:18	Resident of the West Colfax Neighborhood	1231 Tennyson St.	51	Write a letter of support	
4/9/2019 20:56:21	Resident of the West Colfax Neighborhood	1445 Utica	38	Write a letter of support	The neighborhood needs the affordable housing
4/9/2019 21:54:53	Resident of the West Colfax Neighborhood	1749 Hooker St	32	Write a letter of support	This will bring much needed retail
4/9/2019 21:59:47	Resident of the West Colfax Neighborhood	1711 Hooker St	49	Write a letter of opposition	Developers are not considering long term impact of population density in area. Streets are not designed to handle increased traffic. Developers are not concerned with maintaining community.
4/9/2019 22:49:54	Resident of the West Colfax Neighborhood	1375 Winona Ct	36	Write a letter of opposition	
4/9/2019 23:49:26	Resident of the West Colfax Neighborhood	1265 Tennyson St	33	Write a letter of support	After attending the neighborhood meeting and hearing both sides, this sounds like a well thought out proposal to bring affordable housing into our neighborhood
4/9/2019 23:49:32	Resident of the West Colfax Neighborhood	1265 Tennyson St	40	Write a letter of support	Affordable housing is a must for sustainable neighborhoods
4/10/2019 8:22:40	Resident of the West Colfax Neighborhood	1240 Raleigh street - Cha	38	Write a letter of support	Major need for low-income and affordable housing in our changing neighborhood where current development is only about financial return
4/10/2019 9:04:16	Resident of the West Colfax Neighborhood	1248 Raleigh street	29	Write a letter of support	I'm glad residents of the neighborhood will continue to have a place here without having to pay an outrageous rent price
4/10/2019 12:11:12	Resident of the West Colfax Neighborhood	1648 Lowell Blvd, Denver,	44+	Write a letter of opposition	Developments are great for neighborhoods, but need to incorporate the Colorado culture and nature with practical integrity. My understanding of rezoning to allow a 16-floor development is not what we agreed with the Zocalo development VP, David Zucker (pardon typos). There is a current precedence with Lake House and it should keep to that allowance to av
4/10/2019 13:32:07	Resident of the West Colfax Neighborhood	1529 Meade Street, Denv	31	Write a letter of opposition	The area surrounding 17th and Newton/Meade is a single-family home residential neighborhood. It should not be the site of 16- and 10- story high rises. Zocalo uses the new developments on Raleigh as a reason why this proposed development is acceptable. However, Denver has been in a period of unrestricted and unprecedented growth. Little research has b
4/10/2019 17:38:19	Resident of the West Colfax Neighborhood	1537 Meade St	41	Write a letter of opposition	I support affordable housing and I can understand why this development is appealing legislators and concerned citizens. Contrary to the image the developers would like you to have, Zocalo is not a philanthropic company. This project is designed for profit and will not bring more affordability to the neighborhood. I personally knocked on dozens of doors of curr
4/10/2019 18:46:00	Resident of the West Colfax Neighborhood	1521 Lowell Boulevard	50	Write a letter of opposition	I am very concerned about the proposed density, especially considering there is no adequate parking allowance. Parking now is at a premium in our neighborhood, and to see a development so focused on packing in more residents, with no concern for quality of life for those residents and the surrounding community, is discouraging to say the least. I'm not oppo
4/10/2019 19:26:57	Resident of the West Colfax Neighborhood	1550 Raleigh st	39	Write a letter of opposition	I am opposed for More construction and traffic in my neighborhood

Timestamp	Which of the following best describe you?	Please provide the addre	What is your age?	Which of the following positions should WeCAN take on the proposed	Please elaborate on the reason(s) for your vote.
4/10/2019 19:32:14	Resident of the West Colfax Neighborhood	1645 Irving St.	32	Write a letter of opposition	Too tall and lack of parking. People have cars. Assuming a portion of the building doesn't own cars in planning is putting the community around in a bad parking situation. I would support a development but shorter and parking addressed.
4/10/2019 19:58:03	Resident of the West Colfax Neighborhood	1560 Newton St	45	Write a letter of opposition	There needs to be a reasonable parking plan and an environmental impact study that demonstrates minimal impact on the wildlife in the park.
4/11/2019 7:14:22	Resident of the West Colfax Neighborhood	1672 Vrain St.	53	Write a letter of opposition	This area cannot bear another high rise that blocks views and brings that kind of additional density without being ruined. The traffic and lack of parking is already becoming problematic with all of the building in the last 2 years and the lakehouse and other residential new construction buildings aren't even occupied yet. New residents of microapartments and other new high density buildings without adequate parking of their own are not relying on public transportation. This is a myth. I am very concerned about: 1) more high-rises/views blocked; 2) not enough affordable new housing; 3) lack of green space / over building; 4) more traffic; 5) parking issues that are making our area more and more like Capital Hill.
4/11/2019 18:55:55	Resident of the West Colfax Neighborhood	3253 W Conejos Pl	58	Write a letter of opposition	This project is massive and unsubstainabe.It will ruin our neighborhood's traffic, parking and anyone who moves into the affordable units unit will be so dwarfed by the at market 16 story project, and their psyche (heart and soul) will be hurt. This is a strategy to get tax payers to fund a Zocolo for profit project.
4/11/2019 19:00:35	Resident of the West Colfax Neighborhood	3253 W Conejos Pl	29	Write a letter of opposition	This is a no win situation for all. The vacancy rate that happens from the over dense area will ruin the economy. This recklessness is known to be a method of mass destruction. Also as a firefighter I fear the affordable housing made from sticks will be a death trap.
4/11/2019 19:05:15	Resident of the West Colfax Neighborhood	3253 W Conejos Pl	26	Write a letter of opposition	In addition to traffic problems, there is no way these residents will ever get to keep their affordable purchase. This is another way to keep the poor in their place, working for the very richest.
4/12/2019 6:37:14	Resident of the West Colfax Neighborhood	1274 #6 Quitman st Denv	30	Write a letter of opposition	There isn't enough space or parking
4/12/2019 6:38:19	Resident of the West Colfax Neighborhood	1274 Quitman st 6 Denve	34	Write a letter of opposition	Abosolutely no
4/12/2019 11:48:28	Resident of the West Colfax Neighborhood	1240 Raleigh st	38	Write a letter of support	We desire to maintain an inclusive community of diversity. This project would provide much needed affordable housing in the West Colfax Neighborhood
4/12/2019 17:03:16	Resident of the West Colfax Neighborhood	1274 Raleigh St.	67	Write a letter of support	I welcome lower income folks to West Colfax, and they need places to live
4/12/2019 19:11:18	Resident of the West Colfax Neighborhood	1455 Meade Street	39	Write a letter of opposition	
4/12/2019 19:54:14	Resident of the West Colfax Neighborhood	1254 Stuart St	32	Write a letter of opposition	We have yet to see the impact of the huge new apartment buildings going in and there has been far too much housing squished in without any updates to roads or amenities. This neighborhood is experiencing too much irresponsible growth too fast and this will only greaten the issue
4/13/2019 11:06:21	Owner of a business in the West Colfax Neighborhood	1537 Meade st	46	Write a letter of opposition	WEcan is supposed to be for the nieghbor and not big development.
4/13/2019 11:07:16	Resident of the West Colfax Neighborhood	1537 mead	39	Write a letter of opposition	
4/13/2019 20:28:06	Resident of the West Colfax Neighborhood	1558 Newton	39	Write a letter of opposition	I agree with the key points of the roads not supporting the traffic and the parking.
4/13/2019 21:20:08	Resident of the West Colfax Neighborhood	1339 Stuart Street	41	Write a letter of support	Our past neighborhood plans have claimed that we support a mixed income, culturally diverse and equitable neighborhood with a mix of housing options supported by public transportation and natural amenities. I would like to live in such a neighborhood community. Unfortunately, market trends have been making our ecologically attractive, amenity-rich neighborhood increasingly expensive and exclusive. This project would tastefully increase housing options on a major transit corridor adjacent to a beautiful lake in a mixed-income development. It is inconvenient that the building would need to be 16 stories to create a workable prospectus that includes 50% affordable housing. However, increasing housing density along the edge of Sloan's lake (1) on a major transit route (2) on a lot that has been vacant for years, (3) with a high level of affordable housing that is not significantly subsidized, seems like a wise choice for the neighborhood. Planning interventions would need to be done to ensure that Newton and oth
4/14/2019 13:32:43	Resident of the West Colfax Neighborhood	1250 Raleigh St	30	Write a letter of support	While there are financial benefits to gentrification, supporting a builder who is willing to have mixed income is important to keep longtime members of the neighborhood.
4/14/2019 21:25:20	Resident of the West Colfax Neighborhood	1300 Utica St	34	Write a letter of support	We are an urban neighborhood and we should have more high density housing with affordable housing options!
4/14/2019 21:53:49	Resident of the West Colfax Neighborhood	1649 Irving ST	30	Take no stance	Not educated on topic
4/15/2019 5:53:42	Resident of the West Colfax Neighborhood	1339 Stuart	48	Write a letter of support	
4/15/2019 7:05:23	Resident of the West Colfax Neighborhood	1635 Newton St Denver, (	24	Write a letter of opposition	The project is too extreme for the neighborhood. The size of the complex is ridiculously large, it is inevitable that they'll build, but is this capacity necessary?
4/15/2019 8:41:43	Resident of the West Colfax Neighborhood	1606 Lowell Blvd Denver	59	Write a letter of opposition	Progress in the Sloan's Lake area south of the lake is inevitable. But, misleading and secretive growth without proper planning is merely irresponsible. It took the developer of 17th & Newton two years to respond with information about the development they are proposing. It is painfully clear the proposed plan for 17th & Newton has not been studied or communicated openly. After reading the proposal on https://17thandnewton.com/, it is clear there is more discussion to be had and the facts presented in a much more intelligent fashion. The website is full of guesses and fluffy content designed to make the reader feel good.It takes one neighbor, having a party, to fill Lowell Blvd with cars not to mention Bronco's games. There is not one available parking spot within blocks of the existing residences. The proposed building, which is up to 17 stories belongs on Colfax and blends into existing structures better. The proposed building will ruin lake and mountain views, forever change the charm of the Sloan's La
4/15/2019 8:49:35	Resident of the West Colfax Neighborhood	1575 Newton Street	38	Write a letter of opposition	The proposed height of 16 stories is way too high for the neighborhood and the number of units seems too high for the infrastructure and demands on parking along neighboring residential streets that have not yet seen the full density increase from the old St. Anthony redevelopment as it has not been fully completed.
4/15/2019 14:55:37	Resident of the West Colfax Neighborhood	1526 Meade Street	48	Write a letter of opposition	The infrastructure of the surrounding neighborhood dose not support the density currently proposed at 17th and Newton. Our neighborhood will become gridlocked with traffic and suffer from insane parking issues. This will lower quality of life for its current residents and not to mention drastically lower the safety, drive ability and live ability of the area.
4/15/2019 17:46:52	Resident of the West Colfax Neighborhood	1520 Meade St.	34	Write a letter of opposition	It's just "too much" as currently proposed -- too high (16 stories?!), too many people, too much traffic, not enough parking. And we don't even know the impacts of ALL of the other development happening around Sloan's -- lots more massive housing structures are in various stages of construction and those traffic & congestion impacts haven't even been realized yet. I realize that development in Denver is inevitable -- and, often, a good thing! -- but this proposal is too much, and too soon. Thank you for your consideration of West Colfax residents' opinions whose lives would be directly affected by this project.
4/15/2019 20:04:05	Resident of the West Colfax Neighborhood	3529 W. 16th Ave.	34	Write a letter of opposition	
4/16/2019 17:32:54	Resident of the West Colfax Neighborhood	1242 Raleigh St	38	Write a letter of support	
4/17/2019 21:31:40	Resident of the West Colfax Neighborhood	1601 Vrain Street	67	Write a letter of opposition	Traffic, parking, low income high-rise buildings are a disaster (former east coast resident).
4/18/2019 19:47:17	Resident of the West Colfax Neighborhood	1532 Meade Street	28	Write a letter of opposition	The local street classifications can not and are not regulatory allowed to support a development of CM-X-8. The parking requirements are not met. This is allowed for through exceptions that have no basis. Financial purposes can not be considered when applying for a PUD. None of this was considered or is legally allowed when the planning board made their vote. This rezoning blatantly ignores the law and is not in the best interest of the tuxedo park neighborhood.
4/18/2019 19:54:54	Resident of the West Colfax Neighborhood	1532 Meade Street, Denv	28	Write a letter of opposition	The facts were not considered or vaguely answered during the staff report and planning board decision making process. Councilman lied to the community when claiming to reach out to the property owner of the Sliver. Councilman Lopez left the community who is not in favor of this development without a voice. This development does not meet the needs or best interest of the neighborhood. The local classification of the streets cannot support a high rise nor is it legally allowed to. No concessions were made by Zocalo to meet the neighborhoods needs. Parking has been neglected and was vaguely addressed as not important when it will overrun the small neighborhood street. No traffic study has been performed which was addressed as an issue in the staff report but brushed off as boiler plate by Sara White who did not write the comment. This property's height and the density it will bring to the neighborhood are not within the context of the neighborhood. The neighborhood has been left voiceless and ignored.
4/21/2019 10:41:51	Resident of the West Colfax Neighborhood	1428 Tennyson st	43	Write a letter of support	Diversity, Equity and inclusivity
4/21/2019 10:45:00	Resident of the West Colfax Neighborhood	1422 Tennyson St	69	Write a letter of support	Need houses for hard working people
4/21/2019 11:42:23	Resident of the West Colfax Neighborhood	1422 Tennyson	37	Write a letter of support	I'm renting a basement apartment and would love to live in the development
4/22/2019 8:46:06	Resident of the West Colfax Neighborhood	3275 West 14th Ave.	40	Write a letter of support	Many families are being displaced in a neighborhood they've call home for generations, lets give them a chance to stay in this neighborhood
4/22/2019 9:27:15	Resident of the West Colfax Neighborhood	1591 Meade Street	44	Write a letter of opposition	This development will double the population of the neighborhood on only 9% of the land. We want that lot developed and we want it to include affordable housing, but the density proposed will make traffic and parking impossible.
4/22/2019 9:27:50	Resident of the West Colfax Neighborhood	1591 MEADE	44	Write a letter of opposition	
4/22/2019 9:30:23	Resident of the West Colfax Neighborhood	1591 Meade St., Denver (	45	Write a letter of opposition	I have no idea if my previous vote was recorded. I am adamantly opposed to this project based upon knowledge of current adopted plans, lack of adequate infrastructure to support the project, and the lack of community involvement on the part of the developer. This is being proposed in the middle of an Urban neighborhood. AKA 'Tuxedo park East.' The 2006 WEST Colfax Plan makes explicit recommendations for protecting these neighborhoods of residential stability. This is not the development this community needs, despite the promises for affordable RENTAL apartments.Schuyler Cayton
4/22/2019 10:21:03	Resident of the West Colfax Neighborhood	1591 B Meade Street	23	Write a letter of opposition	This development is completely out of scale with the neighborhood. It is proposed in the middle of an 'Urban neighborhood,' as defined by the 2006 West Colfax Plan. Thus it is not consistent with adopted neighborhood plan. This is not what the surrounding community can support or need.
4/22/2019 16:32:05	Resident of the West Colfax Neighborhood	1445 Utica St.	43	Write a letter of support	Project should have even more affordable housing
4/22/2019 16:52:25	Resident of the West Colfax Neighborhood	1585 Meade St, Denver	35	Write a letter of opposition	Scale of development is not consistent with the intention of the zoning in the neighborhood
4/22/2019 19:12:55	Resident of the West Colfax Neighborhood	1441 Perry St	35	Write a letter of support	Increased development will (hopefully) lead to a revitalization of W. Colfax. I'd prefer more retail be included in the proposal, but the combination of affordable housing and density will hopefully contributed to the above goal.
4/22/2019 20:56:56	Resident of the West Colfax Neighborhood	1242 Raleigh	31	Write a letter of support	Definitely supportive of reasonably priced housing to meet the needs of all who want to live in this neighborhood, especially those who grew up here and might be priced out of the area
4/22/2019 21:10:47	Resident of the West Colfax Neighborhood	1250 Raleigh st	30	Write a letter of support	Would love to keep our neighborhood diverse and take care of those in need!
4/22/2019 21:13:20	Resident of the West Colfax Neighborhood	1256 Raleigh St, Denver	54	Write a letter of support	I want a diverse population in our neighborhood
4/22/2019 21:58:34	Resident of the West Colfax Neighborhood	1252 Raleigh St.	34	Write a letter of support	Every thing that I've read about this project seems positive for the West Colfax community. I love that the project values a "Housing First" model for alleviating homelessness, by including seven three-bedroom rental units will be targeted for families with formerly homeless schoolchildren. I also think it is important because there is a very small ratio of market to low-income units that are being developed and this would address a huge need in our community. Low income individuals are being priced out of the neighborhood and moving out at alarming rates. We have not done gentrification with justice. There will always be sacrifices that have to be made to include the most vulnerable people in our Community. But the culturally vibrant and rich historical fabric of our community will continue to thrive and grow if we all people are represented in our community.
4/23/2019 0:17:05	Resident of the West Colfax Neighborhood	1550 Hooker Street	26	Write a letter of support	
4/23/2019 5:08:37	Resident of the West Colfax Neighborhood	1254 Raleigh St Denver (	28	Write a letter of support	
4/23/2019 9:25:13	Resident of the West Colfax Neighborhood	1592 Newton St	29	Write a letter of opposition	Parking can already be tricky when there is an event at Sloan's Lake or a Broncos game, building an apartment complex of this size will only add to that issue. Not to mention there is already an unsustainable level of development in the neighborhood with several apartment/row home complexes being built just blocks away. This type of development detracts from the history and charm of the neighborhood and contributes to the existing issues with gentrification.
4/23/2019 9:26:41	Resident of the West Colfax Neighborhood	1592 Newton St.	21	Write a letter of opposition	Proposed development will limit parking spaces, cause overflows of traffic, large construction crews, vehicles, and noises, and limit the beautiful view of Sloan's Lake. There are unrealistic expectations in regards to parking areas, and the construction will make the area less desirable to live in.
4/23/2019 9:53:30	Resident of the West Colfax Neighborhood	1585 Meade St, Denver, (	34	Write a letter of opposition	
4/23/2019 9:57:56	Resident of the West Colfax Neighborhood	3427 W 16th Ave, Denve	34	Write a letter of opposition	I support a development for the prescribed area, but it shouldn't be any taller than the Lakehouse development. 16 stories is too tall for the neighborhood. My view will be crushed if this development moves forward.
4/23/2019 10:15:06	Resident of the West Colfax Neighborhood	1533 Osceola Street	48	Write a letter of opposition	the area cannot absorb a project of this scale
4/23/2019 10:25:34	Resident of the West Colfax Neighborhood	1538 Newton St	42	Write a letter of opposition	
4/23/2019 10:31:01	Resident of the West Colfax Neighborhood	1530 Lowell Blvd	30	Write a letter of opposition	This building will cause density problems and an array of other issues. Not to mention the conflict of interest issues with our councilman
4/23/2019 10:36:15	Resident of the West Colfax Neighborhood	1580 Newton Street	37	Write a letter of support	Our neighborhood will be too dense. I don't like how the affordable housing was added to aid passing, parking will be a big problem with 320 units, we already have two other affordable housing units that aren't finished and our neighborhood will be the most subsidized in Denver
4/23/2019 11:04:14	Resident of the West Colfax Neighborhood	1578 Osceola St	42	Write a letter of support	Primarily I want more restaurants and retail walkable from the neighborhood
4/23/2019 11:13:06	Resident of the West Colfax Neighborhood	1580 Newton St, Denver	36	Take no stance	I'm all for development but 16 stories is excessive given the surrounding neighborhood and lack of parking assigned to this project
4/23/2019 11:19:43	Resident of the West Colfax Neighborhood	1554 Lowell Blvd	62	Write a letter of opposition	W dont need any more high rise developments in our neighborhood, there is not enough parking as it is now.The traffic is so congested now.Id like to see our neighborhood remain a neighborhood.
4/23/2019 11:20:42	Resident of the West Colfax Neighborhood	1530 Lowell Blvd	33	Write a letter of opposition	The increased development does not seem to be based on the need for access to mass transit. Additionally, this is going to obstruct the views of many of the neighborhoods inhabitants as well as increase congestion and traffic. 17 stories seems excessive for this area.
4/23/2019 11:20:59	Resident of the West Colfax Neighborhood	1554 Lowell Blvd	52	Write a letter of opposition	To much congestion already
4/23/2019 11:24:04	Resident of the West Colfax Neighborhood	1601 Tennyson Street	63	Take no stance	No More Construction, No More Traffic, Our area has enough vacant houses and empty commercial space
4/23/2019 11:49:08	Resident of the West Colfax Neighborhood	1620 Perry St	75	Write a letter of opposition	To tall for our neighborhood
4/23/2019 12:01:27	Resident of the West Colfax Neighborhood	1568 Perry St	62	Write a letter of opposition	Say we are OK with 12 stories a la Lakehouse but no more than that Sightlines must be maintained.
4/23/2019 12:02:50	Resident of the West Colfax Neighborhood	1534 Meade st Denver co	34	Write a letter of opposition	No real strategy to handle parking which will be a terrible burden on our street. This short-sightedness makes me wonder what other considerations are being overlooked. Construction traffic while developing would need to be addressed as well.
4/23/2019 12:10:17	Resident of the West Colfax Neighborhood	1601 Tenyson Street	69	Write a letter of opposition	The Sloan's Lake area is all ready overdeveloped. The construction at the St. Anthony's site is still ongoing. There are multiple condos that have been built or are under construction between Federal and Sheridan Blvd. The current traffic on 17th St (not to mention the condition of the road) is busy day & night and most of the new units are still vacant. The area doesn't need to be overdeveloped!
4/23/2019 12:24:47	Resident of the West Colfax Neighborhood	3205 W Conejos Pl	38	Write a letter of opposition	The neighbor does not have the carrying capacity for a building of this size. There is not enough parking as it is and traffic is bad enough
4/23/2019 12:41:28	Resident of the West Colfax Neighborhood	1567 Newton st Denver c	33	Write a letter of opposition	No 16 story apartment buildings on sloans lake
4/23/2019 12:42:58	Resident of the West Colfax Neighborhood	1583 Meade St, Denver (	35	Write a letter of opposition	The roads are already congested and nothing is being done about traffic, a huge portion of our neighborhood would be ripped out of single family homes to put in this development, which will put a lot of my neighbors out of their home. And there is plenty empty places already that need to be filled at the St Anthony's development. We don't need more traffic or housing. It's already impossible to get on to Colfax at 7am
4/23/2019 12:44:35	Resident of the West Colfax Neighborhood	1591 Osceola Street	29	Write a letter of opposition	
4/23/2019 12:46:36	Resident of the West Colfax Neighborhood	1586 Newton	45	Write a letter of opposition	Population too highRoadsParking Pollution Trash Over crowding
4/23/2019 12:56:49	Resident of the West Colfax Neighborhood	1557 Newton Street	34	Write a letter of opposition	Lack of parking provided by proposed development, developer lack of community involvement, structure to tall, no additional property tax towards education, no plans to improve streets impacted from increased traffic.
4/23/2019 13:16:25	Resident of the West Colfax Neighborhood	1557 Newton St Denver, (	34	Write a letter of opposition	infrastructure
4/23/2019 13:19:56	Resident of the West Colfax Neighborhood	1591B Meade st Denver (	25	Write a letter of opposition	Lack of community involvement from developer. Development is out of scale and inconsistent with neighborhood
4/23/2019 13:39:58	Resident of the West Colfax Neighborhood	1567 Meade St	47	Write a letter of opposition	I am against the eye sore of a 16 story development.
4/23/2019 13:44:31	Resident of the West Colfax Neighborhood	1252 Raleigh	36	Write a letter of support	More affordable housing is needed in the neighborhood
4/23/2019 13:47:17	Resident of the West Colfax Neighborhood	1256 Raleigh Street	44	Write a letter of support	
4/23/2019 13:53:57	Resident of the West Colfax Neighborhood	1610 Perry st Denver co (	61	Write a letter of opposition	It is just too massive of a development.
4/23/2019 14:10:22	Resident of the West Colfax Neighborhood	1580 Osceola St	49	Write a letter of opposition	There is no room for another huge bldg. to go in our neighborhood. We do not have adequate parking or big enough streets to support the extra traffic. The hospital redevelopment has put at max capacity in the area. The zoning change will deteriorate our neighborhood's value, not add to it. A huge bldg. does not work. Paul Lopez should be let go of his position.
4/23/2019 14:13:49	Resident of the West Colfax Neighborhood	1610 Perry St, Denver CO	56	Write a letter of opposition	The size of this project is too big, and the developers are not working with the residents of the neighborhood who have many concerns over something of this scale and the impact it would have in the surrounding area.This is also a matter of concern to the residents of Denver as a whole who are troubled by the rapid pace of poorly planned development in the City.
4/23/2019 14:43:45	Resident of the West Colfax Neighborhood	1225 Raleigh street Denv	53	Write a letter of support	Everyone needs Somewhere to live that's affordable
4/23/2019 15:29:19	Resident of the West Colfax Neighborhood	1248 Raleigh St	31	Write a letter of support	
4/23/2019 15:33:40	Resident of the West Colfax Neighborhood	1591 newton street	26	Write a letter of opposition	Reduced parking, increased traffic
4/23/2019 15:53:00	Resident of the West Colfax Neighborhood	1244 Raleigh St	35	Write a letter of support	Having a diversity of people, socioeconomic, and viewpoints is important to me
4/23/2019 15:53:00	Resident of the West Colfax Neighborhood	1617 Wolff st	62	Write a letter of opposition	More traffic. N side facing icy conditions
4/23/2019 16:03:17	Resident of the West Colfax Neighborhood	1665 Wolff St	43	Take no stance	I believe Denver needs more density. My only concern about this project is parking. It is important to promote public transportation and biking, but the reality is most households own at least 2 vehicles. I would like to see the developer increase parking to 2+ spaces per unit to keep on street parking to a minimum. If there was an option to have WeCAN write a letter addressing only this issue I would support it
4/23/2019 16:04:30	Resident of the West Colfax Neighborhood	1421 Osceola	47	Write a letter of opposition	Totally out of place for the character of the neighborhood. Also we desperately need affordable housing but this is not the answer. People should be able to buy affordable and to only have 7 to 10 affordable units in this giant development is a slap in the face to the neighborhood. I refuse to believe that it has to be this big to work. That's bs. Stop feeding it to us.
4/23/2019 16:08:12	Resident of the West Colfax Neighborhood	1265 Stuart	39	Write a letter of opposition	I"m not opposed to low income, but until I see some serious positive strides to manage the alarming rate of density, I"m opposed to any further large projects. Can we get a grocery store, more stop signs, alley trash pick-up, a solution to parking and traffic congestion first?
4/23/2019 16:11:29	Resident of the West Colfax Neighborhood	1445 meade	49	Write a letter of opposition	I believe that the variance for an additional 8 stories is too high for the neighborhood and the density too much for the location. This would appropriate development for Colfax. The less than 10% affordability for those 8 extra stories is pathetic to say the least. If we were talking affordability combined with low income at a rate of 40%, I would say yes. If developers can't afford to take some of the best pieces of land in our city and not leave real affordable housing and LEED certified buildings behind, then they aren't the right builder. I am completely over handing our city over to people who are quasi capable of making it "just ok".
4/23/2019 16:12:46	Resident of the West Colfax Neighborhood	1598 Lowell Blvd	27	Write a letter of opposition	
4/23/2019 16:16:01	Resident of the West Colfax Neighborhood	1598 Lowell Blvd	29	Write a letter of opposition	Want to keep the neighborhood genuine and unique!
4/23/2019 16:17:01	Resident of the West Colfax Neighborhood	1631 Vrain st 80204	44	Write a letter of opposition	Car traffic, lack of Parking, crowds, roads have potholes not being fixed and damaging cars due to disrepair, lack of sidewalk width for pedestrians so they walk in the road etc.
4/23/2019 16:23:54	Resident of the West Colfax Neighborhood	1675 Vrain Street, Denve	36	Write a letter of support	Offers 50% affordable housing in an increasingly difficult area to find affordable housing; retail will offer more neighborhood options and will help to build the community
4/23/2019 16:25:56	Resident of the West Colfax Neighborhood	1675 Vrain Street, Denve	38	Write a letter of support	
4/23/2019 16:26:29	Resident of the West Colfax Neighborhood	1598 Lowell Blvd Denver	46	Write a letter of opposition	
4/23/2019 16:29:39	Resident of the West Colfax Neighborhood	1672 Vrain Street	56	Write a letter of opposition	Traffic and parking are not being adequately addressed by these large developments. We have huge problems already.
4/23/2019 16:33:32	Resident of the West Colfax Neighborhood	1541 Vrain St	40	Write a letter of opposition	Need to wait and stabilize the current growth before adding additional growth and residents
4/23/2019 16:37:10	Resident of the West Colfax Neighborhood	1532 Brain Street	54	Write a letter of opposition	Too much density already
4/23/2019 16:39:26	Resident of the West Colfax Neighborhood	1645 Vrain St	29	Write a letter of support	
4/23/2019 16:40:38	None of the above	1645 Winona Court	30	Write a letter of opposition	I don't want this type of project. I want you to build housing which can be purchased which is affordable, you know in the $150,000 to $200,000 range. Why don't you build something like that?
4/23/2019 16:43:44	Resident of the West Colfax Neighborhood	1734 Meade St.	65	Write a letter of opposition	Too big. Segregated housing for rich and poor.
4/23/2019 16:49:32	Resident of the West Colfax Neighborhood	1310 Vrain Street	68	Write a letter of opposition	Outrageous
4/23/2019 16:50:35	Resident of the West Colfax Neighborhood	1310 Vrain Street	51	Write a letter of opposition	Terrible impact on the surrounding neighborhood
4/23/2019 16:52:23	Resident of the West Colfax Neighborhood	1570 Meade St.	35	Write a letter of opposition	Population and congestion is bad in this area already . Please zone as a residential neighborhood
4/23/2019 16:53:14	Resident of the West Colfax Neighborhood	1719 King Street	66	Write a letter of opposition	
4/23/2019 17:14:34	Resident of the West Colfax Neighborhood	1665 Vrain St.	58	Write a letter of opposition	Negative impact on density, traffic, etc.
4/23/2019 17:16:01	Resident of the West Colfax Neighborhood	1510 Osceola Street, Der	25	Write a letter of opposition	I do not wish to see another High Rise within our community, due to the growing population, the limitations in parking it will create, and I feel this opens more doorways to creating a more commercial neighborhood. I like my neighborhood having the essence of the old and the new vs. being stripped by commercial buildings/ high rises. No thank you!
4/23/2019 17:17:48	Resident of the West Colfax Neighborhood	1529 Lowell Blvd Denver	41	Write a letter of opposition	There are already several massive structures going up. We are overrun construction teams tearing up the roads, and once complete they will cause massive congestion. This would be a poor addition to the neighborhood.
4/23/2019 17:51:08	Resident of the West Colfax Neighborhood	3412 W 16th ave	47	Write a letter of opposition	
4/23/2019 17:53:05	Resident of the West Colfax Neighborhood	1520 Lowell Blvd Denver	23	Write a letter of support	YIMBY!
4/23/2019 17:57:16	Resident of the West Colfax Neighborhood	1675 Vrain Street, Denve	38	Write a letter of support	
4/23/2019 18:05:39	Resident of the West Colfax Neighborhood	1605 Newton st Denver c	61	Write a letter of opposition	Want to keep our neighborhood like it has been no more 16 stories buildings.
4/23/2019 18:51:57	Resident of the West Colfax Neighborhood	3229 W 16TH Ave Denve	36	Write a letter of opposition	A 16 story development will take away from the views and home values of homeowners in the area. We do not need another apartment building in the neighborhood. The benefit does not out weigh the cost.
4/23/2019 20:17:20	Resident of the West Colfax Neighborhood	1515 Newton st	45	Write a letter of opposition	That building structure is ridiculous!!! The size monstrosity! Too many cars, not enough parking, already traffic problems. This not what the neighborhood community wants. It is what GRReeedy money makers want at the expense of our neighborhood. We deserve a vote!!!! They shouldn't be able to build like that without the approval of the people! It is not about the money!!!! Community first!
4/23/2019 20:31:34	Resident of the West Colfax Neighborhood	1567 Newton St, Denver	28	Write a letter of opposition	This is a small close neighborhood and there is a reason why the people here do not live in the downtown area, it is not the setting that we are going for. No to building another high rise
4/23/2019 20:40:07	Resident of the West Colfax Neighborhood	1525 Lowell	25	Write a letter of support	
4/23/2019 20:44:07	Resident of the West Colfax Neighborhood	1630 Wolff Street, Denve	33	Write a letter of opposition	Community growth needs to be guided by the community, not outside interests that have limited obligations to the future of that community.
4/23/2019 20:45:55	Resident of the West Colfax Neighborhood	1620 Lowell Blvd	50	Write a letter of opposition	Why? Another 16 story apt project with one in construction just 3 blocks away. This neighborhood has been devastated by Slot homes and over population density. Greedy and heartless developers are systematically destroying historic and old neighborhoods in this once beautiful city. Stop the madness!!!

Timestamp	Which of the following best describe you?	Please provide the addre	What is your age?	Which of the following positions should WeCAN take on the proposed	Please elaborate on the reason(s) for your vote.
4/23/2019 20:48:40	Resident of the West Colfax Neighborhood	1587 Osceola St Denver	39	Write a letter of opposition	The traffic and congestion that already exists when the new builds going up are not full concerns me. it is already hard to cross 17th to get to the park and they haven't sufficiently planned for parking for the new building and the senior living facility. Adding additional development is not encouraged at this time as there also isn't walkability to support people not driving places.
4/23/2019 21:53:25	Resident of the West Colfax Neighborhood	1711 Hooker St	49	Write a letter of opposition	Lack of planning for traffic increases. Environmental impact study should be conducted. High rises should not be permitted in residential areas.
4/23/2019 22:05:22	Resident of the West Colfax Neighborhood	1421 Osceola	46	Write a letter of opposition	
4/23/2019 23:36:56	Resident of the West Colfax Neighborhood	1534 Meade St	30	Write a letter of opposition	
4/23/2019 23:37:19	Resident of the West Colfax Neighborhood	1534 Meade St	34	Write a letter of opposition	
4/23/2019 23:58:32	Resident of the West Colfax Neighborhood	1591 newton street	29	Write a letter of opposition	Love the quaint ness of our neighborhood and the views, high rises would obstruct this and destroy our cute neighborhood as it is
4/24/2019 8:05:36	Resident of the West Colfax Neighborhood	1254 Raleigh Street	26	Take no stance	
4/24/2019 14:43:57	Resident of the West Colfax Neighborhood	1254 Raleigh St.	33	Write a letter of support	See the neighborhood develop with affordable-need demographics provided for
4/24/2019 18:54:05	Resident of the West Colfax Neighborhood	1574 Lowell Blvd	62	Write a letter of opposition	The Density is too high
4/24/2019 19:05:17	Resident of the West Colfax Neighborhood	1574 Lowell blvd	58	Write a letter of opposition	I live approximately 1.5 blocks from the development. I think that there is enough development without a building harboring over the park. There is so much traffic that I frequently have difficulties crossing 17th. We don't want or need the Zocalo Development.
4/24/2019 20:41:35	Resident of the West Colfax Neighborhood	1530 Lowell Blvd	33	Write a letter of opposition	Building design does not fit character of neighborhood. It also adds 300 units to a part of the neighborhood that hasn't yet adapted to the pending mutli-family development.
4/24/2019 21:32:43	Resident of the West Colfax Neighborhood	1719 King Street	70	Write a letter of opposition	

SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION

June 19, 2019

Re: Three Resolutions: The Zocalo Rezoning Application Process and Proposal

Members of the Denver City Council:

Sloan's Lake Neighborhood Association, a Registered Neighborhood Organization founded in 2004, democratically represents and advocates for the interests of the neighborhoods surrounding Sloan's Lake Park. Its boundaries are Colfax Avenue on the south, West 29th Avenue on the north, Sheridan Blvd. On the west and Federal Blvd. On the east. As of June 18, 2019 the organization has paid membership of 157 residents.

Members of Sloan's Lake Neighborhood Association have participated in and attended many meetings with the developer, David Zucker since our first meeting on August 26, 2016. When we first met we agreed to the principle of creating a development sensitive to context of the West Colfax and Sloan's Lake neighborhoods and the needs of its residents. In doing so, it was the stated goal of SLNA to work for a development which would not exacerbate overcrowding in Sloan's Lake Park, increase already terrible traffic in and around the neighborhoods or lead to further gentrification and displacement of existing vulnerable residents in adjacent neighborhoods including but not limited to Sloan's Lake and West Colfax. David was enthusiastic in endorsing these mutual goals.

Unfortunately, despite our good faith attempts to negotiate with David, the development proposed by Zocalo Development will have all of these undesirable effects and more that we did not anticipate at the time. Please know that our relationship with David Zucker has not been one of antipathy. As many of you know, David has a sweetness and an endearing personality and, for the most part, his reputation for good development is deserved. Our meetings with him have been cordial and businesslike. We have stated our opinions openly without hostility and he has likewise responded in kind. The fact is, however, it is our experience that, as he told our group in Feburary of 2018, nobody is going to tell him what he can or cannot build. He chose not to hear our ideas nor has he changed his plans in any substantive manner in response to our concerns. Therein lies the opposition which you will hear at the Public Hearing on the 17th Avenue and Newton rezoning on June 24, 2019. It is not for want of trying or being willing to compromise that the vast majority of membership of both SLNA and West Colfax Association of Neighbors as well as the leadership of Sloan's Lake Citizens Group oppose this rezoning.

Attached is the **Resolution of the Sloan's Lake Neighborhood Association on the Zocalo 17th and Newton Rezoning,** passed on February 22, 2018, amended on June 13, 2019 by a vote of 14 in favor and none opposed. This Resolution represents the position of the Sloan's Lake Neighborhood Association in regard to the impacts of the known or possible features of the Zocalo development. In general, the proposed development is simply much too large and tall for the character of the neighborhood and the location for which it is being planned.

The affordable rental housing element of this proposal is the twist upon which the otherwise unacceptable scale, height, and massing of this development is being deemed by some to be acceptable.

C/o 1750 Meade Street Denver, CO 80204 (303) 571-1744 JPA@earthnet.net

However, the overall effect of increase in land values from the upscale, for-sale high rise development on gentrification and displacement will result in greater loss of affordability in the neighborhoods surrounding it. Whether the loss of owner and renter occupied housing from further gentrification will be more or less than the addition of the 160 rental affordable units planned is unknown. It should, however, be clear that the gain will be much less than the amount of the affordable units being built.

More importantly, this particular affordable housing scheme, segregates the less affluent from their more prosperous neighbors in the same development. A second Resolution passed on June 13, 2019 by a vote of 25 in favor and 1 opposed, addresses this issue of "separate but unequal" housing within the same development scheme. It is the position of SLNA that the City of Denver should not allow a development which has such "disparate impact" on lower income residents. Passage of this rezoning allowing "poor doors" would set an undesirable precedent. Furthermore, the City's Planning Department, which has not addressed this issue at all, must establish a progressive public policy in regard to development which would run the risk of violating Title VI of the Fair Housing Act. Attached please find the **Resolution on Separate but Unequal Affordable Housing** passed by the SLNA membership by a vote of 25 in favor and one opposed on June 13, 2019.

Depending completely on the public Sloan's Lake Park for open space, the development makes no allowance for on-site air, sunlight and outdoor space for the hundreds of patients and employees in the medical complex, let alone the more than 600 new residents who will reside there. Furthermore, the detrimental effects of this massive development on the quality of life of those who already live in its shadows and the wake of its traffic and crowding impacts, are a legitimate concern of the residents surrounding the development site.

Moreover, the Zocalo rezoning proposal being applied for by Councilman Paul Lopez is not supported by the West Colfax Plan. The West Colfax Plan is the currently applicable small area plan for the the location of this rezoning.

Finally, although there are precedents wherein a City Council member has sponsored a rezoning application and been the actual applicant, to our knowledge, no application has been of the scale, had the impact and been as controversial as this one. Councilman Lopez has made clear that his motivation is based on the affordable housing feature in the proposal. We also understand that the Councilman has agreed to recuse himself from voting on the rezoning. However, in the interest of the quasi-judicial process, we are asking the City Council to request that Councilman Lopez, to abstain from biasing the proceedings not testifying at the Public Hearing. Attached hereto is a " **Resolution on Abstention of Paul Lopez in Testimony at the Public Hearing on the Zocalo Rezoning** which was passed by the SLNA membership by a vote of 26 in favor and 0 opposed on June 13, 2019.

Thank you for your consideration of the ideas and positions developed through the RNO process with participation of a broad cross-section of the West Colfax and Sloan's Lake Neighborhood.

Respectfully yours,

Jane Parker-Ambrose
President, Sloan's Lake Neighborhood Association

Attachments: Three Resolutions

Resolution of the Sloan's Lake Neighborhood Association on the Zocalo 17th and Newton Rezoning

The Sloan's Lake Neighborhood Association has been meeting and working for the past one and one half years with Zocalo Community Development to create a plan responsive to the community needs and desires, the residential character of the Sloan's Lake neighborhood and the marketplace and to maximize the benefits to one of the City's greatest assets, Sloan's Lake Park. It is the position of the membership of SLNA RNO that:

WHEREAS, the proposed development site includes the Sloan's Lake Medical Center which is a long time, neighborhood compatible, health care facility that currently houses a long-term care facility, an acute care center and a rehabilitation center; and

WHEREAS, the current PUD Zoning of this site was developed and approved by City Council in 1978 and anticipated the expansion of medical and health care uses; and

WHEREAS, although there have been many changes in the neighborhood surrounding the site and the use of the site has changed from hospital to other health and wellness uses, with the exit of St. Anthony Central Hospital, the need for health and wellness-related uses has actually increased rather than become outdated, and

WHEREAS, the existing PUD incorporates two blocks plus one half block to the south~~;~~ covering three parcels:

The first block, which now has 145,400 square feet of development (the existing medical building), allows for an additional 86,600 square feet of development for a total of 232,000 square feet;

A second (undeveloped) block (the parking lot) allows for 283,600 gross square feet of development net of parking;

A third one half block parcel to the south that allows for 160,000 gross square feet for a parking structure; and

WHEREAS, from the first block, in the planned new PUD, Zocalo transfers the 86,600 square feet of development to the second undeveloped block, thus adding it to the allowable 283,600 square feet of development and resulting in 370,000 square feet of development on the second block plus an undisclosed amount of parking; and

WHEREAS, the proposed new PUD excludes the third one half block to the south currently included in the existing PUD, but nonetheless relocates the 160,000 square feet of parking onto the first block upon which there is now 145,400 square feet of development which will result in total development of 305,400 square feet of structures on that one block; and

WHEREAS, the total amount of development allowed for under the existing PUD is 515,000 gross square feet net of parking; and

WHEREAS, the total amount of development on both blocks under the planned new PUD will result in 675,000 square feet of development, more than 160,000 square feet in excess of what is allowed under the current PUD, and

WHEREAS, the total amount of development being proposed on the undeveloped block is 283,660 **"usable"** square feet, not **"gross"** square feet, claims by Zocalo that the amount under the old and new development are the same are misleading and false, and

WHEREAS, because of this change in how size is being defined, the proposed new development will much larger by an unknown and undisclosed amount, and

WHEREAS, the additional traffic generated by the 320 residences, new retail and office uses and the existing nursing home, rehabilitation center and acute center facilities will be far in excess of what the neighborhood streets can accommodate and will cause unacceptable congestion; and

WHEREAS, the siting, size and scale of the proposed affordable housing, the discernible lack of on-site and on-street parking and the location and access to its parking structure to the east to be shared with the existing health care facility is certain to cause significant parking issues in the adjacent residential neighborhoods; and

WHEREAS, the planned new PUD calls for massive density and height, it is not part of a Transit Oriented Development, is more than a half mile from the closest light rail station and is, therefore, inconsistent with Denver's stated goal of promoting such density as part of transit oriented development; and

WHEREAS,, the planned PUD would allow for buildings up to 16 stories which is six stories taller than what is allowed under the current PUD, is in the middle of a single family residential neighborhood and is significantly out of context with the character of the surrounding neighborhoods; and

WHEREAS, Zocalo has failed to take advantage of the proximity to Sloan's Lake Park by providing adequate open space at the edges of its development to make a visual and functional connection; and

WHEREAS, the planned PUD fails to incorporate any significant open space, either publicly or privately accessible for the hundreds of residents, visitors and patients in the health care facility; and

WHEREAS, the planned PUD would change equally marketable and needed health care related uses to exclusively residential uses, fails to address the needs of the community yet meets the needs of Zocalo by providing its own company office space; and

WHEREAS, Zocalo has stated that the Sloan's Lake Park will provide adequate open space for the residents and visitors to their massive development without any offer of replacement of per capita public open space being taken from existing residents; and
WHEREAS, the West Colfax and South Sloan's Lake areas have experienced rapid gentrification and displacement resulting from people moving into the neighborhood with higher income than those of lower-income, long-term residents, and

WHEREAS, because the proposed affordable rental housing is "separate and unequal" to the luxury market rate condominiums and segregates residents by access, parking, income and class, the plan is contrary to currently accepted best practices to integrate such housing and is discriminatory in nature, and

WHEREAS, the proposed PUD will stimulate even more higher priced exclusive housing further gentrifying the area and displacing more and more lower income residents; and

WHEREAS, although under the planned new PUD, the developer is being allowed more than 30% increase in development rights than what is allowed on the site under the current PUD, is being allowed to build 10 stories taller than the existing buildings, is asking the City of Denver for direct and large tax subsidies in order to include affordable rental units segregated from its high rise condominium; and

WHEREAS, Zocalo is providing few affordable housing units for purchase, and has made no study to determine the effect of such a massive luxury condominium project on gentrification, displacement and overall housing affordability in the existing neighborhood; and has made no effort to determine if the affordable housing being provided will offset the effects of displacement of long-time residents;

NOW THEREFORE, does the Sloan's Lake Neighborhood Association oppose Zocalo's current terms for a new PUD under its January 2018 17th and Newton Rezoning Term Sheet but also does state its intention to work with Zocalo in good faith to develop a PUD responsive to neighborhood concerns, needs and desires.

Approved by the members attending by a vote of 14 in favor, 0 opposed, February 22, 2019; Amended by acclimation of 26 members, June 13, 2019

Resolution on Separate but Unequal Affordable Housing

Whereas, affordable housing units should ensure that all residents of the entire development are treated equitably with regard to access, distribution of units, open space and other amenities, and

Whereas, residents of new housing developments should not be physically separated by income level, and

Whereas, the Zocalo Development will violate these principles by having separate but unequal housing in the form of entrances, quality of construction, parking and amenities for the more and and the less fortunate,

Now therefore, does the Sloan's Lake Neighborhood Association request that the Zocalo Development rezoning not be approved prior to the Denver City Council and Community Planning and Development, through a public and transparent process, promulgating and adopting a citywide public policy or ordinance addressing this issue and that such a rezoning only be approved in conformance to any such public policy or ordinance.

Approved by the members attending by a vote of 25 in favor, 1 opposed, June 13, 2019

Resolution on Abstention of Paul Lopez in Testimony at the Public Hearing on the Zocalo Rezoning

Whereas, Councilman Paul Lopez is the applicant for the Zocalo Development rezoning at 17th Avenue and Newton, and

Whereas, the role of Denver City Council in rezoning decisions is quasi-judicial and Council members are required to be unbiased and to be able to "sit as judges", and

Whereas, Councilman Lopez has a conflict of interest in advocating for the passage of this particular rezoning, and

Whereas, because Councilman Lopez has already lobbied the Denver Planning Board and the City Council Land Use, Transportation and Infrastructure Committee in ex-parte communication on behalf of the developer seeking the rezoning, and

Whereas, because Councilman Lopez will be attempting influence the outcome of the rezoning decision as a twelve year member of Denver City Council and long-time colleague of the members of Council,

Now therefore, does, Sloan's Lake Neighborhood Association call upon Denver City Council to require Councilman Lopez not only to recuse himself from voting but also, to abstain from testimony of any kind intended to influence the outcome of the quasi-judicial Public Hearing on the Zocalo rezoning.

Approved by the members attending by a vote of 26 in favor, 0 opposed, June 13, 2019

Reference #	12193530
Status	Complete
Salesforce Id	5001Y00001FF1oyQAD
First Name	Tom
Last Name	Wulf
Email	tom92807@gmail.com
Phone	303-905-1200
Street Address 1	1572 Osceola St
City	Denver
State	Colorado
ZIP	80204
Subject	Proposed Condo Development @ 17th & Meade
Tell us your thoughts...	I'm seeing a lot of opposition by SLNA to the project but just wanted to say not everyone is against the project. I live 1 block away and think it will be a great addition the neighborhood. We need more single level developments and this is a great location for such a project. Thanks for supporting this endeavor.
Assigned Department	City Council - District 3
Assigned Agency	City Council
Case Origin	City Council District 3
Case Owner	00Gi0000004pVhQ
RecordTypeId	012i0000001ETZA
Anonymous	TRUE
Type	Inquiry
Status	New
Last Update	2019-06-13 08:21:56
Start Time	2019-06-13 08:16:37
Finish Time	2019-06-13 08:21:56
IP	67.166.35.105

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Qualteri, Jennifer <jennifer.qualteri@gmail.com>
Sent: Tuesday, June 18, 2019 2:34 PM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal; Rezoning - CPD
Subject: [EXTERNAL] Area bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St: 2017I-00160

Dear Analiese,

Will this comment be read by city council, or do I have to email them separately?

I am writing to day in opposition of the 17th Av up-zone. Shocking and appalling are the only words I can use to describe the manipulation that this developer has done to our planning board, and Councilmen on many levels, as well as the damaging and hurtful ramification to our neighborhood and community after construction, and for future generations who are left with the social ramifications and monetary costs incurred.

1. The scale of this project poses great dangers to pedestrian traffic. Specifically the children going to and from Lake Middle School and Cheltenham Elementary. With a project of this size and nature there will be no efficient egress into the neighborhood without traveling Julian, and Irving, both passage ways to and from these schools. I am utterly shocked that our planning development has neglected to required a traffic study. It was my understanding that Zocolo would do that, but I have yet to see anything published or sent to the RNOs. What I am hearing from staff and residents is that they are being threatened that if their children are not thriving academically then their schools are going away. Unspeakable, our poorest will have to travel farther to get their children educated. This mentality has roots in discrimination, denial of training, and research as to why students not excelling. I think Zocolo is betting on school closures, and the dangers of this project being swept under the radar because he is banking on our students failure and the 2010 plan.
2. ***View*** is not a valid reason to grant a developer an up-zone. Yet Denver planning has done just that. Zocolo Development is to go 4 stories higher than the Lake house for the ***view***. Whether Mr. Zucker admits this to councilman Lopez or not, that is his business plan. He opening admits that he never would do a development that did not yield his company a profit.
3. I know your department does not figure social ramifications into your model, but City Council must; the bribe proposal that Mr. Zucker is offering with poor-door, and as-affordable housing(most places) is just that, a bribe, with no acknowledgement to social ramifications. Nothing input on the trauma that residents and their children incur by poor doors and having bad behaviors siloed, isolated, and alienated from what the rest of society deems as acceptable behavior. What Mr. Zucker offers here is more of the same, nothing innovative. Our City Council should be looking for developers that are willing to mainstream the rich and poor residents, not create a divide.
4. Zocolo has the zoning that the development needs to complete his project already..10 stories plus 10 stores=20 stories. Again the reason for Zocolo's 16 story luxury condominiums is market and profit driven. Compensating greed and also devising means to create a greater divide between the "haves" and the "have-nots", and compounding the problem of alienation, segregation, discrimination, and social injustice are going to be the outcomes of this awful development.
5. Mr. Zucker is indecisive. First his plan is to build using TIF financing then not? My guess is that it is another way of being un-transparent as to when Zocolo will apply for TIF financing. It is almost certain that Zocolo will apply for TIF financing and Mr. Zucker will do that without our ability to organize and without our input. Zocolo does not want to have to address inequitable housing, rather he is depending on the promise of "at least they have a roof over their head" will be good enough, creating what seems a quid-pro-quo for his proposal. What mediocrity and a shameful way for our city leaders to do business; you give me 16 stories and I will give you a project made of sticks.
6. I have been in a meeting with Mr. Zucker where he became so un-composing that he growled and showed his teeth like he was an alpha dog. This is the kind of personality we want building for our most venerable citizens? I think not,

absolutely disgraceful. Truth be told the affordable aspect of this up-zone is just a way to treat our City Council and community like dogs; sit and stay, and make Zocolo more money.

My recommendation is that Zocolo works with what they have; two 10 story building that will require a concrete structure. Reason being, Mr. Zucker was fully aware of the zoning when he purchased his property, and concrete is sustainable where sticks are not.

In conclusion I don't think that our city council and planning department should ignore that what Mr. Zucker boasts to is that **he will get** his up-zoning, and he should have been here during the 2010 plan's formulation, so he could have bettered what we all came up with; we were all wrong.(uncompromising in my view). Mr. Zucker's statement in this respect is not just a display of conceit, but very unilateral thinking of what is good for the very few, rather than what is good for the many. At least in building two 10-story buildings, there is a chance for sustainable affordable housing that won't crumble in the next 20 years like the proposed structure made out of "sticks" Zocolo's word not mine.

Jennifer Qualteri
3253 W. Conejos Pl.
Denver, CO 80204
303.888.7239

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Lara, Adriana - CC Senior City Council Aide
Sent: Wednesday, June 12, 2019 2:42 PM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: FW: [EXTERNAL] 17th & Newton

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Analiese,

Please add this to the record for the hearing.

Thank you,
Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Jesse Bank <jessebank1@gmail.com>
Sent: Wednesday, June 12, 2019 12:27 PM
To: District 1 Comments <DistrictOne@denvergov.org>; Flynn, Kevin J. - CC Member Denver City Cncl <Kevin.Flynn@denvergov.org>; Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>; Black, Kendra A. - CC Member Denver City Cncl <Kendra.Black@denvergov.org>; Susman, Mary Beth - CC Member Denver City Cncl <MaryBeth.Susman@denvergov.org>; Kashmann, Paul J. - CC Member Denver City Cncl <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC XA1405 President Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member Denver City Cncl <Christopher.Herndon@denvergov.org>; Brooks, Albus - CC XA1404 Member Denver City Council <Albus.Brooks@denvergov.org>; New, Wayne C. - CC Member Denver City Cncl <Wayne.New@denvergov.org>; Gilmore, Stacie M. - CC Member Denver City Cncl <Stacie.Gilmore@denvergov.org>; kneichatlarge@denvergov.org; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>
Subject: [EXTERNAL] 17th & Newton

Dear CM Espinoza and other Councilmembers –

I will be unable to attend next week's hearing on Zocalo's proposal at 17th and Newton, but wanted to register my strong support for the project.

This is a very well-considered project that converts an essentially useless surface parking lot into homes for hundreds of Denverites – something we desperately, desperately need. As an active member of YIMBY

Denver, I support considerate, community-driven density increases 1) in areas in which that density is appropriate, and 2) for projects that provide significant community benefit, as this one does through its considerable allocation of affordable units, etc.

Much has been made of the issue of neighborhood scale with respect to this project. While the scale in that immediate area is quite suburban in nature, there are also 8, 12, and 17-story buildings within a five block radius. So the idea that a 16-story structure, buried mid-block behind two/three story townhomes, will somehow destroy the neighborhood character is questionable at best. We need to figure out how to accommodate more people in the Denver metro as the in-migration is unlikely to abate anytime soon, and if preserving neighborhood character is continually used as a proxy to artificially preserve the status quo in a given neighborhood, we will quickly run out of places to build new housing. This only exacerbates traffic, pollution, and cost of living issues.

I'm not arguing that neighborhoods don't have character that is worth defending or preserving. There has to be a balance between growth and the preservation of what makes Denver special - to say nothing of the carrying capacity of infrastructure - but the assumption that the way a neighborhood exists today is the way it has always existed and is therefore sacrosanct inhibits the natural growth and evolution of a city, and ultimately negatively affects equity, diversity, and the kind of city we all seek to live in.

I urge you, as an engaged participant in this dynamic City – as well as a resident of an immediately adjacent neighborhood to this project – to approve the 17th and Newton project as proposed.

Thank you for your consideration –

--
Jesse Bank, M.Arch, MBA
p. 541.777.7071
e. jessebank1@gmail.com

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Jesse Bank <jessebank1@gmail.com>
Sent: Tuesday, June 18, 2019 8:31 PM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] Fwd: 17th & Newton

Hi Analiese -

Please ensure the below letter is entered into the public record for the 17th & Newton case.

Thanks!

Sent from my iPhone

Begin forwarded message:

> **From:** Jesse Bank <jessebank1@gmail.com>
> **Date:** June 12, 2019 at 12:26:59 PM MDT
> **To:** districtone@denvergov.org, kevin.flynn@denvergov.org, paul.lopez@denvergov.org, kendra.black@denvergov.org, marybeth.susman@denvergov.org, paul.kashmann@denvergov.org, jolon.clark@denvergov.org, christopher.herndon@denvergov.org, albus.brooks@denvergov.org, wayne.new@denvergov.org, stacie.gilmore@denvergov.org, kneichatlarge@denvergov.org, ortegaatlarge@denvergov.org
> **Subject: 17th & Newton**
>
> Dear CM Espinoza and other Councilmembers –
>
> I will be unable to attend next week's hearing on Zocalo's proposal at 17th and Newton, but wanted to register my strong support for the project.
>
> This is a very well-considered project that converts an essentially useless surface parking lot into homes for hundreds of Denverites – something we desperately, desperately need. As an active member of YIMBY Denver, I support considerate, community-driven density increases 1) in areas in which that density is appropriate, and 2) for projects that provide significant community benefit, as this one does through its considerable allocation of affordable units, etc.
>
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I urge you, as an engaged participant in this dynamic City – as well as a resident of an immediately adjacent neighborhood to this project – to approve the 17th and Newton project as proposed.

Thank you for your consideration –

--
Jesse Bank, M.Arch, MBA
p. 541.777.7071
e. jessebank1@gmail.com

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Lara, Adriana - CC Senior City Council Aide
Sent: Wednesday, June 19, 2019 12:44 PM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: FW: [EXTERNAL] Farewell and 17th and Newton up-zone application

FYI-

Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Qualteri, Jennifer <jennifer.qualteri@gmail.com>
Sent: Wednesday, June 19, 2019 10:22 AM
To: Lopez, Paul D. - CC Member Denver City Cncl <Paul.Lopez@denvergov.org>; Espinoza, Rafael G. - CC Member Denver City Cncl <Rafael.Espinoza@denvergov.org>
Subject: [EXTERNAL] Farewell and 17th and Newton up-zone application

Dear Councilman Lopez;

I am writing today to first of all thank you for your service to our community and good luck in your next years of service as the Clerk of Court, and second to ask you to withdraw your application for the 17th and Newton up-zone.

Let your successor figure this out, for as you know she is very aware socially, and I think she will be more assertive and creative working with the developer and holding forth standards that will promote betterment because we can do so much better for our residents. ...and Mr. Zucker should be making his own application because it makes our perception of our city leaders, real or imagined, of taking sides, and the ethical dilemma it poses etc.

I wrote an opposition email to planning to forward to council's packet for the Monday hearing, so you will see how worrisome the project is to our neighborhood. Also here is a better model https://kdvr.com/2019/06/18/denver-selects-development-partners-to-build-affordable-housing-on-east-colfax/. I think that the city should mostly go with developers who are or at least will act as a non-profit. Zocolo can do what he wants with his property, but it should not be at the detriment of our area, and at the expense what could have been, how much better we could have done this now, and the legacy the taxpayers could have left for one or two future generations if their structure were concrete and not pressed board covered in a bag.

In closing, if Denver is going to focus on affordable housing we need to move toward quality affordable housing where quality is approaching 100%, not something that will be structurally compromised just by the weather or other ordinary wear and tear that the sticks just won't be able to handle.

I have included Councilman Espinoza in on this email since he is our neighboring councilperson, and I would like for him to advocate for betterment as well, realize what this is doing to our community is wrong, and other thoughts he may want to consider before voting on Monday.

Thank you for your time and consideration.

Sincerely yours,
--
Jennifer Qualteri
3253 W Conejos Pl, Denver, CO 80204
303-888-7239

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Allen Cowgill <allencowgill@gmail.com>
Sent: Wednesday, June 19, 2019 12:47 PM
To: Espinoza, Rafael G. - CC Member Denver City Cncl
Cc: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] 17th and Newton

Councilman Espinoza and Ms. Hock-

I wanted to email you in favor of the new Development at 17th and Newton in Denver as I understand the project may be coming before council soon. I live in District 1 at 22nd and Newton, and would welcome more new neighbors to share this part of Denver that I call home.

I'm very excited that the proposed project has a component for 50% affordable housing, which seems to be an outstanding percentage for a new development in Denver. I would like my kids to grow up in a neighborhood that allows people of all socioeconomic backgrounds to live in. More density is the only way that this can be done. I'm also excited there is transit near this site, with buses going up and down both Colfax and 17th Ave, and light rail nearby. It is great to have affordable housing near downtown Denver to make great jobs in downtown available to everyone without forcing them to the suburbs for longer commutes that are harder for working families and cause more pollution from single occupancy vehicles.

Thank you so much for your consideration.

Regards,
Allen

Allen Cowgill
AllenCowgill@gmail.com
303.518.6810

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: John Riecke <toast2042@mac.com>
Sent: Wednesday, June 19, 2019 1:10 PM
To: Lopez, Paul D. - CC Member Denver City Cncl
Cc: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] In support of 17th & Newton rezoning

Hello,

I support the rezoning application at 17th & Newton, and I hope you will too. This development will bring more housing, more businesses, more people, more variety, and more opportunity to west Colfax. It will make Denver a better city.

Regards,

John Riecke
2650 W 13th Ave

"However beautiful the strategy, you should occasionally look at the results."

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Chris Crigler <Chris@capmanagement.com>
Sent: Wednesday, June 19, 2019 11:40 AM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] in Support of low income housing at 17th and Newtown

Hello,

As a licensed Community Manager by the State of Colorado I am writing to support the Development at 17th and Newtown because it has an unheard of 50% of affordable units, including many 3 bedroom units.

It was initially zoned for a hospital expansion, this is the right kind of density for the neighborhood.

Please consider supporting this project.

CAPMANAGEMENT

Chris Crigler, President
CAP Management
910 16th St Ste 1010
Denver CO 80202
Ph: 303-832-2971
Fax: 303-832-2972
Cell: 303-960-5548
Need Help? That's What We Do!

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Stacy Liles <stacyliles@gmail.com>
Sent: Wednesday, June 19, 2019 11:59 AM
To: District 1 Comments
Cc: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] 17th & Newton developement

Hey Rafael,

I'm a CD1 resident here in Denver. I just wanted to voice my support for this development in the Sloan's Lake area. We need more affordable housing in Denver and this plan will be a nice addition to the St Anthony's site. It provides for larger affordable units families and has close proximity to transit and the park. Please approve this development plan.

Stacy Liles
3890 Sheridan Blvd, Denver, CO 80212

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Wendy Vonhof <wendyvonhof@gmail.com>
Sent: Wednesday, June 19, 2019 3:00 PM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] Fwd: 17th and Newton Community Project

Hello,

I am forwarding this to you so that it is on the record.

Thank you,
Wendy Vonhof

---------- Forwarded message ---------
From: **Wendy Vonhof** <wendyvonhof@gmail.com>
Date: Wed, Jun 19, 2019 at 2:59 PM
Subject: 17th and Newton Community Project
To: Clark, Jolon M. - CC XA1405 President Denver City Council <jolon.clark@denvergov.org>

Hi Jolon,

I would like to express my support for the 17th and Newton Community Project, which will bring affordable housing to the Sloan's Lake neighborhood at a very good price. We need more affordable housing and cannot pass up this opportunity. Please don't let the NIMBYs defeat this project out of fears about parking and traffic. We cannot let great projects like this die just so that private citizens can continue to move and store their private vehicles on our public streets. it is time to build up (yay, density!) in more areas of the city to support affordable housing and transit and use our space wisely.

Thank you,
Wendy Vonhof, 80223

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Neill Kovash <neillkovash@me.com>
Sent: Wednesday, June 19, 2019 6:48 PM
To: District 1 Comments; Lopez, Paul D. - CC Member Denver City Cncl; kniechatlarge; Deborah Ortega - Councilwoman At Large
Cc: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: [EXTERNAL] 17th and Newton - Hell YES

I, being a homeowner very close to this project, am in FULL SUPPORT of the planed zoning change/building. The best way for Denver to grow is through mixed income density and this project does both of those things. The opposition to this development has to mainly be about the affordable units being included. There are plenty of buildings, both built and in progress, that are of similar size. (it also doesn't help that the developers mock-up of the development only has white boxes to represent the buildings…if they paid a little more for actual design drawings people might be a little more at ease)

The city is changing. We need density. These two facts will not change.

Neill Kovash
3800 W 26th Ave
617-512-1817

Hock, Analiese M. - CPD CE2159 City Planner Principal

From: Lara, Adriana - CC Senior City Council Aide
Sent: Thursday, June 20, 2019 9:53 AM
To: Hock, Analiese M. - CPD CE2159 City Planner Principal
Subject: FW: [EXTERNAL] 17th and Newton PUD

Please add to the record if you haven't already received this.

Thank you,
Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Fry, Logan M. - CC YA2957 Executive Assistant I
Sent: Thursday, June 20, 2019 9:23 AM
To: Lara, Adriana - CC Senior City Council Aide <Adriana.Lara@denvergov.org>
Subject: FW: [EXTERNAL] 17th and Newton PUD

Sincerely,
Logan Fry

Logan Fry | City Council
Office of Councilman Rafael Espinoza, District 1
Office: 720-337-7701 |
City and County Building, 1437 Bannock Street, Room 451
logan.fry@denvergov.org | Dial 3-1-1 for City Services

Follow us on Facebook and please sign up for our newsletter

From: DG <gonzales.805@gmail.com>
Sent: Thursday, June 20, 2019 8:12 AM

To: District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] 17th and Newton PUD

Councilman Espinoza,

I'm at homeowner at 3426 W 17th Ave, that's two and a half blocks from the 17th and Newton redevelopment site, and I'm emailing you to express my support for the project.

I've lived in Denver 11 years now and recently bought my home by Sloans because it's a neighborhood with a bright changing future, it's conveniently adjacent to downtown, and rich in transit – Precisely because of these factors we should be encouraging and supporting projects like 17th and Newton in areas like this.

The proposed PUD is highly responsive to the surrounding neighborhood context and represents a vast improvement over the old PUD which is antiquated in its urban design. The proposed massing has the building step down to townhome height along the most visible elevations along 17th and Newton, with the tower portion set back far from the street and park.

Lastly I love that zero existing homes are being demolished or residents displaced. Even better the proposed project contains tons of affordable housing including some owned affordable units. The only thing we're losing is a vast wasteland of lakefront asphalt, I won't miss that eyesore of a parking lot when it's gone.

I'd urge your support for this project as it keeps Sloan's future bright and we should be encouraging projects like this in such a transit-rich area.

Daniel Gonzales, AIA, LEED AP
(yes I'm an architect, but I'm not affiliated with the project)

April 16, 2019

Denver Planning Board,

Thank you for your consideration of the thoughts and opinions of those most affected when considering whether to grant map amendments. The West Colfax Association of Neighbors (WeCAN) prides itself in being an inclusive registered neighborhood organization, representing all of the almost 10,000 residents of the West Colfax neighborhood. We have deployed a system of online voting to provide an opportunity for those unable to attend meetings to voice their opinions. Our Bylaws require a three-week voting process, one week of advanced notice of voting, followed by two weeks of open online voting. We were not informed that the proposed item 2017I-00160 was on the agenda for Planning Board for April 17th until March 29th. Therefore, we had insufficient time to provide an official response to be included in the staff packet for consideration. We respectfully ask that Planning Board delay a vote on this very important matter until May when the results of our final vote will be known. `WeCAN does not often officially weigh in on rezoning matters, so our intent to do so should be interpreted as our belief that this is a very important matter.

Thank you,
West Colfax Association of Neighbors (WeCAN) Board of Directors

SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION

April 15, 2019

Denver Planning Board
C/o Sara White
Community Planning and Development
City and County of Denver
sara.white@denvergov.org

Re: Application #20171-00160

Members of the Denver Planning Board,

Members of Sloan's Lake Neighborhood Association have held meetings with the developer, David Zucker, since 2017 to create a development sensitive to context of the West Colfax and Sloan's Lake neighborhoods and the needs of its residents. In doing so, it was the goal of SLNA to work for development which would not exacerbate overcrowding in Sloan's Lake Park, increase already terrible traffic in and around the neighborhoods, and lead to further gentrification and displacement of existing vulnerable residents in adjacent neighborhoods including but not limited to Sloan's Lake and West Colfax.

The development proposed by Zocalo Development will have all of these undesirable effects.. The Resolution attached, passed on February 22, 2018 by a vote of 14 in favor and none opposed and reconfirmed on April 11, 2018 along with this letter by a vote of 22 in favor and none opposed represents the position of the Sloan's Lake Neighborhood Association in regard to the impacts of the known or possible features of the Zocalo development. In general, the proposed development is simply much too large and tall for the character of the neighborhood and the location for which it is being planned.

The affordable rental housing element of this proposal is the twist upon which the otherwise unacceptable scale, height and density of this development is being deemed by some to be acceptable. However, the overall effect of luxury for-sale high rise development on gentrification and displacement clearly will result in an even greater loss of affordability in the neighborhoods surrounding it. In addition, this particular affordable housing does not allow for home ownership but segregates the less affluent from their more prosperous neighbors in the same development. Depending completely on the public Sloan's Lake Park for open space, the development makes no allowance for on-site air, sunlight and outdoor space for the hundreds of patients and employees in the medical complex, let alone the many more hundreds of new residents. Furthermore, the detrimental effects of this offensively massive development on the quality of life of those who already live in its shadows and the wake of its traffic and crowding impacts, should not be underestimated or ignored.

Moreover, the Zocalo rezoning proposal being applied for by Councilman Paul Lopez is not supported by the West Colfax Plan. Claims made by Brownstein Hyatt Farber Schreck attorney, Caitlin S. Quander, Esq. do not comport with either the intent or the language of the West Colfax Plan.

For example, in justifying their 16 story tower, Mr. Quander states, “The vision is to create a neighborhood focal point at 17th Avenue and Newton, as called for in the West Colfax Plan.”

SLNA Response: In actuality, the dot on a map in the West Colfax Plan was intended to identify 17th and Newton as the key location from which to view Sloan's Lake and Sloan's Lake Park. This location has been falsely appropriated by the developer and Mr. Quander to justify a 16 story building as a focal point.

Mr. Quander cites the Plan in saying, “The West Colfax Plan Vision Statement is for “a safe and attractive mixed-use commercial and residential corridor that complements and sustains the adjacent residential neighborhoods.

SLNA Response: The West Colfax Plan identifies the Property as “Urban Neighborhood” in its Future Land Use Concept. Urban Neighborhood features feature buildings 1-4 stories with 25%-75% lot coverage. The Zocalo proposal is four times as tall as the maximum height and has 100% lot coverage.

Urban Neighborhoods may take advantage of a significant infill opportunity on a larger than average development site. Urban neighborhoods are dense and private, offering a place for urban dwellers to find refuge close to downtown, main streets, town centers and transit stations. Buildings are often setback from the sidewalk to provide a semi-private green edge or patio space. Back yards or courtyards provide private open space in Urban Neighborhoods. Design features such as upper story setbacks, balconies and subordinate building volumes help minimize the perceived mass of larger than average residential structures.

SLNA Response: The Zocalo proposal is a larger than usual development site, but nothing about this development provides “refuge” from downtown, main streets or town centers because it is all of those. Buildings are not set back, there are no back yards, courtyards or open space and it cannot minimize the perceived mass of a larger than average residential structures because it is actually made up of several much larger than average of them.

Mr. Quander goes on to seemingly justify the scale and density of this development by citing the fact that it is “just east of a Town Center designation at the redevelopment of St. Anthony Hospital.”

SLNA Response: The designation and features of an Urban Neighborhood cannot be changed by a town center being located a few blocks away. That there is a major Town Center so close is actually an argument that the proposed site should not also be built out to what is tantamount to an already existing Town Center.

Mr Quander's narrative claims that the Zocalo project meets several of the West Colfax Plans goals are erroneous including:

Goal 1: encouraging “compact, mixed-use development” “with an urban mix of retail shops, services, employment and civic uses”

SLNA Response: The West Colfax Plan does not promote this goal in Urban Neighborhoods, only in Town Centers and Main Street Districts and not even much in Urban Neighborhood Station Districts

Goal 2: focusing “intense growth to target areas”

SLNA Response: The West Colfax Plans specifically targets intense growth for Main Street corridors, neighborhood centers such as transit station areas and town centers not Urban Neighborhoods.

Goal 5: respecting neighborhood character

SLNA Response: The development is out of character and context in comparison with the rest of the neighborhood. The highest density anticipated in the entire West Colfax area is in the Zocalo project and is more than 110 units per acre compared to density of 10 to 20 units per acre in the surrounding neighborhoods.

Goal 6: "maximizing development of urban land through infill on vacant parcels, redevelopment of underutilized parcels or dilapidated properties"

The West Colfax Plan calls for infill, not "overfill".

Goal 7: enhancing parks

SLNA Response: The developer has specifically disregarded the need for any open space within the development saying that Sloan's Lake Park will meet all the needs of the development. Citing Sloan's Lake Park as the second largest in Denver, up to 1000 individuals will be resident daily (including more than 200 patients and staff at the Sloan's Lake Medical Center) able to make use of the Park. However, more important is the fact that only 110 Acres is actually "Land Area" and 174 Acres is water. In addition, the West Colfax Plan specifically identifies the lack of park space as cited in the Denver Parks "Game Plan". "The West Colfax and Villa Park Neighborhoods were identified by the Game Plan as "neighborhoods of greatest need"based on performance indicators for the amount of parkland per person relative to projected growth (the ideal target is to provide 10 acres of parkland per 1000 residents – West Colfax and Villa Park neighborhoods provide between 2.6 and 5 acres of parkland per 1000 people, and the neighborhoods fall below 50% of the benchmark for soccer, football, and multi-use fields).

Goal 8: increasing "the opportunities for informal and formal public gathering in the community"

SLNA Response: Although the developer is promising indoor space for the community, with no publicly accessible open space and only a tiny plaza on the corner of 17th and Newton, outdoor community gatherings, if any,even for those who work or live in the development will be inconsequential.

In summary, the scale and height of the buildings in this development are incongruous with the West Colfax and Sloan's Lake neighborhoods for which it is being proposed. Its clever promise of having a positive effect on gentrification and displacement is shallow and may be of little consequence in providing an overall benefit to the displacement it is likely to cause and the resulting disruption to the quality of life in the neighborhood in which it would be located.

Respectfully yours,

Jane Parker-Ambrose
President, Sloan's Lake Neighborhood Association

Attached: RESOLUTION OF THE SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION ON THE ZOCALO 17TH AND NEWTON REZONING TERM SHEET

RESOLUTION OF THE SLOAN'S LAKE NEIGHBORHOOD ASSOCIATION ON THE ZOCALO 17TH AND NEWTON REZONING TERM SHEET

The Sloan's Lake Neighborhood Association has been meeting and working for the past one and one half years with Zocalo Community Development to create a plan responsive to the community needs and desires, the residential character of the Sloan's Lake neighborhood and the marketplace and to maximize the benefits to one of the City's greatest assets, Sloan's Lake Park. It is the position of the membership of SLNA RNO that:

WHEREAS, the proposed development site includes the Sloan's Lake Medical Center which is a long time, neighborhood compatible, health care facility that currently houses a long-term care facility, an acute care center and a rehabilitation center; and

WHEREAS, the current PUD Zoning of this site was developed and approved by City Council in 1978 and anticipated the expansion of medical and health care uses; and

WHEREAS, although there have been many changes in the neighborhood surrounding the site and the use of the site has changed from hospital to other health and wellness uses, with the exit of St. Anthony Central Hospital, the need for health and wellness-related uses has actually increased rather than become outdated, and

WHEREAS, the existing PUD incorporates two blocks plus one half block to the south~~;~~ covering three parcels:

- The first block, which now has 145,400 square feet of development (the existing medical building), allows for an additional 86,600 square feet of development for a total of 232,000 square feet;
- A second (undeveloped) block (the parking lot) allows for 283,600 square feet of development net of parking;
- A third one half block parcel to the south that allows for 160,000 square feet for a parking structure; and

WHEREAS, from the first block, in the planned new PUD, Zocalo transfers the 86,600 square feet of development to the second undeveloped block, thus adding it to the allowable 283,600 square feet of development and resulting in 370,000 square feet of development on the second block plus an undisclosed amount of parking; and

WHEREAS, the proposed new PUD excludes the third one half block to the south currently included in the existing PUD, but nonetheless relocates the 160,000 square feet of parking onto the first block upon which there is now 145,400 square feet of development which will result in total development of 305,400 square feet of structures on that one block; and

WHEREAS, the total amount of development allowed for under the existing PUD is 515,000 square feet net of parking; and

WHEREAS, the total amount of development on both blocks under the planned new PUD will result in 675,000 square feet of development, more than 160,000 square feet in excess of what is allowed under the current PUD, and

WHEREAS, the amount of traffic generated by the 180 unit condominium, 170 unit affordable housing development and the existing health care facility while exiting and entering from one intersection at Meade Street and 17th Avenue will be far in excess of what the intersection and 17th Avenue can accommodate and will cause unacceptable congestion; and

WHEREAS, the siting, size and scale of the proposed affordable housing, the discernible lack of on-site and on-street parking and the location and access to its parking structure to the east to be shared with the existing health care facility is certain to cause significant parking issues in the adjacent residential neighborhoods; and

WHEREAS, the planned new PUD calls for massive density and height, it is not part of a Transit Oriented Development, is more than a half mile from the closest light rail station and is, therefore, inconsistent with Denver's stated goal of promoting such density as part of transit oriented development; and

WHEREAS,, the planned PUD would allow for buildings up to 16 stories which is six stories taller than what is allowed under the current PUD, is in the middle of a single family residential neighborhood and is significantly out of context with the character of the surrounding neighborhoods; and

WHEREAS, Zocalo has failed to take advantage of the proximity to Sloan's Lake Park by providing adequate open space at the edges of its development to make a visual and functional connection; and

WHEREAS, the planned PUD fails to incorporate any significant open space, either publicly or privately accessible for the hundreds of residents, visitors and patients in the health care facility; and

WHEREAS, the planned PUD would change equally marketable and needed health care related uses to exclusively residential uses, fails to address the needs of the community yet meets the needs of Zocalo by providing its own company office space; and

WHEREAS, Zocalo has stated that the Sloan's Lake Park will provide adequate open space for the residents and visitors to their massive development without any offer of replacement of per capita public open space being taken from existing residents; and

WHEREAS, the West Colfax and South Sloan's Lake areas have experienced rapid gentrification and displacement resulting from people moving into the neighborhood with higher income than those of lower-income, long-term residents, and

WHEREAS, because the proposed affordable rental housing is “separate and unequal” to the luxury market rate condominiums and segregates residents by access, parking, income and class, the plan is contrary to currently accepted best practices to integrate such housing and is discriminatory in nature, and

WHEREAS, the proposed PUD will stimulate even more higher priced exclusive housing further gentrifying the area and displacing more and more lower income residents; and

WHEREAS, although under the planned new PUD, the developer is being allowed a more than 30% increase in development rights than what is allowed on the site under the current PUD, is being allowed to build 10 stories taller than the existing buildings, is asking the City of Denver for direct and large tax

increment subsidies in order to include affordable rental units segregated from its high rise condominium; and

WHEREAS, tax increment financed development was legislatively intended for renewal of blighted urban areas where property tax funded city services, such as transportation, fire, police and schools would not be adversely impacted; and

WHEREAS, the use of Tax Increment Financing, will forfeit property taxes from this Zocalo development for such city services for a period of 25 years placing additional tax burdens for these city services on all other Denver residents; and

WHEREAS, Zocalo is providing no affordable housing units for purchase, and has made no study to determine the effect of such a massive luxury condominium project on gentrification, displacement and overall housing affordability in the existing neighborhood; and has made no effort to determine if the affordable housing being provided will offset the effects of displacement of long-time residents;

NOW THEREFORE, does the Sloan's Lake Neighborhood Association oppose Zocalo's current terms for a new PUD under its January 2018 17th and Newton Rezoning Term Sheet but also does state its intention to work with Zocalo in good faith to develop a PUD responsive to neighborhood concerns, needs and desires.

Approved as amended by the membership of SLNA, February 22, 2018.

4/8/2019

To whom it may concern,

My name is Schuyler Cayton. I am the property owner at 1591 Meade St. Denver Colorado. I am writing in regards to the current Zoning Change application and proposed development at 17th and Newton. It's my hope that my comments will be considered by those in position to protect the integrity of my neighborhood from development that is ill conceived.

Initially, I read and re-read the proposed zoning change and development from the perspective of a neighbor who will be directly affected. I've also considered this proposal from the perspective of a Denver resident who's witnessed the dramatic changes throughout this city over the passed decade. It is from both of these perspectives that I respectfully offer my thoughts. And my objection.

My objection is founded on questioning several assumptions of the proposed development. It's my hope that the zoning board and others will also consider questions in the context of the 'JUSTIFYING CIRCUMSTANCES' condition of the Zoning change request.

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

I have lived next to the hospital surface parking lot for 9 years and I have imagined that one day the space might change to better serve a community need / public interest. However – I could have never imagined a proposal of such size and scale on the approximately 2+ acre parking lot. (This is a reality I believe is obscured by the rezoning request citing 6.3 acres. The vast majority of the new development would occur on this surface parking lot. Less than 3 acres in size.)

The proposed development includes new buildings of **16 stories, 10 stories, 6 stories, 5 stories, and 3 stories. 300 + Units. Market rate High Rise condos, affordable rental townhomes. Commercial retail space. Office space. And an 8 story parking garage**. --- to be shared by the residents, visitors and also accommodate the 200+ cars that currently park on the existing Medical office facility parking lot?? All of this, on a 2+ acre surface parking lot??

Basic questions --- **Does this scale 'recognize the changed character of the neighborhood?' Does this size and scale recognize the neighborhood at all?** From my perspective as a 9 year resident of the community the answer is NO.

This neighborhood has fortunately and (amazingly) retained its neighborhood feel in spite of the changes occurring around it. Despite the many references within the proposal to other areas of the city --- including the St Anthony's redevelopment, Colfax Avenue, and high rises in other city parks -- this area is not in any of those places. It is not sitting on a major four lane city throughway. It is not surrounded

by an area being re-imagined like the St. Anthony's site. It is not in another city park. The parking lot on 17th and Newton is surrounded by tight 2 lane residential roads and single family homes. This is a reality the proposal doesn't recognize.

The proposal implies the neighborhood needs a Focal point and the services that go with one. Does it? What about the Lake and the Park itself? What about the area around the new Lakehouse at Raleigh and 17th? What about the services that exist and will exist along Colfax Avenue?

The proposal seems to imply that there is no need for open space on a development of this size, because of the park across the street. Is this accurate?

The proposal attempts to address the need for affordable housing. Does building lower end town homes in the shadow of a High End High Rise adequately address these needs -- in a responsible / community building way?

The proposal makes repeated references to the ability to move the height of the project to the center of the property. This seems to miss the larger questions about this project. Is it just about how to best accommodate more height? Or is it about whether the surrounding community can support and benefit from a development of the proposed scale....

In the end, as a neighbor seeking to understand the proposed development, 3 basic assumptions of the request appear significantly flawed.

1. The development aligns itself with what the neighborhood changes merit. *From my perspective, the proposal does not truly recognize the neighborhood.*
2. The size and scale of the development are in the best interest of the community and are consistent with the neighborhood. *This is simply not accurate.*
3. The development offers a little bit of everything and satisfies numerous community and neighborhood needs. *Is a 2+ acre surface parking lot surrounded by single family homes the place to achieve this? And if so, at what cost?*

Like others that have experienced the dramatic change in Denver over the past 10 years, I can recognize inappropriate development when I see it. What is being proposed on the corner of Newton and 17th, in scale and scope, is as inappropriate as a proposal to build single family homes along the 16th street mall. It is so clearly out of place.

Thank you for giving my perspective consideration. And thank you for thoughtfully considering the questions that I (and many other neighbors) are asking about this proposed zoning change and development.

Respectfully,

Schuyler Cayton 1591 Meade St Denver, CO 80204

From: Rezoning - CPD
To: White, Sara E. - CPD City Planner Senior
Subject: FW: Rezoning Comment
Date: Monday, April 08, 2019 1:47:13 PM
Attachments: WeCan screen shot.png
Importance: High

From: Laurel McFerrin <lmcferrin@kmgcap.com>
Sent: Saturday, April 6, 2019 8:58 AM
To: Rezoning - CPD <Rezoning@denvergov.org>
Subject: [EXTERNAL] Rezoning Comment
Importance: High

My husband and I recently moved to 1606 Lowell Blvd in Denver; leaving the city (Platform Apartments at Union Station) to get away from the mobility and parking problems due to the increased congestion that is too much for the current infrastructure. Despite being away from the city, there are still parking issues in our neighborhood, particularly on weekends and during Bronco games. This rezoning request (see attached) will not only negatively impact the topography of this area, blocking the lake and mountain views of multiple homes, but more important, the streets and parking in this area will become impassible and impossible. The proposed height of this new structure will look ridiculous and incompatible with the rest of the area. The Lakehouse complex a few blocks away is already enough of an eyesore – it is entirely too large in every way. It looks completely out of place with the rest of the homes surrounding Sloan's Lake.

This area is primarily residential and should remain that way. The few scattered businesses and multiple residential developments that have adhered to the current height restrictions are appropriate but anything taller significantly decreases the values of the adjacent homes and deteriorates the appearance and function of the neighborhood. We are in favor of growth, but when the infrastructure is not adequate enough to handle it and when the neighborhood is negatively impacted and devalued, it is clearly not in the best interest of anyone involved.

I hope you take these comments under consideration when making your decision about this rezoning request.
Thank you,

Laurel McFerrin, M.P.Acy
1606 Lowell Blvd
Denver, CO 80204
720.420.1616 office ¦ 303.358.1426 cell

From:	Michelle Michael
To:	joel.noble@denvergov.org
Cc:	Planningboard - CPD; White, Sara E. - CPD City Planner Senior; Lopez, Paul D. - CC Member Denver City Cncl; heidi.aggeler@denvergov.org; jim.bershof@denvergov.org; erin.clark@denvergov.org; ignacio.correa-ortiz@denvergov.org; don.elliot@denvergov.org; renee.martinez-stone@denvergov.org; frank.schultz@denvergov.org; susan.stanton@denvergov.org; andrew.abrams@denvergov.org; simon.tafoya@denvergov.org; rafeal.espinoza@denvergov.org; Flynn, Kevin J. - CC Member Denver City Cncl; Black, Kendra A. - CC Member Denver City Cncl; Susman, Mary Beth - CC Member Denver City Cncl; Kashmann, Paul J. - CC Member Denver City Cncl; Clark, Jolon M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member Denver City Cncl; Brooks, Albus - CC XA1404 Member Denver City Council; New, Wayne C. - CC Member Denver City Cncl; Gilmore, Stacie M. - CC Member Denver City Cncl; kniechatlarge; Deborah Ortega - Councilwoman At Large; phil@wecandenver.org; michael@wecandenver.org; megan@wecandenver.org; leah@wecandenver.org; jude@wecandenver.org; jessica@wecandenver.org; cole@wecandenver.org; treasurer@wecandenver.org; jpa@earthnet.net
Subject:	[EXTERNAL] Rezoning of 17th & Meade Street
Date:	Monday, April 01, 2019 8:45:00 PM

Hi Joel,

I am a resident on Meade Street between Colfax and Conejos Street (in a home that is not intended to be torn down or have a sky scraper built next to it) and am writing to you today to express my concern over the development and distasteful rezoning that is being proposed by Councilman Lopez on 17th and Meade. I am sorry in advance for the lengthy email, but I want to make sure my concerns along with my neighbors concerns are brought to light.

Tax Increment Financing ("TIF") – Please tell me how this was the intended purpose of the law and how you personally think it is justifiable and good for the community. Is the corner of Sloan Lake really a "blighted area"? TIF is a financing mechanism to offset the reduced level of federal funding which allows cities to work with the private sector to booster economic growth. Please tell me how this Zocalo development will provide long term jobs in the area? It is million dollar condominiums, the property tax of which will go towards funding the low income housing, and there will be maybe one space for retail? The development will in turn drive up property value (a good thing for me), but it will ultimately displace low income residents currently in the neighborhood. The city and my community will not see any increase in tax revenue until the TIF bonds are paid off. The long term jobs created would be property management as there is slim to no retail space. Who will supplement the funding the police department, fire department and schools need due to the massive increase in population? Me? Will this not set a precedent that developers can use taxpayer dollars to fund their private projects in a way the bill was not intended to do? Bolstering population, but taking zero responsibility for the negative impacts to the community. Putting money into the developers pockets, and not holding them accountable for dealing with the mess they create. Is District 3 at its property tax revenue limit (based on the nationally recognized teacher strike at the Denver Public Schools this year, something tells me sufficiently funding schools in Denver is a very relevant issue)? If the District is not at its property tax revenue limit, all actual taxpayers in the community will end up paying for this, assuming the development would have otherwise occurred. What do you think the reality of a developer wanting to develop lake side property in the middle of a city is? I believe the development of this land is inevitable.

To me, a taxpayer and hardworking citizen who cares about their home and the community, something seems off here. A developer taking public money to subsidize a residential project which is not how TIF is intended to be used. The developer will take the tax money from the million dollar

condo units (being built in a thriving neighborhood) that should go towards funding schools, police, etc. and instead fund the low income housing that will ultimately displace a large number in the community. All of this simply being a ploy to allow for the unfavorable rezoning. This doesn't sound right. Was this the intended purpose of C.R.S. § 31-25-107? Will this not set a precedent that TIF can now be used for residential developments versus it's intended use to bolster business and stimulate the economy of "blighted" areas?

I purchased my home last March in what I know is a redeveloping area, and I welcome development. Meade Street specifically has homes on it which may be old but are by no means tear down homes. I have every intention of owning this home forever, having a family in it, ideally sending my kids to public school someday. Hopefully living the life I intended to in this home. The zoning on the street was definitely factored in when I purchased my home a short year ago. My street is zoned to single family homes and duplexes. A residential neighborhood in the city. Something that adds to Denver's charm, and something every prospering city has. The homes in my neighborhood are well built, and I repeat, are not tear downs. It would be a shame for this neighborhood, one of the few left in the area, to be turned into another ugly slot home travesty, removing a part of the character this beautiful City had to offer when I first moved here. When my parents come to visit they even comment on what a shame it is that the City has allowed the developers to build for profit without considering the effects on the City, its character, and the people who actually live in it. For some background, my parents are engineers and my family's livelihood was based on development. I am pro-development. I just want it done right.

When I first heard the parking lots to the Hospital were going to be developed I was excited. I knew rezoning would occur, but I also knew the building was zoned to be 10 stories. At that point I still had faith that the City would only do what was good for the community. I am now skeptical as it is blatantly clear, a sky scraper, something that is 6 stories higher than the largest building in the district, (Lakehouse Residences - which is astronomically higher than the rest of the buildings in the area but at least it is built in an area with retail, larger roads built to equip the complex, and not smack in the middle of a quiet neighborhood street), does not belong on a residential street. I was okay with 10 stories, which is extremely tall and able to house an appropriate amount of people. 16 Stories - my stomach dropped when I heard this.

Further, parking. It is unreal to me that the City of Denver has taken the stance it has on parking. Despite the City wanting people to use mass transportation, Denver is a booming City due to its proximity to the mountains. I use public transportation to get to work. (Denver's cost of public transportation rivals that of New York and Los Angeles. Talk about being unfriendly to low income residents in a mid-size city.) Fortunately, I have a garage and driveway and am guaranteed a parking spot. I did my homework when house hunting and considered the fact that I need a place to park. The same percentage of the population that currently owns cars in Denver, will continue to own cars, despite the hap hazard push the City is making. I fear the future residents of the Zocalo development may do the same thing as the City of Denver and not do their homework. I, as will the other residents on my street whom do not all have driveways and garages, will be the ones penalized by this.

What vetting process has been done to ensure the proposed development will have parking

adequate to house all of the cars for both the hospital workers and the low income housing? P.S. The answer is that there is not sufficient parking in the proposal. The current proposal has the low income complex sharing a garage, which cannot accommodate all of the tenants as is, with the hospital. Hospitals are 24/7 facilities. The hospital will be staffed and have cars to be parked 24/7. What about the low income housing tenants? They may have low income but they also have cars. Public transportation in Denver is too expensive not to. They will continue to have cars. This is not an issue that will just cease to exist. Denver has a parking problem and it is this type of irresponsible development that makes it worse. I consistently have a car that is not mine in front of my house. When I put my trash out, I have to put it in my driveway as I cannot put it on the curb due to the parking issue that already exists. Adequate parking is a parking spot for each bed. I know that is too much to ask (it really isn't though), but currently there isn't a parking spot per unit which is unacceptable.

There is an empty parking lot on a prime piece of land. If this developer will not do it right, another will. I am only asking the City to do what is right. The residents on Meade Street are wholeheartedly opposed to this development being built in the fashion it is currently proposed. Something acceptable would be a 10 story building – MAX, with adequate parking. When referencing adequate parking, that does not mean what the city requires, as that is a different story and should be something the City of Denver is ashamed they have allowed to go as far as it has. People will continue to own cars. The growth this City has seen is due to the proximity to the mountains. People drive to the mountains. Retail space would be a dream and would actually provide jobs.

Please consider the negative affects before making rash decisions. To address the issues above, please feel free to either call me at 361-288-0853 or email me at mlmichael13@gmail.com. I look forward to hearing from you and hopefully finding the resolution that will best suite the community.

Thanks,

Michelle Michael
361-288-0853

From: B MACLAREN
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Rezoning of property at Newton and 17th
Date: Saturday, April 13, 2019 12:00:08 PM

April 13, 2019

Dear Sara,

My name is Bonnie Maclaren and my husband and I live at 1526 Meade Street, Denver. I am writing to you today to let you know of our concerns about the proposed rezoning at 17th and Newton.

As a long time homeowner in the Sloans Lake and West Colfax neighborhood I have seen many neighborhood changes, mostly good. This proposed development however has raised many questions and concerns for my husband and myself as well as the majority of our neighbors.

We received our first official notice in the form of a rezoning notice flyer two weeks ago. For the majority of the residents living North of Colfax on Meade, Newton and Lowell streets (those that this development directly affects) this was the first time we had heard of this. We have since found out there were some neighborhood meetings with the developer but the concerns of the residents went unheard.

The main concerns are with the density in an already overcrowded neighborhood. Driving along Colfax or 17th street in morning or afternoon rush hour is already bumper to bumper. Our residential streets are tight two lane streets. With 500 plus new residents looking for parking in our neighborhood streets will become impassable and no one will be able to park anywhere near their homes.

From what I understand traffic and parking issues don't seem to carry much weight with you all when considering these developments and I am truly shocked to learn this. In my opinion, managed traffic and parking are vital to a well- running city and keeping neighborhoods safe, drivable and livable. This neighborhood already is highly congested and dense and the many buildings that are underway at St Anthonys and along Colfax are not even finished yet.

We are not anti affordable housing nor anti development. In fact we would be happy to see the whole proposed development site used as affordable housing, just built to scale with the original PUD.

This proposed development threatens our community instead of supporting it by bringing 500 plus more residents to an area that DOES NOT have the infrastructure to support it.

Thank you for taking the time to consider these issues before moving forward with this rezoning.

Bonnie Maclaren and Chris Becker

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Sara.White@DenverGov.org

Dear Ms. White,

I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

Unfortunately, the current zoning of this area does not allow for development that would enhance the neighborhood in a meaningful way. In recent years, our neighborhood has undergone significant change. Rising rents, loss of homes for demolition, and little increase in income have led to a significant reduction in housing options, especially affordable housing. As a result, many families are facing displacement.

Our proximity to Denver's Central Business District, I-25, several transit options—including the light rail and bus routes along Colfax—and several schools are attractive characteristics making West Colfax an ideal place to live. Yet, it isn't affordable for many people who would benefit most from these qualities.

It is critically important that we take advantage of an opportunity to add multiple housing options to the neighborhood, especially affordable options. Rezoning the 17th & Newton area will allow for a project that benefits the neighborhood – one that allows families to stay in the area, adds much needed retail to enhance the walkability of the neighborhood, and creates an opportunity to serve the community.

The proposed project at 17th & Newton does just that. It adds a significant amount of affordable units, both for-rent and for-sale, so residents can stay in the neighborhood. The project is located near transit stops making it easier for people without cars to get around the city. It is also located adjacent to one of the best parks in Denver. If approved, residents of the new development will be able to access walking paths, playgrounds, and picnic spots.

These reasons are sound for changing the zoning of the project. Additionally, there are similar buildings a few blocks from the site, so they fit into the broader context of the neighborhood

I ask that you support the rezoning of this site so that we can bring affordability back to the neighborhood while also providing existing neighbors with benefits.

Sincerely,

Ben T. Steeler
1684 UTICA ST.
DENVER, CO 80204

From:	Plakald
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Support letter for rezoning at 17th & Newton
Date:	Sunday, April 14, 2019 8:59:26 PM

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver

Dear Ms. White:

My name is Laura E, Aldrete, I live at 4703 W. Moncrieff Pl. Denver, 80212. I write in support of the application to rezone the area at 17th & Newton.

Almost 750 single family homes in the Sloan's Lake / West Colfax area have been lost in recent years and rents have increased about 75% since 2010. Incomes for this area have not increased at the same rate. Thus, there are very few affordable housing options for families. I am concerned about families struggling to make ends meet and families being displaced.

The proposed 17th & Newton Community Project, which would be allowed after a rezoning approval, will create affordable housing in a much needed area of Denver. It is important that when affordable housing is created there are family friendly options. This project includes about 160 affordable units, many with two or three bedrooms. Additionally, I appreciate there are for-rent and for-sale affordable options. A project like this helps improve our community by ensuring there is a place for everyone.

Moreover, I appreciate the outreach that has been done to neighbors and concerns around traffic were addressed. This project benefits many people. The mixed use vision of the proposed project is aligns with the vision of Denver and I welcome the new retail space as well.

I encourage you to support rezoning this area and take advantage of the opportunity to provide a significant amount of affordable housing and a variety of businesses to our neighborhood.

Sincerely,

Laura E. Aldrete

From: Lara, Adriana - CC Senior City Council Aide
To: White, Sara E. - CPD City Planner Senior
Subject: FW: Please DO NOT approve - proposed development Application # 20171-00160 // 17TH + MEADE ST
Date: Friday, April 12, 2019 3:56:05 PM

FYI-

Adriana Lara
Senior Aide to City Councilman Paul López
1437 Bannock Street, Room 494
Denver, CO 80202
adriana.lara@denvergov.org
Phone: (720) 337-3333
Fax: (720) 337-3337

From: Craig Becker <craig.becker@hainc.com>
Sent: Friday, April 12, 2019 3:24 PM
Subject: [EXTERNAL] Please DO NOT approve - proposed development Application # 20171-00160 // 17TH + MEADE ST

Hello,

I am writing you to voice my concern about the rezoning and proposed development at 17th and Meade St in Denver. I am deeply opposed to this development. I have been a resident of Denver for 17 years and a lived on Meade St between 15th and 17th for over 7 years. I looked for many years before deciding to buy in the Sloans Lake / West Colfax area. I chose this location because of its proximity to Sloans Lake Park, which offers one of the few good public green spaces that I can take my family and dog. I also chose this place because of the sense of community, space, single family homes, low traffic, and quietness associated with the neighborhood. I have lived all over the greater Denver area prior to this.

My concern about this development is that it is not well thought out or planned. Another major concern is that I live directly on the street that this is going to be built at and I just heard about this in March of 2019. Zocalo development claims to have been “working and talking” with the neighbors but I assure you they have not. I am part of a working group inside of WeCan (west Colfax association of neighbors) who have had limited response from Zocalo development. A letter was written voicing concerns about this neighborhood not currently zoned for this size of development, how it does not make sense to put 16 story high rise in the middle of a single family neighborhood. It would block views and sun for many. It would put potentially hundreds of windows and new neighbors looking directly down into the private back yards of the residents of this street, removing our privacy we have now, a big reason we moved to this nice neighborhood. It was many months

before Zocalo replied and he did not address any of our concerns but just beat around the bush with a bunch of fluff. The roads around this development are not designed to support the 800 new people that will end up living in this very small location that currently houses a parking lot. This means the already crowded 2 lane roads that are already covered with parked cars from the residents will see an enormous amount of new traffic every day. What little parking we have will be a battle to use every day. The parking lot Zacola is proposing is too small. People who buy luxury condos in the 800k – 1.5 million dollar range often have more than 1 car. Often many work from home or aren't gone all day at a 8-5 job. The idea of sharing parking with the current medical facility workers does not make sense. I could go on about this and many more topics about how this development is bad for Denver, and completely inappropriate so I will try to summarize for breivity.

1. Lack of green space. District 3 is already extremely short on green space.
    a. Developer says "the park is the green space, it's one of denvers' biggest parks by square feet".
        i. Most of the park is water and can't be used by people or pets
        ii. This park is already very crowded, and the St. Anthonys development is not even complete yet so we are yet to add even more residents and have yet to learn the impact that will have on surrounding public resources.
        iii. 360 units, many of them married, many of them will have kids. This puts number of occupants around 800-1000 I would guess.
            1. That's a lot pets having to go outside 4-5 times a day. Where will they go with no green space?
                a. They will walk down Meade St, Newton St, and Lowel St to allow their pets to go to the bathroom.

                    -this creates too much density of stink.
                    -current apartments at St. Anthonys development has no green space and they do not walk their pets all the way across the street to let their pets go to the bathroom. Now the grassy areas surrounding the apartments smell TERRIBLY of urine and grass cant grow. Again we don't even have people moved into the luxury condos at St. Anthonys yet so it will get worse.

2. This area is not zoned for this large of development. I knew moving here some day that parking lot would be developed. I did not ever think that it would be this large of a development. It is irresoponsible and inappropriate to do this to the neighbors who will be most impacted.
3. Colfax – Why are we not doing this on Colfax blvd? I see all sorts of talk and effort and tax dollars getting put into "beautifying Colfax" and rejuvenating it. Yes there are tons of vacant buildings and private businesses along the west Colfax corridor. This is where we should be building condos and apartments. Not in the middle of a single family neighborhood.
4. Traffic – this is a single family home neighborhood full of beautiful 100 year old homes. My was built in 1919. This development does not fit the current style of this area at all. The

amount of traffic it will bring from all directions will be terrible. Completely irresponsible and inappropriate to do this to the area and the owners of surrounding homes. It will no longer be safe to let our children play in the front yards.

5. Planning. WeCan formed a group that would study the development and what makes sense. The concerns brought forward have not been addressed. Schools, fire departments, police departments, grocery stores, parking, green space are already over crowded and stretched lean in this area. We have to build responsibly or we will end up like Stapleton.
6. Paul Lopez is sponsoring this rezoning and development? This seems very odd. Why is he sponsoring it? Does it have anything to do with him running for clerk and recorder? Getting in tight with a big rich developer? Paul was elected to be the voice of the people and not one person on Mead St, Newton St, or Lowell has been in contact with him to even get our opinion. "it's the only way to get more low income housing" is simply not true so please don't hide behind that idea.
7. Low Income Housing – There is a lot of low income housing in this district already. More than others. We don't have to build a monstrosity of a luxury high rise to be able to build more low income housing. Don't let the developer who will profit heavily from this convince you otherwise. Zocalo talked to the WeCan group this week and you would have thought they were only interested in helping the poor. Something tells me they were not heading down to the soup kitchen to serve them dinner after the meeting. If they are interested in building low income housing then why not build more? Do not use TIF funding and make tax payers pay for this.
8. Displacement – a lot of residents complain about housing costs going up in this area and are having to move or getting forced out. Putting 1xx low income units in here does not fix that. Putting in million dollar luxury condos ½ block away is going to cause my house and many blocks of houses value to go up even more. This will displace even more people. So while we are adding some low income housing it will displace even more and make this area even more out of reach for many.

I could go on. The entire area feels the same way. Nobody has reached out to get our input. This is our home, our neighborhood. This developer is going to come in, disrupt things, leave all sorts of headaches and problems and be gone with his millions of dollars he made and onto the next project. This whole thing is completely over built and would be IRRESPONSIBLE to approve this. We owe it to the city, the neighbors, the residents of Denver to do better than this. The development and building going on all over this town is out of control and we are going to pay for it when it's too late to say no. I urge you please get in front of this and stop the rezoning of 17th and Meade St.

Please feel free to contact me if you want to discuss this more.

Thank you,

Craig Becker, CCIE #56748

From:	David Garrick
To:	White, Sara E. - CPD City Planner Senior
Cc:	Tracy Hill; Laurel McFerrin; Jill McBride
Subject:	[EXTERNAL] Zocalo Development Zoning Changes
Date:	Monday, April 15, 2019 8:39:18 AM

Sara,

Progress in the Sloan's Lake area south of the lake is inevitable. But, misleading and secretive growth without proper planning is merely irresponsible. It took the developer of 17th & Newton two years to respond with information about the development they are proposing.

It is painfully clear the proposed plan for 17th & Newton has not been studied or communicated openly. After reading the proposal on https://17thandnewton.com/, it is clear there is more discussion to be had and the facts presented in a much more intelligent fashion. The website is full of guesses and fluffy content designed to make the reader feel good.

It takes one neighbor, having a party, to fill Lowell Blvd with cars not to mention Bronco's games. There is not one available parking spot within blocks of the existing residences. The proposed building, which is up to 17 stories belongs on Colfax and blends into existing structures better. The proposed building will ruin lake and mountain views, forever change the charm of the Sloan's Lake neighborhood, and inappropriately seeks to change the zoning laws of an established area.

This building is a significant departure from the planning of this neighborhood and shows that the developer is aware of this. It is irresponsible to approve the plan as proposed. They have not adequately addressed the height and density of the proposed building. The development project is merely bringing the issues downtown Denver faces to Sloan's Lake. Just looking at the architect's drawings of the site shows this large of a building does not fit in this neighborhood.

Progress is good when it is measured and well thought out. In this case, it's a developer looking at a parking lot in terms of profit at the expense of the current residents and the neighborhood. Sections of Colfax near the proposed site need more renovation and progress than the proposed site. While the 17th and Newton site will get developed, we wish for development more befitting of the area with height limits and accommodation for parking for all of the residents.

The 17th & Newton proposal is yet another project in the name of greed and a good idea for only the developer to be passed off on the current residents as if we are gullible and naive. Just walk around the neighborhood and see how many signs protesting the development there are. Do not destroy this neighborhood by approving this development as proposed. Put the time and effort into a study and present the facts, not baseless opinion. Do not pass this proposal just because Denver does not have the time or interest to change it.

Sincerely,

David Garrick
1606 Lowell Blvd

From:	DG
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] letter in support of 17th and Newton re-zoning
Date:	Monday, April 15, 2019 7:48:44 AM

Dear Planning Board,

I purchased my home at 3426 W 17th Ave a few years ago which is located 2-1/2 blocks from the 17th and Newton site.

I selected the Sloan's because it is a neighborhood with a bright yet diverse future, currently undergoing change in a positive direction. It is a highly walk-able neighborhood with many transit options including express bus service, bike lanes, and light rail - For those reasons the proposed 17th and Newton development is appropriately located to take advantage of those transit options.

I firmly believe in maintaining affordable housing in Denver and I'm excited that the affordability component in this project is not simply rental, but rather deed-restricted ownership, helping give affordability a permanent foothold in this community.

Much like the gorgeous Lakehouse 17 project, massing of the proposed project responds well to the surrounding area by stepping down to a townhome-scale along both 17th and Newton. The 16 story tower is set at the far south end of the site ensuring it's shadow falls within the project site itself, and the only views blocked are that of the hospital next door. The architect and developer have clearly taken great care to mass the building in as sensitive way as possible.

For these reasons above I enthusiastically support the proposed zoning change as exactly the sort of responsible development we want to encourage here in Denver.

Dan Gonzales, LEED AP

From: Leslie Gonzalez
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Feedback on Application #20171-00160
Date: Monday, April 15, 2019 9:17:12 AM

Hi Sara,

I live on Newton Street between Conejos and 16th near the proposed rezoning area for the development of 17th/Newton/Meade/16th. While I realize that our area is zoned for high density, I am opposed to the size and scope of the rezoning request. Our neighborhood has seen significant growth in a short period of time and the full impact of the St. Anthony re-development has yet to be seen given that the largest residential building is not yet completed. Another even larger residential complex only a few blocks away seems irresponsible as currently proposed. While I know this project will go through, despite how residents feel about the project, I would like to strongly urge that the structure be limited in size and scope and that the application (Application #20171-00160) be denied. 16 stories is not acceptable, it's simply too high for the surrounding structures and a threat to our quality of life (sunlight, open space, energy impact, density, traffic). Additionally, it is imperative that ample parking be provided for all intended users of the new property as parking is already highly limited due to the huge increase in multi-family dwellings that were once single family homes, lack of driveways/garages in the existing homes, and increased popularity of sloans lake park.

Sincerely,

Leslie D. Gonzalez
1575 Newton Street
resident/homeowner since May 2011

From: Debra Guy
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Newton and 17th proposed re-zoning
Date: Saturday, April 13, 2019 6:15:05 PM

Hello Sara -

I am a long time resident of Sloans Lake and love this neighborhood. I am a fan of the development that transformed the former St Anthony's site into a central community gathering space for the neighborhood. Since the city was able to start from scratch on 7 city blocks, they were able to widen the streets to accommodate the traffic flow needed for so many residences and allow easy access to Colfax on those streets with the light at Raleigh. They were also able to provide sufficient parking and concentrate the commercial and larger buildings on the interior of the project. These dedicated commercial spaces allow for restaurants and shops to bring the neighborhood together without having the buildings tower the smaller residential properties surrounding the project. Well done.

This is not the case for the project proposed at 17th and Newton. That site is surrounded by single family or attached single family homes that are all one story. The proposal of a 16 story building with 320 units (100 more than the Lakehouse project) is TOO Big and does not have the infrastructure to support the large increase of traffic and residents. Lowell, Newton, Meade and Osceola are all narrow streets that only allow 1 car to pass at a time if there are cars parked along the curbs (which is the case on all of these streets). This will not provide adequate access to Colfax for 300 - 600 new residents. 17th is only 2 lanes and has several stop signs that are already backed up at peak traffic times. These neighborhoods streets were designed and are zoned to be just that - small neighborhood streets accommodating low density.

I agree that this site is a good development site to add additional households into the neighborhood, but feel the height should be limited to 5 stories like you have done in other parts of the neighborhood.

Thanks,

Debra Guy
1588 Osceola Street - primary resident
1722 Lowell - previous residence and now rental property
1720 Lowell - rental property
1718 Lowell - rental property
1400 Tennyson - rental property
2343 Lowell Blvd - previous residence and now rental property

From:	Tracy Hill
To:	Planningboard - CPD; White, Sara E. - CPD City Planner Senior; Lopez, Paul D. - CC Member Denver City Cncl; Flynn, Kevin J. - CC Member Denver City Cncl; Black, Kendra A. - CC Member Denver City Cncl; Susman, Mary Beth - CC Member Denver City Cncl; Kashmann, Paul J. - CC Member Denver City Cncl; Clark, Jolon M. - CC XA1405 President Denver City Council; Herndon, Christopher J. - CC Member Denver City Cncl; Brooks, Albus - CC XA1404 Member Denver City Council; New, Wayne C. - CC Member Denver City Cncl; Gilmore, Stacie M. - CC Member Denver City Cncl; kniechatlarge; Deborah Ortega - Councilwoman At Large; phil@wecandenver.org; michael@wecandenver.org; megan@wecandenver.org; leah@wecandenver.org; jude@wecandenver.org; jessica@wecandenver.org; cole@wecandenver.org; treasurer@wecandenver.org; jpa@earthnet.net
Subject:	[EXTERNAL] Proposed rezoning on 17th & Newton
Date:	Saturday, April 13, 2019 10:04:54 AM

To Whom It May Concern,

I am writing to you to express my opposition to the proposed development/rezoning on the southeast corner of Sloan's Lake by Zocalo (David Zucker), represented by Brownstein Hyatt Farber Schreck and sponsored by Paul Lopez. Thank you in advance for your time and attention to this matter.

I have been a homeowner/resident on Meade St since 2011. I first moved to Denver in 2006 and have lived in every corner of the city. I currently live less than one block from the proposed development/rezoning with my husband, my 4 year old daughter and our dog. It was only in February of this year that we became privy to the proposal upon receipt of the required notice in the mail.

1. I object on the basis of height; 16 stories is incongruent with our neighborhood of 2-story homes.
2. I object on the basis of density; in addition to a 16-story luxury highrise and an already existing hospital, a 10-story, a 6-story and a 5-story parking garage are also proposed. 340 units (for sale, for rent, affordable or otherwise) is simply too much for this small plot of land. Furthermore, the St. Anthony's development (just a few blocks to the west) is not yet complete and the density of that project is not yet fully realized.
3. I object on behalf of the environment; this project will bring zero open space and is relying on Sloan Lake, a 177 acre property that is more than 75% occupied by water. Has an Environmental Impact Statement (EIS) been submitted?
4. I object on principle; Zocalo touts that 50% of the project will be used to provide affordable housing. I believe that affordable housing is being used to bait and expedite the rezoning approval process. The current zoning allows for two 10-story buildings, which seems more than adequate. However, rezoning is necessary to accommodate a 16-story highrise of luxury condos. Will Zocalo be held accountable and be required to follow through with affordable housing (a separate, 6-story building) once the rezoning has been approved? Or will the affordable housing piece of this project simply vanish once their true intent is realized?
5. I object on the basis of integrity; Why is Paul Lopez (my district councilman) a sponsor of this proposal? As an elected official, he is supposed to represent our collective voice as

a community. We are now voiceless.

6. I object on the basis of sustainability; The incautious high-density construction in Denver is occurring at an alarming rate. The very essence of what makes this city a desirable place to live is in jeopardy. The tide is already turning and many Denver residents are choosing to evacuate.

I cordially invite each and everyone of you (you too, Paul Lopez) to come and visit our neighborhood in person. My neighbors and I would be happy to take a stroll with you and share our concerns.

Thank you again,
Tracy Hill
970-331-1401

From: Nick Kirchhof
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] 17th & Lowell Rezoning
Date: Sunday, April 14, 2019 10:13:43 PM

Hi,

I am writing in opposition to the rezoning for the tower at 17th & Lowell.

I live at 1638 Lowell Blvd and will 100% be affected by this new structure.

I am worried about the traffic and cars that will be driving down the street that my daughter plays on and the area where we walk our dog.

Already there have been multiple accidents at the 17th & Irving section just down the road including roll overs. Traffic will increase and will cause safety & parking issues in an otherwise quiet neighborhood.

This is your opportunity to limit the size and impact that this building will have on the surrounding community and I would appreciate if you did not grant the rezoning.

Thanks,
Nick, Angela, Hayden, & Finley Kirchhof

From:	White, Sara E. - CPD City Planner Senior
To:	White, Sara E. - CPD City Planner Senior
Subject:	RE: [EXTERNAL] Re: Rezoning by Zocalo
Date:	Monday, April 15, 2019 2:02:12 PM

From: Betty Larson <bettylarson@gmail.com>
Sent: Monday, April 15, 2019 1:51 PM
To: White, Sara E. - CPD City Planner Senior <Sara.White@denvergov.org>
Subject: [EXTERNAL] Re: Rezoning by Zocalo

Dear Ms. White,
I am writing to express my opposition to the rezoning and development on the part of Zocalo at the location of 17th and Meade St. While I support looking for solutions to the issues surrounding gentrification and displacement of lower income residents in Denver and in our own neighborhood, I am believe this type of development will place a variety of additional burdens on those vulnerable to displacement and on other current residents.

We can all agree that there has been growth in the transit options and we appreciate David Zucker's optimism when he states, "we believe that many residents of both our affordable and for-sale projects will choose to rely on public transit." But a belief does not make it so. There is a strong likelihood that there will be a heavy reliance on our neighborhood to provide parking for the new residents of this affordable housing and their guests, not to mention an increase in traffic on our small streets. Many of us have young children who enjoy playing along Meade, Newton and Lowell and the years of construction as well as the influx of traffic and overflow parking will have a significant and possibly dangerous impact. Additionally, I don't believe even multiple points of access will lessen the traffic burdens enough. Sufficient and significant studies on the impact of this development do not appear to have been completed and no evidence has been presented to allay the neighborhood's concerns. Perhaps this isn't a problem for the Planning Board but I think these issues are a great oversight on the part of our city and the board were they not to be taken into consideration when determining the viability of this development.

Mr. Zucker has referenced the density and height of other nearby projects currently under construction as justification for his development. For this reason alone, it seems prudent to delay Zocalo's large-scale development until we are able to assess the impact on our small community from the new Lakehouse, new townhomes, workforce housing and the other SLOANS apartment units. We would prefer to see a smaller-scale development with more open space proposed after the SLOANS projects are completed and the impacts realized.

Despite reading David Zucker's February 2019 letter (which was strangely delayed by a year to our local RNO and presented just prior to our councilman, Lopez, submitting the application—also suspect, in my opinion) and hearing his arguments at our RNO last week, I am still unconvinced and unwilling to support this development as proposed at this time. As a board that exists to support responsible and viable development in Denver, I hope that you will heed the concerns of nearby residents as you make a decision regarding your support or opposition to Zocalo's application.
Sincerely,
BettyJean Larson
1557 Meade St.
Denver, CO 80204

From:	Rhondda Martin
To:	White, Sara E. - CPD City Planner Senior; District 1 Comments; Lopez, Paul D. - CC Member Denver City Cncl
Subject:	[EXTERNAL] Stop the highrise
Date:	Sunday, April 14, 2019 1:51:52 PM

We live at 17th and Meade. Our area currently does not have a book and ladder that will reach these talk buildings and there are no plans to add any or add any more departments to supplement the growth. The same goes with police. The fire on 18th & Grove last year called for all 3 of the only ladder trucks leaving none available if another were to happen. The Sloane area is not prepared for this growth. The stop light at the proposed building site was removed years ago and the traffic already is a mess. No one stops for the Lake School kids to cross.
Rhondda M Martin, MD., PhD

From: Jill McBride
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Concerns about Zocalo development at 17th and Newton
Date: Sunday, April 14, 2019 8:46:22 PM

4/14/19

Re: Zoning Change Application # 20171-00160

Dear Sara,

My husband and I purchased a townhome at 1604 Lowell Blvd (corner of 16th and Lowell) two years ago. I am extremely concerned and opposed to the rezoning proposal put forth by Zocalo to build an 16-story building on the parcel directly across the street from our home.

First of all, let me state that I am in favor or building more affordable housing and not opposed to the ongoing development of the Sloans Lake neighborhood. However, after meeting with David Zucker and the Zocalo team a number of times, I believe that the current development as proposed would dramatically strain the infrastructure of the neighborhood (parking, traffic) and that the height and overall aesthetics of the proposed buildings will dramatically deteriorate the character of the neighborhood.

- The 16-story proposed condo building is 2/3 larger than the hospital currently on the property, and four stories larger than the Lakehouse Residences (currently the tallest building in the area.)
- The proposed Zocalo development is being built in the middle of a residential neighborhood of single family homes on streets that were not built to equip that kind of traffic
- While there is a parking garage as part of the proposed development, it will not be adequate. The Zocalo proposal has a 24/7 hospital sharing a garage with the low income 10 story unit where only 1.25 parking spots will be built per unit. Thus, parking will be a 1/3 of what it should be and street parking will be the default. This penalizes the entire community.

I would support this project if the height of the 16-story was reduced and if the number of parking spaces per resident was increased.

Please feel free to contact me if you need any additional information.

Jill Z. McBride
Jill Z McBride, Inc.

From: karen sear
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Submitting comments on Rezoning request
Date: Monday, April 15, 2019 2:19:09 PM

To Whom It May Concern,

I am writing you to express my opposition to the proposed development at 17th and Meade (Zocalo by David Zucker) and to ask you to deny the petition against the re-zoning request.

I have lived in West Colfax for 19 years and have been raising my 4 children at 1545 Meade St. This has been a wonderful community full of families and elderly.

While I know change is inevitable, this proposed development is too dense for the lot size and infrastructure. The current zoning is two 10-story buildings. That seems more than adequate for both luxury and affordable housing as well as the parking required to accommodate the residents and hospital.

And although this is not a zoning issue, to dangle "affordable rentals" as a carrot to get the rezoning passed, is insincere. If Zocolo was that concerned about affordable housing, these rental units would be available for purchase at an affordable price. 10 units being sold out of over 150 is a joke. Working families also need a place to put down roots, gain equity, and move up in life. Our community needs stability and community members who will contribute to the family nature of West Colfax, not just families who come and go. West Colfax already has a growing number of affordable apartments going in. We need and want affordable condos.

Between Julian and Tennyson, Colfax and 17th, our community already has over 1000 unfinished units currently under construction. The city has no idea the impact these new residents and their cars and dogs will have on this community. Approving a development of this scale would not be responsible to the people of West Colfax.

Again, I ask you to deny the rezoning request for the development at 17th and Meade.

Thank you,
Karen Sear
1545 Meade St.
720-261-1966

From:	Shelby Shepherd
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Application #20171-00160
Date:	Monday, April 15, 2019 8:01:31 AM

Sara White,

As a resident of the sloan's lake area and I live at 15th and Newton, I absolutely say no to the purposed high rise. The neighborhood would not survive the overcrowding and ultimately it would ruin the area.

--
Shelby Shepherd
Co-Founder and Graphic Designer at 5280Holistics LLC

Denver Planning Board,

My partner and I have been homeowners at 1420 Xavier Street since March 2015. The West Colfax neighborhood offers incredible standard of living, including unparalleled access to public transportation, and open space. We realize now that after only four years of being residents that we could no longer afford to buy in this neighborhood that we love. Our neighbors who were long-term renter families, mostly families, are long gone, replaced by affluent individuals without children. While I similarly love my new neighbors, I feel that we have lost significant socioeconomic diversity that was an important reason why we bought our home in West Colfax in the first place. Now that we are having a child of our own, we are very concerned about the environment that our child will be raised in, one surrounded by only affluence rather than diversity.

I respect the opinions of my neighbors who are angered by the proposed redevelopment by Zocalo and also believe that 16 stories will be hard to get used to in a mostly single-family and town-home neighborhood. However, given the immense density allowed by the current PUD 8, I believe that surrounding neighbors should have expectations of greater density in this location. I personally would much rather have the proposed housing development in this location, rather than the medical office center currently allowed. As an affordable housing professional who is accustomed to reviewing financials for such housing projects, it is not financially viable to accomplish the proposed levels of affordability (184 total units) in the density levels that would be desired by the neighborhood. I have personally reviewed the financials of Zocalo, the developer, and believe that the proposed density cannot be accomplished in the 10 stories desired by the surrounding neighbors. I support the proposed development, as it will add much-needed affordable housing units in a neighborhood like ours that has been ravaged by market-rate redevelopment. I believe this need for affordable housing outweighs other concerns about density, including traffic.

I hope that you will consider the important need to promote more whole, diverse neighborhoods in supporting map amendment 2017I-00160.

Thank you,

Megan Block Yonke

Resident of the West Colfax Neighborhood

From:	Kalle Anderson
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] 2017I-00160 / 17th and Lowell rezoning application
Date:	Tuesday, April 16, 2019 12:00:33 PM

I wanted to submit a public comment for the planning board, prior to the noon deadline today. Sorry this is last minute. I am a board member of the Sloan's Lake Citizen's group, but am just submitting this comment myself, as our board meeting is tonight and there was not a chance to discuss this topic prior the deadline. I want to address the applicant's comments about Neighborhood Outreach on page 4.

While Zocolo did present at several RNO general assembly meetings in 2017 and early 2018, I have recently heard from many adjacent neighbors on the blocks surrounding the proposed development, who are very upset by first having learned of this project via a post card they received in the mail early this month, and now having it already going to planning board. They have canvased their neighborhood, and report finding no support within the surrounding blocks for this plan.

These same neighbors were also caught unaware that new, draft Blueprint plan reclassifies portions of their neighborhood from Urban to General Urban, and that this site had been reclassified as a 'Urban Center' in the draft plan, deviating from recommendations of the West Colfax plan. Out of the 3 RNOs in our neighborhood, only SLCG tried to organize a meeting to gather consolidated plan input, but attendance was minimal, and these adjacent neighbors now understandably feel left out of the process and broadsided by the proposed large scale changes to their neighborhood.

While I know planning board's official evaluation criteria do not include "public outreach", I believe it is important to have it on the record that the proposed development and proposed place type and context changes in Denveright do not accurately reflect the input of a large contingent of neighbors in the adjacent residential neighborhood.

CAMBRIDGE LAW
COLORADO

Reid J. Allred, Esq.
303-488-3338
reid@cambridgelawcolorado.com

April 16, 2019

VIA Electronic Submission

Sara White
City and County of Denver
Community Planning and Development
201 W. Colfax Ave., Dept. 205
Denver, CO 80202
Sara.White@denvergov.org

Re: Opposition to Application No. 20171-00160, the 17th & Newton, Sloan's Lake PUD Application

Dear Ms. White,

This law firm has been recently retained by Mr. Armond Azharian, owner of real property materially adversely affected by the above identified zoning application.

Lowell17 LLC ("**Lowell17**") has proposed rezoning several acres located at the southeast corner of West 17th Avenue and Newton Street (the "**North Property**"), and approximately 1.159-acre property generally located at the southeast corner of West 16th Avenue and Meade (the "**Azharian Investment Property**", which Lowell17 calls the "South Property").

All of the Azharian Property is owned by Mr. Azharian and was acquired as part of an intentional investment based on distinct expectations of economic development. Lowell17's application improperly restricts the zoning of the Azharian Investment Property to Urban Center-Two Unit-C ("**U-TU-C**") based on the argument that the property should remain only as it is currently used: single-family and duplex residential. Such a restriction is illogical and contrary to the public interest. Moreover. To the extent the presence of single-family and duplex residential property near the North Property is necessary, as Lowell17's application concedes, the entire surrounding neighborhood fits this description. Thus, there is no need to restrict the Azharian Investment Property.

Moreover, such a restriction may be unconstitutional. The Colorado Constitution states that "private property shall not be taken or damaged for public or private use without just compensation." COLO. CONST. art. 2, § 15. Zoning regulations can constitute an unjust taking of property in Colorado, for example, depending on the economic impact of the regulation on the

property owner, the extent to which the regulation has interfered with distinct investment-backed expectations, and the character of the governmental action. *See e.g., State Dep't of Health v. Mill*, 887 P.2d 993 (Colo. 1994).

Because of the high likelihood of harm to the Azharian Investment Property, and the presence of redundant residential types in the surrounding neighborhood, Lowell17's Application is adverse to the public interest and should be denied in its current form.

Sincerely,

Reid J. Allred

Dear Planning Board,

My name is Jessica Dominguez. I am a native of Colorado and I have lived in West Colfax since 2010. I was fortunate to be able to purchase an affordable home in this area. Without that access and opportunity to an attainable house, I would not be a homeowner in this area. I am also a 17-year veteran teacher of Denver Public Schools teacher on leave studying affordable housing solutions.

The leave of absence from my job was prompted by the displacement I saw happening in the classroom and the inequity in housing I saw as a real estate agent. During this time of research, I learned that the City of Denver has called our current housing situation an actual crisis. They have labeled certain areas in Denver as vulnerable to displacement. West Colfax and the southern end of Sloan's being one of these areas.

We all know that Denver is one of the least affordable cities in America, but to whom? Whom are the vulnerable? Who are the displaced? Who is this crisis actually impacting? I realize there are many vulnerable groups in this area, but I want to highlight four groups who are greatly impacted by the housing crisis.

- Beginning Denver teachers, teachers at Colfax and Cheltenham, are now considered low-income on HUD's AMI scale, along with other civil service workers like police officers and EMTs. They can not afford to live where they work.
- There are over 2,000 homeless children in DPS. That is one in every classroom. In this area alone, according to The Status of Denver's Children, a report put out by Denver's Children's Affairs, the West Colfax area has multiple obstacles to success which include child poverty, single families, children not meeting expectations at school, poor health. All of these obstacles can be directly linked to a lack of sustainable housing.
- The median home price in West Colfax is 508,000. To be able to afford this, and not be cost burdened, you must earn over $90,000 a year. DPS families make an average of $50,000 a year. Clearly, a DPS family could not purchase in this area.
- Denver leads the nation in Hispanic displacement. We have a large Hispanic population in West Colfax, but I question if their voice is being heard in the letters and the voting because Hispanic representation is not clearly represented in the community meetings.

I understand density can be disruptive, so is uprooting yourself from the community you live in. I understand that more traffic is a pain to navigate in, so is having to travel longer to work in the city at a minimum wage job. I realize that density comes with challenges, but without density- I do not see how we can maximize affordability, have an inclusive and diverse city, or mitigate displacement.

Equity is quite the buzz word lately. I did extensive professional development and equity training in DPS. We define it as access, opportunity, and inclusivity. Please use this lens when you consider your position.

You have an important decision to make today. I would ask you not to just consider the voices that are the loudest but consider the voiceless. Are the people you are hearing from who are opposed to this development representative of the culture, socioeconomic status, age of our neighborhood.

Jessica Dominguez
West Colfax Resident

From: Bill Gonzalez
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Application 20171-00160 (Proposed Development at 17th and Newton)
Date: Monday, April 15, 2019 5:09:53 PM

Hi Ms. White,
My name is Bill Gonzalez, and I live at 1575 Newton St. I'm writing to express my concern over the proposed high-rise, high-density and high-traffic development that is being proposed on my block. I'm all for economic development and the potential positive investment impacts to the western corridor of Colfax, but I believe what is being proposed is too much. This development is seeking to pack as many people as possible into a small area. That shouldn't be the name of the game. We need moderate development that will not stress our infrastructure and burden our neighborhood and endanger our children with the additional traffic and potential opportunity crime this scale of development is sure to attract.

Please consider my statement as you evaluate the proposed development at 17th Ave and Newton St (Application 20171-00160)

Sincerely,
Bill Gonzalez

Sent from my iPhone

From: kathleen gunderson
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Application #20171-00160
Date: Monday, April 15, 2019 10:55:01 PM

Dear Sara,

My name is Kathleen Gunderson and I have lived at 1720 Meade Street for 30 years. My house is third from the corner of 17th and Meade. I am totally against a 16 story condo being built across the street on 17th. I am totally against any zoning change to allow this being built. Three, five and twelve story apartments and condos are bad enough. We are not a hi-rise neighborhood. Please listen to the voices of our neighborhood and do not allow this to happen.

Thank you for your consideration,
Kathleen Gunderson
1720 Meade Street, Denver 80204
720 837 6679

From: jason hill
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Application 20171-00160
Date: Monday, April 15, 2019 6:22:57 PM

Dear Sarah,

Please say no to this development. The traffic that flies down our two block street is crazy enough without adding more. I am afraid to let my daughter play in the yard/sidewalk without the addition of nearly 1000 new residents at the end of my block.

I am not anti development, i am pro responsible development and this is not responsible.

Thank you for your time.

Jason Hill
1537 meade St. 80204.

From:	Dan Larson
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Comments on Rezoning Request: Zocolo Development (17th and Newton)
Date:	Monday, April 15, 2019 4:16:43 PM

To whom it may concern,

Please register my opposition to the rezoning request and planned development at 17th and Newton, across from Sloan's Lake Park. I live at 1557 Meade Street, one block from the planned development. We moved to the area 14 years ago and have been committed to the health and wellbeing of the neighborhood and the people who live there. We are concerned about the families and individuals who live in the area whether they rent or own, regardless of income level.

I oppose this zoning change for the following reasons:

1) **The planned development significantly departs from the original PUD.** The scale of development intended as part of the city plan included density for buildings nearly half the size of those outlined in this zoning request. The statement that these buildings have the same “usable” space and that the only additional structures and levels on the buildings come from parking ignores the fact that this zoning change intends a much larger density for the same space. The high rise structures planned are out of scale for a neighborhood consisting primarily of 2 story buildings.

2) **Low income neighbors will be displaced with the addition of this development.** The combination of luxury condominiums and increase in density will only further displace those in the neighborhood who need affordable housing. While I understand that 50% of the unity Zocolo plans to build fall into the category of affordable housing, the presence of a 16 story building filled with luxury condos will accelerate the increase in property values and property taxes that are causing owners of existing homes and apartments to sell, tear down and replace affordable rentals with high-priced multi-unit structures. We are trading some affordable housing rentals for the potential elimination of affordable owned properties and rentals in the surrounding area.

3) **The impact on local infrastructure due to the scale of this development will cause an undue burden on all those who live in the surrounding neighborhood.** There are already significant impacts being felt due to traffic on local streets, daily backups on Colfax, road conditions, and pedestrian injuries and fatalities. And all this is occurring before many of the high rise structures in the area are complete. Most of the residences in the St. Anthony’s development are under construction as well as a large development across from Cheltenham Elementary and several others along Colfax. The West Colfax area has not even felt the full force of these new significant developments. We simply don’t understand the impacts of these developments to West Colfax and the planned high rise and density planned for the Zocolo development is not understood.

4) **This development does not provide sufficient green space for the area and will cause and overwhelming impact to the Sloan’s Lake park area**. Zocolo contends that the planned development can be built with no addition of green space due to its proximity to the Sloan’s Lake park. Sloan’s Lake does not have as much usable space as the acreage numbers suggest. Much of the area is consumed by the lake itself or broken up by roads. There has already been a significant increase in park usage even before most of the new construction already underway is complete. A planned development for the 17th and Newton property should include more green space for the people and animals who will live on the property.

Thank you for your consideration of my comments and for adding them to the documentation for

the planning board meeting.

Regards,

Dan Larson
1557 Meade Street

From: Martinez, Elizabeth
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Opposition of Application #20171-00160
Date: Tuesday, April 16, 2019 10:32:21 AM

Hello Sara,

I am a resident of West Colfax that lives caddy-corner from the now parking lot. My family of four has lived here for 8, almost 9 years. My husband, our two daughters and I were all born at the old St Anthony's hospital. We have a history in this neighborhood.

We are against the Application #20171-00160 to rezone the current PUD. The proposed development is disproportionally sized for the location. I understand more than most that the area is prime Real Estate. Using the Affordable Housing banner to get this scale of a project the stamp of approval from our soon to be former City Councilman (Paul Lopez) for his legacy is not okay.

Elizabeth Martinez

Broker Associate , REALTOR®, CME (Certified Denver Market Expert)
CNE (Certified Negotiation Expert)
5280 Five Star Real Estate Agent
Watch my Agent Video to learn more about my philosophy.

office: 303.733.5335 | cell: 303.882.9520 | fax: 303.733.1546
elizabeth.martinez@porchlightgroup.com | porchlightgroup.com

PorchLight

I am never too busy for you or your referrals!

From:	Kelley McIlhattan
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Application for Zone Map Amendment (Rezoning) for PUD (Application #2017I-00160)
Date:	Tuesday, April 16, 2019 12:03:22 PM

Sara, Deborah and Robin,

I am a resident of West Colfax that lives on Meade Street between Colfax and Conejos Street. I am writing today to ask Denver City Council to reject Councilman Paul Lopez's Application for Zone Map Amendment (Rezoning) for PUD (Application #2017I-00160), with respect to the Zocalo development and the area bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St.

I first want to note that I am not opposed to development in the Sloan's Lake area. I purchased my home last fall because of the proximity to the lake, but also because it is a neighborhood that is currently developing. However, I am strongly opposed to Zocalo's proposed development at 17th and Newton for several reasons. First, the area surrounding 17th and Newton/Meade is a single-family home residential neighborhood. It should not be the site of 16- and 10- story high rises. The taller high-rise is 4 stories higher than the new development at St. Anthony's. Zocalo uses these new developments on Raleigh as a reason why his proposed development is acceptable. However, just because other developments have been rubberstamped, it does not mean that this development should be as well, or that out neighborhood needs or wants the increased density of this proposed development. Denver has been in a period of unrestricted and unprecedented growth over the last several years. Little research has been done to study the impact of these developments on the communities in which they are located. This is true of Zocalo's development, which seeks to add an additional 320 units to an area that has hundreds if not thousands of new units as a result of the redevelopment of St. Anthony's and all of the slot homes that have been hastily thrown up over the last two years

Zocalo claims that his development is helping to solve the problem of affordable housing in Denver, but of the "affordable" units, less than 10 will be for sale. Affordable housing does not and should not mean that you are stuck renting for your entire life, paying off the mortgage of a wealthy developer.

If used, Zocalo's use of TIF will be unprecedented and will set a dangerous precedent for the rest of the city. It will force the surrounding community and homeowners to pay for all of the services required as a result of the increased density (fixing roads, new schools, emergency, fire and police services, etc.). In addition, while Zocalo claims to be providing affordable housing, he does not discuss the larger effect that his development will have on lower income families in the neighborhood. His 16-story luxury high rise will significantly increase the gentrification of the neighborhood, increasing property taxes and pushing out low-income families. While his development may provide "affordable" rentals, the net effect will actually be to decrease the amount of affordable and low income housing in the neighborhood.

While it appears that traffic is not something that has been taken seriously when it comes to approving large developments in Denver, it is something that should be given more attention. The

application for rezoning does not include nearly enough parking spaces for a development of its size and density. The surrounding community and homeowners will bear the burden of increased crowding on streets (as is already occurring at old St. Anthony's. In addition, 17th Street is not equipped to deal with the traffic that will be created as a result of Zocalo's proposed development. 17th Street is a two lane road with stop signs; it is not a major thoroughfare and cannot support the huge amount of traffic that this development (combined with the development on Raleigh) will bring.

As I noted above, as a homeowner in the area, I am not opposed to all development in the West Colfax Neighborhood. However, development needs to be smart and well-researched, the effects on the surrounding community need to be understood, and the development should maintain the character of the area as a single-family home neighborhood. None of these are true of Zocalo's proposed development. The area south of Sloan Lake has already changed so much as a result of Denver's unrestricted development.

Thank you,

Kelley McIlhattan | *Associate*

1801 California Street, Suite 3400, Denver, CO 80202
Direct 303.228.2533 **Main** 303.861.2828
Fax 303.861.4017
Email kmcilhattan@lewisbess.com **Website** lewisbess.com

Lewis Bess Williams & Weese P.C.
ATTORNEYS AT LAW

From: Jean McKay
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] 29171-00160 17th Avenue and Newton
Date: Monday, April 15, 2019 6:38:24 PM

Sara White Senior City Planner

I do not want this development to occur as it is currently proposed.

Respectfully,

Flora Jean McKay
1538 Quitman Street
Denver, CO 80204
720 274-8688

Sent from my iPhone

From: Richard Montoya
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] City development west Colfax
Date: Monday, April 15, 2019 3:37:32 PM

Hey Sarah,

Speaking on behalf of the residents and neighbors 17th and meade.I would like to vote to keep the area in a residential area and not redevelopment for skyrise condos.
Please take into consideration this vote thank you have a beautiful day.

From:	Annie Sanders
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Opposition to planned development at 17th and Meade
Date:	Monday, April 15, 2019 5:50:12 PM

Dear Sara,

My name is Annie Sanders and I'm a homeowner at 1520 Meade St. in Denver. I'm writing to express my decided opposition to the proposed Zocalo development at 17th & Meade St. (Application #20171-00160).

This development simply *too much* as currently proposed -- too high (16 stories?!), too many people, too much traffic, not enough parking. And we don't even know the impacts of ALL of the other development happening around Sloan's -- lots more massive housing structures are in various stages of construction and those traffic & congestion impacts haven't even been realized yet.

I realize that development in Denver is inevitable -- and, often, a good thing! -- but this proposal is too much, and too soon. Thank you for your consideration of West Colfax residents' opinions whose lives would be directly affected by this project.

Best,

Annie Sanders
1520 Meade St, Denver, CO 80204
773-272-6691

From:	Tessa Stamper
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] OPPOSITION TO REZONING REQUEST Application #20171-00160
Date:	Monday, April 15, 2019 4:38:59 PM

Hello,

I am a resident of the West Colfax/Sloans Lake area and I am writing to express my OPPOSITION for the rezoning request application #20171-00160. I have resided on Meade St as a homeowner for over 3 years now and while I am not in opposition to development in general and the economic and housing opportunities and benefits that it can bring, I do stand in opposition to:

1.) **The size of the proposed development.** Sixteen stories is COMPLETELY out of scale with the rest of the neighborhood, especially considering the proposed limited open space and parking that something of this size should require. Please do not support without fully researching, understanding, and sharing with the community the environmental and social impact brought on by such proposed density. Please consider something closer to the original PUD plan.

2.) **Councilman Lopez Sponsorship**. I am in support of responsible growth and city-wide development but the fact that our very own councilman, who was publicly elected to represent and give voice to the community, is sponsoring a private developer who will pocket the profits at the expense of the community.

3.) **Tax Increment Financing.** Please help me understand the integrity of a developer taking public money to subsidize residential property and income??

I beg you to consider smaller-scale development that requires adequate open space and parking for the heavy increase in population density that this proposal brings. Please reconsider the proposal as it currently stands.

Thank you,
Tessa Stamper

From:	Natalie Drevets
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Letter of support for rezoning in District 3
Date:	Tuesday, April 16, 2019 2:31:43 PM

Hi Sara,

My RNO organizer recommended I send a letter of support ahead of the Planning Meeting tomorrow at 3pm. Will this be able to be submitted along with the materials ahead of that meeting?

Are you the right person to send this over to?

_____

I am a resident of 1525 Lowell Blvd in District 3, a young professional and a committed voter.

I am writing to express my support for the rezoning application in District 3 with Zocalo Development. If the plans for this development (which is two blocks from my house) stay as they are and don't change after this rezoning, I support the move because of the number and categories of AMI ratings that the affordable units provided as part of the development serve. In 3-5 years, this lot will most likely be developed, whether by Zocalo or another developer.

If we wait and don't work with Zocalo now, there may not be any opportunity to secure the high percentage of 50% "affordable" units, and it may be developed a market rate—which would hurt the West Colfax community.

nd
325.428.9018

From: Chris Martinez
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Fwd: Irresponsible Development - 17th and Meade
Date: Tuesday, April 16, 2019 2:49:27 PM

---------- Forwarded message ---------
From: **Chris Martinez** <primochris09@gmail.com>
Date: Mon, Apr 15, 2019 at 8:02 PM
Subject: Irresponsible Development - 17th and Meade
To: <districtone@denvergov.org>
Cc: <kevin.flynn@denvergov.org>, <paul.lopez@denvergov.org>, <marybeth.susman@denvergov.org>, <paul.kashmann@denvergov.org>, <jolon.clark@denvergov.org>, <christopher.herndon@denvergov.org>, <albus.brooks@denvergov.org>, <wayne.new@denvergov.org>, <stacie.gilmore@denvergov.org>, <kniechatlarge@denvergov.org>, <ortegaatlarge@denvergov.org>

Dear Councilperson,

Please recognize that our neighborhood is **adamantly opposed** to the rezoning and irresponsible development plan for 17th and Meade.

I am Denver Native and each one of the members of my household myself, wife, and two daughters were born at St. Anthony's hospital. We are the fabric of this community. We have a block party every year. We look out for our neighbors when there is suspicious activity. We carpool our neighbors kids to school. Heck we even share lawnmowers from time to time.

-We **do not want a skyscraper** in our residential neighborhood

-**parking** is already difficult, and 1000 more inhabitants could make it **unbearable**

-the intersection at 17th and meade has already begun to back up twenty cars during the **new rush "hour" 3-6**

-We do not want to subsidize **non payers of property taxes** at the benefit of the developer

- Our neighborhood is already **inundated with development**. We can not even begin to understand the impact as the units begin to fill.

-the project is simply trying to fit **too much** in

We know the property will be developed but something like a low rise apartment/condo building with a butcher, baker, and a coffee shop would be more appropriate.

Thank you for your service and consideration,

--

Chris Martinez
J & M Realty and Finance
(303) 619 - 6068

--
Chris Martinez
J & M Realty and Finance
(303) 619 - 6068

From: Kiko (Kiril) Naoumov
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] Zocalo Development Zoning Changes
Date: Wednesday, April 17, 2019 9:42:19 AM

Hi Sara,

I am a neighbor to this development (my address is 1610 Lowell) and want to express my concern with the proposed changes to the zoning.

1) Traffic - the area is already congested, small streets, with cars parked on the streets you make turns virtually blindly. In addition a number of streets don't go though making certain streets even more congested. Adding this many people to these same streets will make it so much worse.
2) Parking - There is already very limited parking and no the development does not provide enough parking (despite what they claim)
3) Population density - this project is 10 times more dense then the neighboring blocks, by adding this many residents in one area, will over populate the Sloan Lake park.
4) Height - finally i am concerned about the light, one of the great things about leaving in Colorado is the 360 days of sunshine. This proposed building will cast a shadow that will effect neighbors multiple blocks away.

Based on these points I urge you and the committee not to approve this rezoning.

Thanks,
Kiril Naoumov
1610 Lowell

From:	Bijal Shah
To:	White, Sara E. - CPD City Planner Senior
Subject:	[EXTERNAL] Support of the application #2017I-00160
Date:	Wednesday, April 17, 2019 7:10:28 AM

Sara White
Senior City Planner
Community Planning and Development
City and County of Denver
Via Sara.White@DenverGov.org

Ms. White,

I am writing in support of the application #2017I-00160, which includes the areas bounded by 17th Ave, Lowell Blvd, 16th Ave, Newton St & 1570, 1572, 1576, 1578, 1580, 1584, 1586, 1590, 1592 Meade St, to rezone the property from PUD 8 and U-TU-U to PUD G and U-TC-U.

As a home owner in the West Colfax neighborhood, I am asking that you support the rezoning of the proposed 17th & Newton Community Project meets several neighborhood needs. First, the area lacks affordable housing options, and this project could bring about 160 units to West Colfax.

Allowing residents who may otherwise be displaced the opportunity to stay in the neighborhood is important. This location is perfect for affordable housing as it is close to one of Denver's best parks, is near several bus stops and the light rail, and it provides affordable housing options for families.

Secondly, this area is prime for more density. There are multiple transportation options nearby including the light rail, bus stops, and bike lanes. Just a few blocks over there are several other buildings of similar size, so the proposed 17th & Newton Community Project. will fit in nicely. I appreciate that project has worked with neighbors to ensure it is beneficial for all of us.

Please support the rezoning of this site to allow for a project that better serves the community.

Sincerely,
Bijal Shah
3516 West 17th Avenue
Denver, CO 80204

From: Leif Thomas
To: White, Sara E. - CPD City Planner Senior
Subject: [EXTERNAL] 17th and Newton Rezoning
Date: Wednesday, April 17, 2019 12:03:35 PM

I am writing to oppose the rezoning of the 17th and Newton to 16th and Meade. I have lived in West Colfax since 2005 and I have watched the neighborhood change drastically. I understand that development happens, but the pace and scale that development has taken over west Denver has torn the fabric of our community apart. Zolcalo's lawyers have written a very nice fluff piece to say they worked with the community and neighbors but if you look at the neighbors they all have NO Rezoning signs in their yard. We haven't finished the St. Anthony's redevelopment yet and have no idea what strains and stresses the current towers on the lake will place on the park and the surrounding area. Before we allow yet another developer to tell us what is best, we need to see what effects the current deluge of development will have on the city. Our city has lost open and green space not just in infill but also in backyards being turned into slot homes. This development is too much too soon and we need the City to step up and let West Colfax and Sloan's lake residents know that developers do not control our neighborhood.

Please don't allow Zocalo put another monstrosity of a tower at the edge of the 2nd largest park in Denver.

Regards,

Leif Thomas
1420 Meade St
Denver, CO