

## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p><b>*If More Than One Property Owner:</b>            All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p><b>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</b></p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

## REVIEW CRITERIA

General Review Criteria: The proposal must comply with all of the general review criteria  DZC Sec. 12.4.10.7	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.  <input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.  <input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.
Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria  DZC Sec. 12.4.10.8	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage. <input type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.  <input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District. Please provide an attachment describing how the above criterion is met.

## REQUIRED ATTACHMENTS

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

- ☐ Legal Description (required to be attached in Microsoft Word document format)
- ☐ Proof of Ownership Document(s)
- ☐ Review Criteria, as identified above

## ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- ☐ Written Authorization to Represent Property Owner(s)
- ☐ Individual Authorization to Sign on Behalf of a Corporate Entity

Please list any additional attachments:

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

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

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	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	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
			<i>Jamra Ryan</i>			

## **List of Exhibits**

- Exhibit A:** Property Legal Description
- Exhibit B:** Description of Consistency with Adopted City Plans (DRMC 12.4.10.13 (A, B & C))
- Exhibit C:** Description of Justifying Circumstances and Neighborhood Context (DRMC 12.4.10.14 (A&B))
- Exhibit D:** Community Support and Outreach
- Exhibit E:** Letter of Authorization for STARBOARD Realty Group, LLC to act as Representative
- Exhibit F:** Proof of Ownership, Assessors Record
- Exhibit G:** Signature Authority Authorization for Women's Bean Project

## **EXHIBIT A**

### **Property Legal Description**

**3201 CURTIS STREET**

LEGAL DESCRIPTION

LOTS 6 THROUGH 20, BLOCK 52, ADDITION CASE AND EBERTS

CITY AND COUNTY OF DENVER,

STATE OF COLORADO

CONTAINING  $\pm 16625$  SQ FT OR  $\approx 0.382$  ACRES

## **Exhibit B**

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

This application proposes to rezone the approximately 0.381-acre property located at 3201 Curtis Street from Former Chapter 59 PUD 379 to U-MX-2X (the “Property”) to facilitate use of the Property that is consistent with the recommendations in the adopted Plans.

The Property is in the Five Points Neighborhood on the northeast corner of Curtis Street and 32nd Avenue. The Property is a contributing structure in the Curtis Park – G Historic District. Today the Property is zoned PUD 379 allowing office, specialty food processing and packaging related uses, and wholesale/retail sale of specialty food products, and Former Chapter 59 R-3 uses. The PUD was designed to accommodate the Women’s Bean Project’s 1995 operations.

Existing context surrounding the Property include OS-A, G-MU-3, C-MX-3, U-RH-2.5, U-RH-3; overlays in the area include: UO-1, UO-2, UO-3, CO-2. Immediately to the north, west, and east of the Property are residential zoning, south of the Property is Mestizo-Curtis Park, an 8.27-acre public park that includes a community pool. Located within a ½ mile of the 30<sup>th</sup> & Downing Transit Station and within ¼ mile of RTD transit routes via Larimer Street, Martin Luther King Jr Blvd, Lawrence Street, and Downing Street. There are dedicated bike lanes within a ½ mile on 31<sup>st</sup> Avenue, Martin Luther King Jr Blvd, Larimer Street, Champa Street, and Stout Street.

The map amendment requests to rezone the Property from PUD 379 to the U-MX-2X Zone District. This would allow the Property to be utilized for a variety of uses rather than the tailored commercial/office or R-3 uses in the current PUD, tailored to the Women’s Bean Project. The successful rezoning will allow for a mix of uses which will blend in with, support, and sustain the existing historic character of the neighborhood. It will contribute to zoning conformity by being removed from its Former Chapter 59 zoning. Denver as a city has been experiencing exponential growth, especially in areas close to downtown. These changes have resulted in the need to rezone the Property to implement adopted Plan recommendations and meet community wants and needs.

#### **REVIEW CRITERION DZC § 12.4.10.7. A – Consistency with Adopted Plans: The proposed official map amendment is consistent with the City’s adopted plans.**

This proposed map amendment is consistent with the Denver Comprehensive Plan 2040, Blueprint Denver (2019), and Northeast Downtown Neighborhood Plan (2011).

#### **The proposed map amendment is consistent with many objectives of Denver Comprehensive Plan 2040 including:**

##### ***VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS***

##### **GOAL 1: Create a city of complete neighborhoods.**

##### **STRATEGIES:**

- *Ensure neighborhoods offer a mix of housing types and services for a diverse population.*
- *Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities.*

**GOAL 3: Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.**

**STRATEGIES:**

- *Support the stewardship and reuse of existing buildings, including city properties.*

**GOAL 4: Ensure every neighborhood is economically strong and dynamic**

**VISION ELEMENTS: EQUITABLE, AFFORDABLE AND INCLUSIVE**

**GOAL 1: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.**

**STRATEGIES**

- *Increase development of housing units close to transit and mixed-use developments.*

**VISION ELEMENTS: ECONOMICALLY DIVERSE AND VIBRANT**

**GOAL 3: Sustain and grow Denver’s local neighborhood businesses.**

**STRATEGIES**

- *Promote small, locally owned businesses and restaurants that reflect the unique character of Denver.*

**VISION ELEMENTS: ENVIRONMENTALLY RESILIENT**

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

**STRATEGIES**

- *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.*
- *Focus growth by transit stations and along high- and medium-capacity transit corridors.*

The proposed U-MX-2X zone district would enable a mix of neighborhood serving uses that do not exist in the PUD today. The Property is in a historically rich and diverse neighborhood that continues to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. The building (former Denver Fire Station Number 10) is a contributing structure in an historic district, protecting it from demolition. Successful rezoning will result in a variety of options for adaptive reuse of this unique historic building. The Property is close to designated bike lanes/routes, multiple RTD transit routes and close to 30<sup>th</sup> & Downing Station allowing it to be accessible by multiple modes of transportation. This rezoning will enable a range of residential and commercial uses within the existing structure in an appropriate location, making it consistent with Denver Comprehensive Plan 2040 Vision Elements and Goals.

**The proposed map amendment is consistent with the objectives of Blueprint Denver 2019 including:**

The **Blueprint Denver** Place designation for the subject property is *Low-Medium Residential* in an *Urban* neighborhood context.



**Urban** neighborhoods are described as:

*"The urban neighborhood context is widely distributed throughout the city. Homes vary from multi-unit developments to compact single-unit homes. Development in this context should be sensitive to the existing neighborhood character and offer residents a mix of uses, with good street activation and connectivity. Residents living in this context have access to varied transit options and amenities."*

*The urban context is walkable due to a predictable street grid in residential areas and the availability of transit and dedicated bike lanes. These areas offer access to neighboring areas and commercial nodes, with some small mixed-use nodes within the neighborhood. Parking is predominately off-street complemented by managed on-street options." (BPD pg. 221)*

**Residential** areas are described as:

*"Areas where the predominate use is residential. Although they are primarily residential in nature, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, parks and commercial/retail uses." (BPD pg. 232)*

**General Urban Low-Medium Residential** Land use and Built Form:

*"Mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed- use along some arterial and collector streets and at intersections. Vacant institutional uses on corners or at select sites may be appropriate locations to introduce additional residential intensity. Buildings are generally 3 stories or less in height. Higher-intensity buildings should be compatibly integrated." (BPD pg. 232)*

The U-MX-2X zoning is an appropriate district that compliments the characteristics of Urban neighborhoods and is in character with a Low-Medium Residential area. The Denver Zoning Code states that MX zone districts are intended to ensure new development contributes positively to established residential neighborhoods and character and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Main Street districts, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods. U-MX-2X has a maximum height of 2 stories. (The building is two stories tall today.)

Located on a residential arterial, it will appeal to the desired uses of low intensity mixed-use. With the Mestizo-Curtis Park and community pool across the street, this makes it an excellent location for a mixed-use zone district which can offer amenities and services that complement the residents and visitors experience at park. With the 30<sup>th</sup> & Downing and multiple RTD bus routes nearby along with bike friendly routes and dedicated lanes, this makes it an ideal multi modal accessible location for both residents and those visiting for services and amenities.

**Growth Strategy** for this area is designated as:

**All other areas of the city:** 10% of new jobs and 20% of new households.

The MX zoning appeals to the City's growth strategy for this area by allowing residential uses. The zoning equally allows office and commercial uses which could increase the potential of new jobs.

**Street Type** for the Property is designated as:

**Residential Arterial:** “Primarily residential uses, but may also include schools, civic uses, parks, small retail nodes and other similar uses. Buildings on residential streets usually have a modest setback. The depth of the setback varies by neighborhood context.” (BPD pg. 160)

The Property is located on the corner of Curtis Street, a residential arterial and 32<sup>nd</sup> Street, an undesignated local. This zone district complies with the characteristics of a residential arterial by offering a mix of residential, office, and retail uses in a low scale building form.

***Blueprint Equity Concepts:***

**Applying Equity Concepts for Small Rezonings:**

In Blueprint Denver Section 3.1; Plan In Action: Applying Blueprint Denver to Rezoning, Blueprint states:

“Equity Concepts: Because the data available to measure the equity concepts is not available at the parcel-level scale, and they are intended to show patterns across large areas, they cannot be effectively applied to small-scale rezonings. Given the above, they are not intended to be part of the evaluation for smaller rezonings. However, they should be used to evaluate large area rezonings”.

While Blueprint Denver acknowledges that Equity Concepts are difficult to apply to small single-parcel rezonings such as this one we believe these are important criteria to address in our city. This rezoning may help this small property contribute to a more equitable Denver in the following ways:

**Equity Concept 1: Expanding Housing and Jobs Diversity** - *providing a better and more inclusive range of housing and employment options in all neighborhoods.*

**The Importance of Housing and Jobs Diversity**

*It is the desire of many residents and stakeholders for all neighborhoods to accommodate some level of growth and to incorporate a greater variety of housing and employment options. If done right, this can enable more inclusive and diverse communities.” (BPD pg. 40)*

The U-MX-2X zone district will open the property to a variety of uses that are not offered in the current PUD, which is so specific to the Women’s Bean Project. This zone district would allow for a variety of housing options along with commercial, office, retail and neighborhood serving uses that could create new job and housing opportunities. While it is uncertain how the Property will be utilized within its zoning in the future, it is valuable to the neighborhood and the city that a U-MX-2X zoning introduces more housing and job opportunities to the area than with the use limiting PUD zoning today.

The rezoning allows the introduction of housing and employment opportunities that do not exist today. The property is well located near major employment centers to include the hospital district to the south, downtown to the west and RiNo and the National Western Center to the north.

**Equity Concept 2: Improving Access to Opportunity** - creating more equitable access to quality-of-life amenities, health and quality education.

*The proximity of an amenity (including quality jobs, schools, parks, health care services and healthy food), the affordability of that amenity, and the safety and ease of access to that amenity are important elements of access to opportunity. Equitable access to opportunity strengthens our collective prosperity and improves outcomes for all. In areas with high access to opportunity, it is important to increase the range of affordable housing options so that residents of all income levels can live in these neighborhoods.” (BPD pg. 32-35)*

**Nearby Amenities:**

**Grocery with fresh fruit and vegetables:**

- Safeway, Town Grocery

**Transit:**

- RTD Bus Routes 43, 12, 28, 44 & 34
- RTD 38<sup>th</sup> & Blake A Line Rail Stop
- Bike lanes: Champa and Stout protected lanes

**Parks and Recreation:**

- Mestizo-Curtis Park is across the street

**Schools & Libraries:**

- Manual High
- Cole Middle School
- Denver Language School – Gilpin Campus
- Whittier
- Ford-Warren Library

**Health Care Services:**

- Presbyterian St. Lukes Hospital
- Kaiser Permanente
- St. Joseph Hospital
- Children’s Hospital

The 3201 Curtis Property has relatively more Access to Opportunity and so is an ideal place to introduce mixed use zoning. Rezoning to U-MX-2X will allow more uses of the property to have access to these quality of life amenities than does the more limiting Chapter 59 PUD.

**Equity Concept 3: Reducing Vulnerability to Displacement** - stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

The 3201 Curtis Property is in an area that is designated as relatively more vulnerable to displacement. The proposed U-MX-2X zone district would enable residential and a mix of neighborhood serving uses that do not exist in the PUD today, this includes a mix of low scale residential uses and low intensity commercial uses the ability to add housing and jobs here should help mitigate displacement.

The Property is in a historically rich neighborhood that continues to be a desirable area to live, work, and play in. This zone district offers increased opportunities for amenities and services that contribute to and enhance the vibrant neighborhood character. The building is a contributing structure in an historic district, protecting it from demolition. Successful rezoning will result in a variety of options for reuse of the unique building all of which have the chance to positively address these important city-wide equity concepts.

**The proposed map amendment is consistent with the objectives of the Northeast Downtown Neighborhood Plan (2011) including:**

**Vision, Guiding Principles (NEDNP pg. 10-11):**

**VISION STATEMENT:** The Northeast Downtown area will remain a diverse collection of urban neighborhoods with unique and distinct character. Transitions between neighborhoods will be seamless and promote the unique character of each area. Excellent street connectivity, an enhanced public realm, and good access to transit will make this an area of choice for residents, businesses, and services.

**Economic and Development Opportunity:**

- Encouraging new investment by attracting new businesses
- Supporting the growth of existing businesses
- Encouraging the reuse of existing structures
- Attracting new development
- Increasing employment opportunities
- Housing development opportunities should expand the range of housing types and price ranges

**Concepts and Recommendations (NEDNP pg. 20-21):**

**A.3 Low Intensity Development in Residential**

Neighborhoods In areas with established residential neighborhood character, including Curtis Park, San Rafael, and the neighborhood edge east of Downing Street (Cole and Whittier):

- Allow a mix of land uses consisting primarily of residential uses with limited neighborhood-serving commercial.

**A.4 Adaptive Reuse and Historic Preservation**

Throughout the planning area, adaptive reuse of existing building stock and preservation of historic structures are critically important to maintaining and enhancing the unique character of each neighborhood.

- Promote the reuse of existing buildings. Existing buildings, whether historic or not, are important character-defining elements throughout the Northeast Downtown Neighborhoods.

The Property is in an area designated as **Single Family Residential**.

**Single Family Residential:** Neighborhoods of single-family houses in Northeast Downtown represent older, residential neighborhoods that do not have a significant mix of housing types. Commercial uses are limited to small buildings providing neighborhood services.

Height recommendations for **Single Family Residential** is 2.5 stories.

The U-MX-2X zoning, by offering a mix of uses, is an appropriate district that complies with the recommendations of the Northeast Downtown Neighborhood Plan by supporting both residential and low intensity commercial uses through the utilization of existing structures. The U-MX-2X zone district would promote increased housing and employment opportunities. This zoning contributes to maintaining the residential character of the Curtis Park neighborhood through low scale building heights and mixed-use projects that embraces and enhances its historic charm. The max height for U-MX-2x is 2 stories making it less than the recommended 2.5 stories for single family residential.

Today, the Curtis Park Neighborhood area is predominantly residential. The Property being located between commercially active Downing Corridor and RiNo makes it an appropriate location for a low scale mixed- use zone district. The Property's is only a few yards from the Mestizo-Curtis Park and community pool, this makes it an ideal location for a mixed-use zone district with neighborhood-serving commercial as the plan recommends. This district will contribute to the plan's vision and uses of encouraging inviting, pedestrian-friendly, and transit accessible mixed-use developments.

Historic preservation is assured as the Property is a contributing structure to the Curtis Park G Historic District. As such the building is protected from demolition and any exterior changes will be subject to full Landmarks review.

**REVIEW CRITERION DZC § 12.4.10.7.B – 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.**

Future development of the Property will result in uniformity of U-MX-2X district regulations and restrictions.

**REVIEW CRITERION DZC § 12.4.10.7.C – Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.**

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

## **EXHIBIT C**

### **Description of Justifying Circumstances and Neighborhood Context**

## Exhibit C

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

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

*“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: That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning”*

Today, the Property is under a Former Chapter 59 Zoning PUD 379. Since the implementation of PUD 379, city wide plans including Blueprint Denver 2019 and Comprehensive Plan 2040 have been adopted. Successful rezoning will allow for zoning conformity and support the initiatives directed under the new city adopted plans.

*“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 .381-acre Property is in an Urban neighborhood immediately outside of downtown, this area continues to be a desirable neighborhood to work, live, and play in. Hundreds of new housing units have been delivered in recent years and more are on the way. This density is supporting a growing population that can walk, bike, or use public transit to neighborhood amenities, entertainment, retail, and services. Curtis Park’s historic character is supported by its residential charm and local retail, restaurants, parks, and amenities.

With the tremendous growth in Denver in recent years, this part of Denver continues to be a popular neighborhood to live in, this warrants the introduction of residential, office, and low intensity commercial uses which are not allowed in its current PUD. The desire and need for more residential and employment options in the area is growing and a U-MX-2X zone district can aid to these community wants and needs.

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

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets. Denver Zoning Code’s intent for U-MX-2X: “applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.”. (Denver Zoning Code 5.2.3-5.2.3.2)

Mixed Use Districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s neighborhoods. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential

neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. (Denver Zoning Code 5.2.3.1)

Today, the neighborhood context around the Property is a mix of low scale residential, mixed-use, and open space zoning. The proposed U-MX-2X zone district of the Property is fitting with the existing context and character in the Curtis Park neighborhood. It appeals to the characteristics of an Urban Neighborhood that states that commercial uses that are not located on mixed use arterials or main street may be on intersections of local streets. It is the direct intent of the U-MX-2X zone district to be embedded within an existing neighborhood served by local streets. It will enhance the convenience and enjoyment of walking, shopping, and public gathering through a low scale mixed-use project in an appropriate, transit-served location. It will promote a safe, active, pedestrian-scaled residential area while improving access to jobs, housing and services.

The proposed official map amendment U-MX-2X is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District



## **EXHIBIT D**

### **Community Support and Outreach**



October 17, 2019

Joel Noble, Chair  
Denver Planning Board  
201 W. Colfax  
Denver, CO 80202

Dear Mr. Noble,

I am writing to offer Historic Denver's support for the rezoning of 3201 Curtis to U-MX-2x. This is an appropriate zone district for the structure and for the context, and will create opportunities for new uses. The structure was once a fire station, and is part of a larger collection of stations across the city that reflect the unique style and scale of the residential neighborhoods they served.

While some such buildings are still actively used by the Denver Fire Department, a number of the buildings have been adaptively reused for new purposes over time. The flexibility of use, and the ability to transition from time to time, is essential in preserving historic buildings. The Women's Bean Project has been a great steward of the structure for many years, and we are hopeful that the next use will allow the building to continue to thrive as an integral part of Curtis Park.

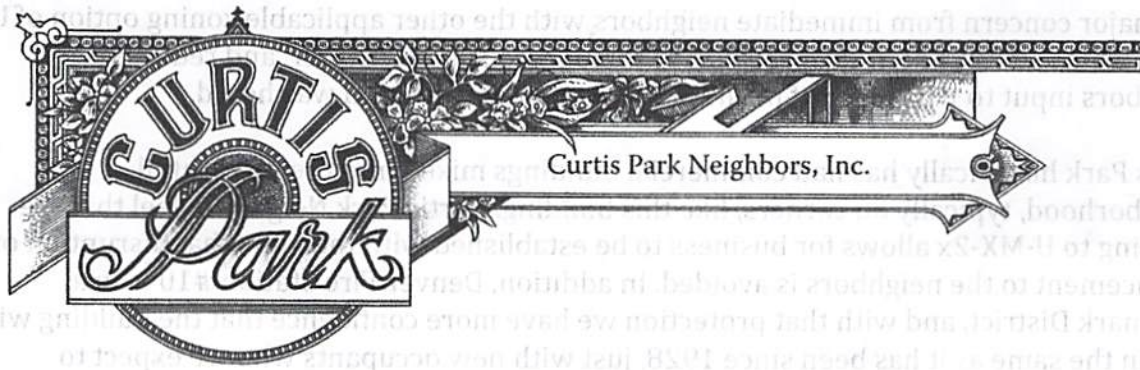
The structure is also a contributing structure in the Curtis Park G Historic District, which means that regardless of its future use, the structure will remain and exterior design alterations will be reviewed by the Denver Landmark Preservation Commission. Future users will also have access to the State Preservation Tax Credit, of which there is both a residential and a commercial program. This gives us confidence that the care that's been put into the building in the past will continue, and we certainly encourage those marketing the property for sale to inform all potential buyers or users of the building's historic status and eligibility for these incentives.

Please feel free to reach out to me should you have any questions, and we are also happy to be a resource for future owners of the structure as they develop plans for the building's next chapter.

Sincerely,

Annie Levinsky  
Executive Director

Historic Denver, Inc.  
1420 Ogden Street, Suite 202  
Denver, Colorado 80218  
[www.historicdenver.org](http://www.historicdenver.org)



September 25, 2019

To whom it may concern,

**Curtis Park Neighbors is in support of the proposed rezoning of The Women's Bean Project building located at 3201 Curtis Street to U-MX-2x.**

While we will miss The Women's Bean Project, who have been great community members to Curtis Park since 1995, they must relocate in order to continue their growth. We are happy for their success and wish them well in their next chapter.

The Women's Bean Project currently has very specific PUD zoning that is only applicable to this specific business. Rezoning must happen in order to sell and repurpose the historic fire station. We appreciate The Women's Bean Project for approaching the Curtis Park Neighbors in advance of applying for rezoning and offering to accept the neighborhoods recommendation for this rezone. That token shows the continued effort to be a good neighbor, even upon exit from the neighborhood.

Anytime a big building changes ownership, we have the goal to have the future occupants fit into the neighborhood with minimal friction. Being that this building is right in the middle of the residential neighborhood, we must do our best to meet that goal.

Curtis Park Neighbors board engaged in lengthy discussion and outreach to the neighborhood to arrive at the decision to support this specific rezoning of U-MX-2x. We referenced the *Northeast Downtown Neighborhood Plan* and deliberated on what we could envision the best use of the space for the neighborhood. We determined that the best way to get a true feel from the neighbors was to directly communicate and interact with those in the surrounding blocks.

We created a flyer with the information about potential options for rezoning, uses and information about The Women's Bean Project. We went door to door and spoke with and/or delivered 100 flyers to the neighbors directly surrounding the site. We provided channels for direct feedback with a deadline of when that feedback was due. With this feedback, we went back to the full board, had another thoughtful discussion that ultimately landed on our unanimous support for a rezone to U-MX-2x.

The major concern from immediate neighbors with the other applicable zoning option of U-MX-2, which allows liquor licensed establishments to stay open later, and reduces neighbors input to what type of business ends up in this location was heard.

Curtis Park historically has had commercial buildings mixed into the residential neighborhood, typically on corners, like this building. Curtis Park Neighbors feel that the rezoning to U-MX-2x allows for business to be established with the hope that disruption or displacement to the neighbors is avoided. In addition, Denver Fire Station #10 is in a Landmark District, and with that protection we have more confidence that the building will remain the same as it has been since 1928, just with new occupants who we expect to weave perfectly into the fabric of the neighborhood.

Sincerely,



Jeff Baker  
President

Curtis Park Neighbors

[jeffbakercurtisparkdenver@gmail.com](mailto:jeffbakercurtisparkdenver@gmail.com)

970-759-4023

The Women's Bean Project currently has very specific PUD zoning that is only applicable to this specific business. Rezoning must happen in order to sell and repurpose the historic fire station. We appreciate The Women's Bean Project for approaching the Curtis Park Neighbors in advance of applying for rezoning and offering to accept the neighborhood recommendation for this rezone. That token shows the continued effort to be a good neighbor, even upon exit from the neighborhood.

Anytime a big building changes ownership, we have the goal to have the future occupants fit into the neighborhood with minimal friction. Being that this building is right in the middle of the residential neighborhood, we must do our best to meet that goal.

Curtis Park Neighbors board engaged in lengthy discussion and outreach to the neighborhood to arrive at the decision to support this specific rezoning of U-MX-2x. We referenced the Northeast Downtown Neighborhood Plan and deliberated on what we could envision the best use of the space for the neighborhood. We determined that the best way to get a true feel from the neighbors was to directly communicate and interact with those in the surrounding blocks.

We created a flyer with the information about potential options for rezoning, uses and information about The Women's Bean Project. We went door to door and spoke with neighbors and delivered 100 flyers to the neighbors directly surrounding the site. We provided channels for direct feedback with a deadline of when that feedback was due. With this feedback, we went back to the full board, had another thoughtful discussion that ultimately landed on our unanimous support for a rezone to U-MX-2x.





## 30 YEARS OF TRANSFORMING LIVES

#ItsBean30Years

YOU'RE INVITED!

## *Anniversary* OPEN HOUSE CELEBRATION

October 24th, 2019  
4:00 pm - 8:00 pm

RSVP by 10/17  
[womensbeanproject.com](http://womensbeanproject.com)



CELEBRATING 30 YEARS,  
ONE WOMAN AT A TIME

- Meet your graduates
- Snack on treats by KS Culinary
- 30 years / 30 giveaways
- Experience the impact

*We'll see you there!*

 +  +   
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BEAN PROJECT®

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Denver, CO 80205  
303.292.1919

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U.S. POSTAGE  
**PAID**  
DENVER, CO  
PERMIT NO.56



www.denverzoning.com

Date: 10/24/2019

## PETITION IN SUPPORT FOR U-MX-2X ZONING FOR 3201 CURTIS STREET

### WE THE UNDERSIGNED SUPPORT U-MX-2X ZONING FOR 3201 CURTIS

NAME (Print)	ADDRESS	EMAIL	SIGNATURE
Katie Beckmann	968 Bryant St. Denver	katie.beckmann2016@gmail	
Shel Wheeler	5047 Strat Denver	sdwheeler521@gmail.com	
Cindy Miller	POR 9951 Denver	Cindymearkulis-arrows.com	
Leslie Karotkin	255 S. Jasmine St <sup>80224</sup> DEN	lkarotkin@gmail	
Paul Fordham	407 Fair St, Petaluma, CA 94952	Pfordham@hbfm.org	
Maggie Braun	1170 Evans St Denver CO 80220	maggie10072@gmail.com	
Gail Fritzing	1951 S. CLACKSON ST <sup>Denver</sup> 80210	gailfritzing@gmail.com	
Peter Fritzing	same ↑	peter.fritzing@gmail.com	
Cindy Kent	3002 Columbine St.	cindy@alacartebasket.com	
Tudor Coleman	3002 Columbine St	tc Coleman@enjerity.com	



WOMEN'S  
BEAN PROJECT®



STARBOARD REALTY GROUP, LLC

www.denverzoning.com

THERESE RASMUSSEN	2922 CHAMPA ST DENVER	TRRASMU21@GMAIL.COM	
Bruce Wolff	2922 Champa St. Denver	Bruce Wolff 33@ <sup>gmail.com</sup>	
Ann Chambers	1538 Adams St. Denver	Kentnellise msn.co	
Kent Nellis	1538 Adams St Den.	Kentnellise@earthlink.net	
Barbara Danczik	3327 Arapahoe St.	barbdanczik@gmail.com	



STARBOARD REALTY GROUP, LLC

**770 Sherman Street, Suite 108**

**Denver, Colorado 80203**

**720-441-3310**

[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

[www.starboardrealtygroup.com](http://www.starboardrealtygroup.com)

[www.denverzoning.com](http://www.denverzoning.com)

DATE: October 10, 2019

TO: Neighbors of the Women's Bean Project at 3201 Curtis Street

SUBJECT: Proposed rezoning at 3201 Curtis Street & 30<sup>th</sup> Anniversary Open House

Dear Curtis Park Neighbors,

I am contacting you to share information with you about a proposed rezoning of the old fire house building at the northwest corner of Curtis St and 32<sup>nd</sup> Ave. The address is 3201 Curtis Street in Curtis Park. This building is currently zoned a PUD, a custom zoning. The Women's Bean Project is a local non-profit organization that employs women who are chronically unemployed and helps them develop skills that they can use to join the work force and build better lives. They have outgrown their home and need to find a bigger building to accommodate their growing organization. The current PUD zoning is tailored specifically to the needs of the Women's Bean Project and if left as is it would be difficult for any new occupant to utilize the building. The purpose of the rezoning is to de-clutter the specificity of uses in the current PUD and allow standardized uses for the property. I represent the Women's Bean Project who wishes to rezone the property to U-MX-2x.

Key points:

- The building is a contributing structure in the Curtis Park Historic District therefore protected from voluntary demolition. Any exterior modifications must be approved by Denver Landmark Design Review.
- U-MX-2x has the same height limit as the PUD today: 2 stories / 45 feet – today the building is 2 stories.
- U-MX-2x has the lowest intensity allowed uses of all Mixed-Use zone districts.
- Common permitted uses:
  - Residential
  - Office
  - Community Center
  - Eating and Drinking Establishments: Either permitted with limitations or subject to Special Exception review.
  - Retail sales, service and repair (non -vehicle or equipment): Some uses permitted with limitations
    - Example Permitted Uses: Food store, Retail store
    - Not Permitted: Pawn shops, Gun store
  - Wholesale, storage, and warehouse: Not permitted.

We are inviting the immediate neighbors of 3201 Curtis Street to celebrate with the Women's Bean Project as we reflect on the last three decades and plan for the future.





**PLEASE PLAN TO ATTEND THE WOMEN'S BEAN PROJECT 30<sup>TH</sup> ANNIVERSARY OPEN HOUSE:**

**DATE:** Thursday October 24, 2019  
**TIME:** 4:00 to 8:00 PM  
**LOCATION:** Women's Bean Project, 3201 Curtis Street Denver, CO 80205  
**RSVP:** By 10/17 at Womensbeanproject.com

Thank you and please feel free to contact me should you have any questions.

Sincerely,

*BCO'Donnell*

Bruce C. O'Donnell  
[bodonnell@starboardrealtygroup.com](mailto:bodonnell@starboardrealtygroup.com)

**MAILING LIST FOR NEIGHBORS WITHIN 200 FEET OF THE WOMEN'S BEAN PROJECT**

RAISTRICK, JAMES W  
1027 32ND ST  
DENVER, CO 80205

JOHNSON, CARRIE  
1029 32ND ST  
DENVER, CO 80205-2730

ANDAZOLA, ANGELICA  
1031 32ND ST  
DENVER, CO 80205-2730

DAMIAN, DONALD  
3204 ARAPAHOE ST  
DENVER, CO 80205-2739

RUIZ, SAMUEL ANTHONY  
3228 ARAPAHOE ST  
DENVER, CO 80205-2739

DAVIDSON, PAUL C  
3230 ARAPAHOE ST  
DENVER, CO 80205-2739

CARR, PETER  
3232 ARAPAHOE ST  
DENVER, CO 80205-2739

VASQUEZ, ARTHUR  
3236 ARAPAHOE ST  
DENVER, CO 80205-2739

GUZMAN, BENITA M  
3238 ARAPAHOE ST  
DENVER, CO 80205-2739

DELZELL, CASEY  
3240 ARAPAHOE ST  
DENVER, CO 80205-2739

GERRITS, KEVIN  
1624 MARKET ST STE 202  
DENVER, CO 80202-1518

SWARTZ, DEVON P  
3258 ARAPAHOE ST  
DENVER, CO 80205-2739

STONE, JAIME  
3288 ARAPAHOE ST  
DENVER, CO 80205-2739

BURTON, DANIEL C  
3263 CURTIS ST APT 1  
DENVER, CO 80205-2804

CONOVER, MATTHEW  
3251 CURTIS ST  
DENVER, CO 80205

MARESH, HEATHER LENORE  
481 E 66TH AVE  
DENVER, CO 80229

MONTOYA, MARY K  
3243 CURTIS ST  
DENVER, CO 80205-2754

J D CLARKSON COMPANY LLC  
1011 N CLARKSON ST  
DENVER, CO 80218-2704

LOMELI-RUIZ, ALFREDO  
3233 CURTIS ST  
DENVER, CO 80205-2754

FRIDLEY, MEGHAN M  
3229 CURTIS ST  
DENVER, CO 80205-2754

VIZAS, SARAH  
3227 CURTIS ST  
DENVER, CO 80205-2754

ROMERO, ANDRES & JOHNETTE M  
2135 NEWTON ST  
DENVER, CO 80211-5063

ROMERO, JOSE & JOSE JR  
3208 CURTIS ST  
DENVER, CO 80205-275

HAMILTON LIVING TRUST  
3212 CURTIS ST  
DENVER, CO 80205-2755

CURTIS 3216 LLC  
3216 CURTIS ST  
DENVER, CO 80205-2755

PADILLA, CARLA  
3220 CURTIS ST  
DENVER, CO 80205-2755

POHL, KRISTEN H & ROBERT  
3224 CURTIS ST  
DENVER, CO 80205-2755

WATTS, JAMES T  
PO BOX 3174  
DENVER, CO 80201-3174

MARTINEZ, GREGORIO  
3242 CURTIS ST  
DENVER, CO 80205-2755

SMITH, DARIN  
3246 CURTIS ST  
DENVER, CO 80205-2755

RAITZ, RANDALL J  
3256 CURTIS ST  
DENVER, CO 80205-2755

KLEIN, SHANE M  
3260 CURTIS ST  
DENVER, CO 80205-2755

HEARN, STEPHANIE  
3262 CURTIS ST  
DENVER, CO 80205-2755

MENDOZA, JESUS & JUDY  
11253 OAKLAND DR  
HENDERSON, CO 80640-9298

## **EXHIBIT E**

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

28 May 2019

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

Dear Bruce,

This letter serves as authorization for STARBOARD Realty Group, LLC to act on behalf of and represent Women's Bean Project for the purpose of submitting and processing the rezoning application for the property owned by Women's Bean Project at 3201 Curtis Street in Denver, CO.

Sincerely,



Tamra Ryan, CEO



## **EXHIBIT F**

### **Proof of Ownership, Assessors Record**

# 3201 CURTIS ST

<b>Owner</b>	WOMENS BEAN PROJECT 3201 CURTIS ST DENVER , CO 80205-2754
<b>Schedule Number</b>	02263-15-014-000
<b>Legal Description</b>	CASE & EBERTS ADD B52 L16 TO 20
<b>Property Type</b>	COMMERCIAL - OFFICE BUILDING
<b>Tax District</b>	DENV

## Print Summary

### Property Description

<b>Style:</b>	OTHER	<b>Building Sqr. Foot:</b>	11600
<b>Bedrooms:</b>		<b>Baths Full/Half:</b>	0/0
<b>Effective Year Built:</b>	1948	<b>Basement/Finish:</b>	0/0
<b>Lot Size:</b>	16,625	<b>Zoned As:</b>	PUD

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

### Current Year

<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>	
Land	\$898,600	\$260,590	\$557,350
Improvements	\$1,023,300	\$296,760	
Total	\$1,921,900	\$557,350	

### Prior Year

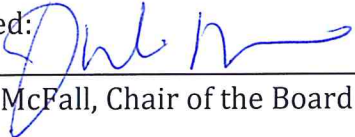
<b>Actual</b>	<b>Assessed</b>	<b>Exempt</b>	
Land	\$770,300	\$223,390	\$350,990
Improvements	\$440,000	\$127,600	
Total	\$1,210,300	\$350,990	



**EXHIBIT G**  
**Signature Authority Authorization**



BOARD RESOLUTION 0005  
for Authority to Change Zoning of Women's Bean Project Property  
23 July 2019

Let it be resolved that the Women's Bean Project Board is in full support of delegating to the CEO, Tamra Ryan, the duty and authority to take all steps necessary on behalf of Women's Bean Project in furtherance of the rezoning for the property owned by Women's Bean Project.

Signed:   
Julie McFall, Chair of the Board of Directors

Board Member	Vote
Julie McFall, Board Chair	<u>yes</u>
Amy Bittner, Vice Chair	<u>not present</u>
Leslie Karnauskas, Treasurer	<u>yes</u>
Gwen Young, Secretary	<u>yes</u>
Anna Conrad	<u></u>
Bret Duston	<u>yes</u>
Bryce Kelley	<u>YES</u>
Bob Kumagai	<u>yes</u>
Holly Leeser	<u>yes</u>
Jerilynn Martinez	<u>not present</u>
David Prichard	<u></u>
Ann Swanson	<u>yes</u>
Krystal Than	<u>yes</u>
Roger Twisselman	<u>not present</u>
Hope Wisneski	<u>yes</u>