

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>*If More Than One Property Owner: 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>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</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

<p>General Review Criteria: The proposal must comply with all of the general review criteria</p> <p>DZC Sec. 12.4.10.7</p>	<input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan. Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria</p> <p>DZC Sec. 12.4.10.8</p>	<input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.
	<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.

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)
EXAMPLE John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(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 ± 16625 SQ FT OR ≈ 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 30th & 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 31st 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 30th & 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 30th & 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 32nd 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 38th & 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 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
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

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

Print Summary

Property Description

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

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

Current Year

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

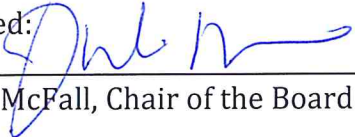
Prior Year

Actual	Assessed	Exempt	
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

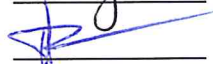

Board Member	Vote
Julie McFall, Board Chair	<u>yes</u>
Amy Bittner, Vice Chair	<u>not present</u>
Leslie Karnauskas, Treasurer	<u>yes</u>
Gwen Young, Secretary	<u>yes</u>
Anna Conrad	<u></u>
Bret Duston	<u>yes</u>
Bryce Kelley	<u>YES</u>
Bob Kumagai	<u>yes</u>
Holly Leeser	<u>yes</u>
Jerilynn Martinez	<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>

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.

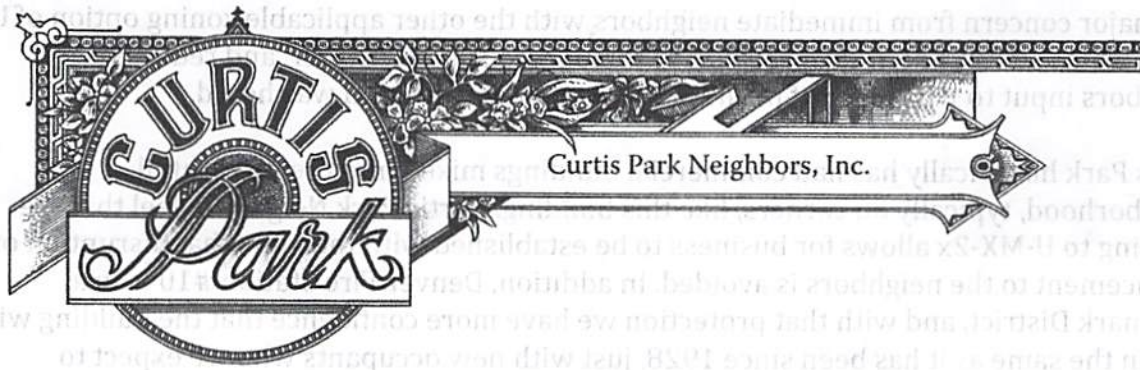
The structure is also a contributing structure in the Curtis Park G Historic District, which means that regardless of its future use, the structure will remain and exterior design alterations will be reviewed by the Denver Landmark Preservation Commission. Future users will also have access to the State 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



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

970-759-4023

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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	[Signature]
Shel Wheeler	5047 Strat Denver	sdwheeler521@gmail.com	[Signature]
Cindy Miller	POR 9951 Denver	Cindymearkulis-arrows.com	[Signature]
Leslie Karotkin	255 S. Jasmine St ⁸⁰²²⁴ DEN	lkarotkin@gmail	[Signature]
Paul Fordham	407 Fair St, Petaluma, CA 94952	Pfordham@hbfm.org	[Signature]
Maggie Braun	1170 Evans St Denver CO 80220	maggie10072@gmail.com	[Signature]
Gail Fritzing	1951 S. CLACKSON ST ^{Denver} 80210	gailfritzing@gmail.com	[Signature]
Peter Fritzing	same ↑	peter.fritzing@gmail.com	[Signature]
Cindy Kent	3002 Columbine St.	cindy@alacarte baskets.com	[Signature]
Tudor Coleman	3002 Columbine St	tc Coleman@jerity.com	[Signature]

[illegible]

Good afternoon council members,

I am Anna DeWitt and I am writing this letter on my own behalf.

I am writing to support the rezoning (U-MX-2x) of the land of the Women's Bean Project.

Why? This rezoning clearly meets all five criteria on which city council members evaluate rezonings.

However, I have seen some people of Denver (and some council members) add additional criteria to their decision of supporting or opposing rezonings. Things like 'Do I agree with the owner? Do I want to have a say in who will own this land in the future? Do I wish I had been a part of the sale agreement two decades ago? Do I like this organization?'

I fear that if Denver's City Council considers the above questions that future rezonings will become much more of a case of 'Do I like this person or not?' *Our city council must treat applicants and rezonings consistently and based on objective criteria*; our city council must remain ethical.

I do, however, understand that many Denver citizens care about criteria that you as council members should not consider. As these citizens make their claims and state their concerns, I also ask you to think about the situation that many people are in currently. *We are in the midst of a severe recession with high unemployment*. Proven programs that help the underprivileged must be supported, not hindered, in their ability to provide support. I have no doubt that if the Women's Bean Project was able to move and expand their service in another transit-rich location, they would be able to bring services to more individuals.

Thank you for your time and effort in serving our city.

A handwritten signature in black ink, appearing to read 'Anna DeWitt', with a long horizontal flourish extending to the right.

Anna DeWitt

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

5/19/20

Dear Denver City Council,

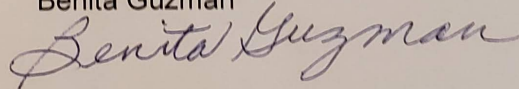
I have owned my home in Curtis Park since 1974. Recently the Curtis Park neighborhood has changed dramatically. Many of my old neighbors have sold their property to make money. I do not want the money, I want to just keep on getting by and keep my home.

Everything in this neighborhood has gotten expensive with these changes. I appreciate the good work that Womens Bean Project has done in this neighborhood. There are still neighbors like me who count on the services that they provide. I have a granddaughter who I am hoping will work there.

I understand that they want to sell their property and make their money. Many of my old neighbors have left and done the same thing. I would ask that you not forget about us long time property owners. If Womens Bean Project needs to sell their property, please make sure they sell it to another organization which will help us less affluent long time Curtis Park residents and not push us out.

Sincerely,

Benita Guzman



From: [Connolly, Brian J.](#)
To: [Shaver, Brandon A. - CPD Senior City Planner](#)
Subject: [EXTERNAL] Case File No. 2019I-00105--3201 Curtis Street--letter of support in favor of rezoning
Date: Saturday, May 30, 2020 1:18:32 PM

Brandon,

I write to you in my capacity both as a resident of the Curtis Park neighborhood, at 2913 Stout Street, and as a land use planner and attorney. I am submitting this email to express my full support for the rezoning of the property located at 3201 Curtis Street. I respectfully request that this email be included in the record of the City Council proceedings on this matter.

The rezoning application unquestionably meets the criteria in Sections 12.4.10.7 and 12.4.10.8 of the Denver Zoning Code for rezoning as follows:

- The proposed U-MX-2x district is consistent with the City's adopted plans. Blueprint Denver designates the subject property in the Urban context, in a Residential Low-Medium place type. The U-MX-2x district provides building heights of less than 3 stories, and allows for residential uses, as well as a limited number of other uses that are wholly consistent with the property's residential surroundings.
- The proposed U-MX-2x district will provide uniformity of regulations, as the U-MX-2x district exists across the City and applies to buildings similar to that presently located on the property.
- The proposed zoning furthers the public health, safety, and general welfare. No uses in the U-MX-2x district pose risks to public health and safety, and the rezoning will further the general welfare by enabling a broader range of uses on the property and the adaptive reuse of the historic structure located on it.
- Justifying circumstances support the rezoning, as it will result in the rezoning of property under a Former Chapter 59 PUD to a new Denver Zoning Code district. Changing conditions in the area, including the redevelopment of surrounding neighborhoods and significant infill residential development in Curtis Park, support allowing residential and other supporting uses on the property.
- The proposed rezoning is consistent with the Urban context description contained in Section 5.1 of the Denver Zoning Code.

While the City Council may only appropriately consider the foregoing rezoning criteria in its consideration of the application, I also offer the following:

- Women's Bean Project is a wonderful community resource that my wife and I are proud to support. While I am personally disappointed to see this organization leave our immediate neighborhood, I know that the prospective sale and adaptation of this property—along with WBP's opportunity to obtain space much better suited to its mission—will greatly benefit WBP. We look forward to continuing to support this valuable organization in its new home.
- There has been an admirable community outreach effort undertaken in connection with this application. The community is supportive of this proposal.
- The subject property is located within the Curtis Park G Historic Landmark District, and the

historic structure is therefore protected from any significant exterior change. This fact should mitigate any concern that the rezoning will significantly modify the existing historic structure.

Please contact me should you have any questions about the foregoing comments. I respectfully request that the City Council approve the requested rezoning.

Brian J. Connolly

Attorney at Law

Otten Johnson Robinson Neff + Ragonetti PC

Suite 1600 | 950 17th Street | Denver, Colorado 80202

DIRECT 303.575.7589 | MAIN 303.825.8400 | FAX 303.825.6525

bconnolly@ottenjohnson.com | [My Profile](#) | [vCard](#)

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From: [Allen, Corina](#)
To: [Shaver, Brandon A. - CPD Senior City Planner](#); [Rezoning - CPD](#); [dencc - City Council](#)
Cc: [Bruce O'Donnell](#)
Subject: [EXTERNAL] Women's Bean Project Rezoning
Date: Monday, June 01, 2020 1:31:35 PM

Dear Members of Denver City Council:

RE: CB 20-0161

I am writing you to express my support for the Women's Bean Project rezoning of 3201 Curtis to U-MX-2x. I graduated from WBP May 11, 2019. I was also the graduate speaker for WBP's annual graduation ceremony, Ready Set Grow this year. I'm extremely grateful and forever thankful for the support and encouragement constantly given by the staff. My experience at the Bean was definitely life changing for me.

The rezoning is a needed step for Women's Bean Project to be able to grow and help even more women like me in Denver. From my own experiences, this is desperately needed in the Metro community.

I was going to come to tonight's public hearing to speak in favor of the rezoning. However, due to the riots and violence going on in downtown I am not going to attend tonight. After what I learned about the situations occurring downtown between the homeless taking over camping in the streets, the riots in support of the police brutality, and the newly imposed 8pm curfew, I just do not feel safe taking public transportation into the city. Especially when the hearing might not be finished until near the curfew if not after. I strongly encourage the City Council in voting to approve the rezoning for the following reasons:

1. The Denver Planning Department has determined that the rezoning meets the criteria required for Council to approve rezoning the property.
2. Women's Bean engaged with and listened to the community. U-MX-2x is the zone district recommended by and supported by both the neighborhood and the community. The Curtis Park Neighbors RNO also supports the rezoning.

Under more normal circumstances I would be there tonight to support Women's Bean, which has done so much to improve the lives of women in Denver. So, through this email I ask that members of City Council please vote yes to approve the rezoning of 3201 Curtis.

Sincerely,
Corina Allen

NOTICE TO RECIPIENT OF INFORMATION:

This e-mail may contain confidential or privileged information. If you think you have received

this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately.

This e-mail may also contain protected health information (PHI) with information about sensitive medical conditions, including, but not limited to, treatment for substance use disorders, behavioral health, HIV/AIDS, or pregnancy. This type of information may be protected by various federal and/or state laws which prohibit any further disclosure without the express written consent of the person to whom it pertains or as otherwise permitted by law. Any unauthorized further disclosure may be considered a violation of federal and/or state law. A general authorization for the release of medical or other information may NOT be sufficient consent for release of this type of information.

Thank you. Aetna

May 26, 2020

TO: Councilmembers Sandoval, Flynn, Torres, Black, Sawyer, Kashmann, Clark, Herndon, CdeBaca, Hinds, Gilmore, Kniech and Ortega

Denver City Council
City & County Building
1437 Bannock St., Rm. 451
Denver, CO 80202

Dear City Council,

Thank you for your continued commitment to the People of Denver during these difficult times.

As a concerned Citizen of Denver, I have researched the details and circumstances surrounding the application to rezone 3201 Curtis. Included are my findings on the matter.

I look forward to answering any questions that you might have at the 6/1 Public Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Vranas", with a stylized, flowing script.

Paul Vranas

Tamra Ryan
CEO | Women's Bean Project
Author | The Third Law

From: eme barnes <emebarnes2006@yahoo.com>

Sent: Thursday, July 30, 2020 2:45 PM

To: Tamra M Ryan

Subject: [EXTERNAL] Zoning Hearing

My name is Eme Barnes, I was at a point in my life that that I knew something had to change, alcohol had become a problem and with the passing of my mother it became even bigger. I was unemployed, I had always been in the restaurant and bar business most of my life, so going back to a work environment where alcohol was involved wouldn't have been a good option, I didn't really have any other skills. One of my sisters had read any article about The Women's Bean Project and their mission, she thought this might be the chance I needed to start over.

In March of 2006 I applied to WBP and a few weeks later I received a phone call to come in for interview, I was so excited when I was told that I had been accepted to the program, I didn't realize at the time that this was the beginning of new and different path that would change my life.

There are so many women coming through the doors at the Bean all hoping to join the program, many have heard of us from a friend, family member, a graduate, halfway houses, probation officers, neighbors and even on the bus or light rail. They are all seeking a second chance, they are all ready to change, just like I was. Unfortunately due to the limited space we now have we can only help a small percentage of these women, a larger facility means more women would be getting the training and experience needed when seeking permanent employment and help then on their way to self sufficiency.

In my thirteen years at the Bean I've seen the transformation of so many women, they've come in with low self esteem they didn't think they had much of a future, by time of their graduation they had secured a job, their children and family members were so proud of what they had accomplished. This could be the future of so many more women with a larger facility.

I retired from the Bean in March of 2019, I'm very proud to have been a part of the Bean Team and all the rewarding work they do for the community, I still think of myself as a member of the team. I'm also proud to report that I recently celebrated my twelve and a half years of sobriety. Thank you to The Bean for the chance given to me so many years ago to become the person I am today!

Sincerely
Eme Barnes

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4. Observed Discrepancies In Committee Testimony	7
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1. Executive Summary

Women's Bean Project is a historically well regarded non-profit serving women in need. It's mission of changing women's lives is one that we as a society should support and hold in very high regards.

Women's Bean Project has built a stellar reputation in Denver. It appears that a significant amount of it's success is due to long standing partnerships with the City of Denver. Like all partnerships, trust, communication and collaboration are essential components to mutual success.

Based on a review of public information beyond that which has been presented thus far, I ask that you consider that:

- 1) It is questionable if the application meets Denver Zoning Code Requirements legal criteria [\[Denver Zoning Code 12.4.10.7\]](#)
- 2) Discrepancies exist between the testimony given by Women's Bean Project, it's strategic plan and it's financial statements:
 - a) [February 25, 2020 Land Use Committee Hearing - Applicant Q&A Starting at 7 min 45 seconds](#)
 - b) [Women's Bean Project 2018-2021 Strategic Plan](#)
 - c) [Women's Bean Project Financial Statements](#)

2. Women's Bean Project Facts

Based on a review of publicly available information, these following statements appear to be undisputed:

- 1) The City of Denver sold 3201 Curtis to Women's Bean Project on 8/22/1995 for \$185,000. The property was previously used by the City as a Firehouse.¹
- 2) The City of Denver approved a zoning change to permit Women's Bean Project operations. This zoning change happened concurrently with the sale of the property.²
- 3) Since selling the property, the City of Denver has given Women's Bean Project \$214,000 through grants and forgivable loans to make improvements to the building (warehouse and elevator).³
- 4) Women's Bean Project wants to sell the property, and in preparation to do so, they are applying for a zoning change to U-MX-2X.⁴
- 5) If granted the proposed zoning change, Women's Bean Project anticipates selling the 11,600 square foot property for between \$2,900,000 and \$3,480,000.⁵
- 6) Women's Bean Project is requesting a zoning change to 3201 Curtis before finding a buyer for the property or a new property to purchase.⁶
- 7) Annual Product Sales for Women's Bean Project have declined since the earliest public records are available:

Fiscal Year	Product Sales
2012	\$1,209,986 ⁷
2013	\$1,043,861 ⁸
2014	\$1,045,448 ⁹
2015	\$997,977 ¹⁰
2016	\$941,712 ¹¹
2017	\$909,317 ¹²
2018	\$995,293 ¹³
2019	\$756,485 ¹⁴

¹ <https://www.denvergov.org/property/realproperty/chainoftitle/160812102>

² <https://denver.legistar.com/View.ashx?M=F&ID=8089461&GUID=E03F01A2-FC5A-40DE-9C13-57C0F071B565> Page 46

³ [Committee Meeting starting at 10min 12 sec.](#)

⁴ <https://denver.legistar.com/LegislationDetail.aspx?ID=4337101&GUID=8DA75206-C394-40EC-A45E-5BF2B1864BB3&Options=ID%7CText%7C&Search=3201+curtis>

⁵ [Committee Meeting starting at 13min 40sec.](#)

⁶ <https://denverite.com/2020/02/25/some-denver-politicians-kringe-as-the-womens-bean-project-considers-leaving-curtis-park/>

⁷ http://www.womensbeanproject.com/wp-content/uploads/2014/10/Womens-Bean-Project-June-2013-Audit-reduced_.pdf

⁸ <http://www.womensbeanproject.com/wp-content/uploads/2015/06/Final-WBP-FS-2014-2.pdf>

⁹ <http://www.womensbeanproject.com/wp-content/uploads/2015/06/Final-WBP-FS-2014-2.pdf>

¹⁰ <https://www.womensbeanproject.com/wp-content/uploads/2016/09/WBP-FS-2015-Final.pdf>

¹¹ <https://www.womensbeanproject.com/wp-content/uploads/2018/07/WBP-FS-2017-final.pdf>

¹² <https://www.womensbeanproject.com/wp-content/uploads/2018/07/WBP-FS-2017-final.pdf>

¹³ <https://www.womensbeanproject.com/wp-content/uploads/2019/07/Womens-Bean-Project-Financial-Statements-June-2018.pdf>

¹⁴ <https://www.womensbeanproject.com/wp-content/uploads/2020/01/WBP-FS-2019.pdf>

3. Application Appears Not To Meet All Zoning Review Criteria

3201 Curtis was sold by the City to Women's Bean Project with a concurrent zoning modification for the explicit use of their operations to provide employment opportunities to vulnerable women.

The Denver Zoning Code requires that an Official Map Amendment (Rezoning) may only be approved by The City Council if it complies with all of the following review criteria [\[Denver Zoning Code 12.14.10.7\]](#):

A. Consistency with Adopted Plans

B. Uniformity of District Regulations and Restrictions (not in question)

C. Public Health, Safety and General Welfare

A. Consistency with Adopted Plans:

This rezoning would appear to be inconsistent with the following Adopted Plans if it enables the use of this property in a manner that does not provide equal or greater social benefit to residents as required:

Comprehensive Plan 2040

Comprehensive Plan 2040 goals¹⁵ that appear inconsistent with the proposed zoning modification include:

Goal 1.9: Improve equitable access to quality education and lifelong learning opportunities

Goal 4.1: Ensure economic mobility and improve access to opportunity

Goal 4.4: Ensure Denver has a productive, educated, competitive and knowledgeable workforce

Blueprint Denver

Blueprint Denver goals¹⁶ that appear inconsistent with the proposed zoning modification include:

Goal 1: Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.

Goal 2: Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

Goal 8: Promote enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.

Northeast Downtown Denver Neighborhood Plan

The Northeast Downtown Denver Neighborhood Plan goal for Curtis Park¹⁷ that appears inconsistent with the proposed zoning modification is:

C.2 Promote Economic and Housing Diversity

¹⁵

https://citycountyclerdenver-prod.adobecqms.net/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver_Comprehensive_Plan_2040.pdf

¹⁶ https://www.denvergov.org/media/denvergov/cpd/blueprintdenver/Blueprint_Denver.pdf

¹⁷

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/planning/Plans/Northeast_Downtown_Neighborhoods_Plan.pdf

C. Public Health, Safety and General Welfare:

Zoning amendments must meet the following requirement:

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

Women’s Bean Project with its current building and it’s current zoning provides a service that furthers the general welfare of the City. With the levels of general welfare that this property and it’s zoning provides the City, has the applicant proven to you beyond a reasonable doubt that rezoning the property will indeed further the general welfare of the City? Or perhaps, would the approval of this zoning application set into motion a series of events that would decrease the general welfare of the City?

4. Observed Discrepancies In Committee Testimony

Statements to review from the 2/25/20 Committee meeting include:

1) Regarding The Magnitude of WBP's Growth Since Purchasing The Building

Women's Bean Project CEO: *"When we bought the building in 1995 I think our organizational operating budget was about \$500k a year, maybe even slightly less. **Today we are a \$2.5m operation.**"*

Reference: 2/25/20 Committee Hearing, 12 minutes 45 seconds

The above statement conflicts with the FY 2019 financial statements¹⁸ which reports:

Total Revenue and other support: \$1,598,034

2) Regarding The Claim That The Size Of WBP's Building Limits It's Ability To Hire Women

Women's Bean Project CEO: **"For every woman we hire, we turn away 4 other qualified applicants".**

Reference: 2/25/20 Committee Hearing 25 minutes 20 seconds

The above statement conflicts with information from the WBP's strategic plan:¹⁹:

"..as the economy of Denver became stronger, we found that the women we were hiring were less successful in completing the program. In fact, the average tenure of the women plummeted to an average of three months during 2016." p. 4

"Of the women who left the program early, only two were relieved of their employment for attendance reasons. The remainder relapsed, returned to prison, or left due to health issues that couldn't be addressed. As a result, we found ourselves needing to hire additional women to meet our need for labor, rather than to fulfill a specific mission-related target." p. 4

"Into 2018, WBP has continued to grapple with the impact of low unemployment rates in the Denver area. Formerly strong referral sources have appeared to dry up and we have found ourselves working harder to meet our goals for each hire date. Simultaneously, we are finding that the women we hire have difficulty overcoming basic employment barriers, including health issues, sobriety and housing challenges" p. 7

"As we have been squeezed by the low application numbers, we have found that applicants' sobriety is often more recent than six months and, as a result, more tenuous. Because of concerns that one woman's relapse can have a negative effect on others trying to maintain their sobriety, we changed our drug policy and have begun doing random drug testing. The unfortunate result is that many women's employment has been terminated due to positive test

¹⁸ <https://www.womensbeanproject.com/wp-content/uploads/2020/01/WBP-FS-2019.pdf>

¹⁹ <https://www.womensbeanproject.com/wp-content/uploads/2018/11/WBP-2018-2021-Strategic-Plan.pdf#page=4>

results" p. 7

"Sacrifice quality for quantity of women hired due to labor needs." Weakness listed in SWOT analysis p. 31

3) Regarding The Claim That An Increase In Space Will Increase The Number of Women Hired

Women's Bean Project CEO: "This exercise (zoning change) is going to allow us to have a larger facility in order to hire more women"

Reference: 2/25/20 Committee Hearing, 25 minutes 30 seconds

Women's Bean Project CEO: "The goal eventually is to acquire twice as much space, at a minimum it will be twice as many women....So we are looking at a minimum of twice as many women within the first couple years."

Reference: 2/25/20 Committee Hearing, 26 minutes 45 seconds

UPON REVIEW:

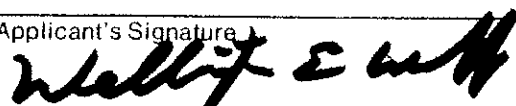
A key component to WBP's strategic plan is the addition of automation to replace manual labor and increase product margins. The addition of automation combined with historically low product sales makes this move to a larger facility an interesting strategy, however it casts a shadow of doubt as to if and when it will lead to hiring more women:

"In the short term this move [to automation] risks decreasing our need to hire women"²⁰ p. 8

²⁰ <https://www.womensbeanproject.com/wp-content/uploads/2018/11/WBP-2018-2021-Strategic-Plan.pdf#page=8>.

5. In Conclusion

The statements that have been made by the applicant to your committee do not appear to be consistent with publicly available information. The City Council should represent the people of Denver to get a much greater level of transparency from the applicant regarding why these inconsistencies exist and the true circumstances related to this application.

Area Map indicating property to be rezoned will be prepared by the Department of Zoning Administration		City and County of Denver DEPARTMENT OF ZONING ADMINISTRATION APPLICATION FOR ZONE MAP AMENDMENT		Application Number <div style="text-align: center; font-size: 1.2em;">4201</div> <div style="display: flex; justify-content: space-between;"> <div>Date Submitted 6-21-95</div> <div>Fee \$600.00</div> </div>	
1. Applicant City and County of Denver - Office of Asset Management	2. Address 1145 Cleveland Place Room 401 Denver, CO 80202	3. Phone No. (303) 640-7022	4. Interest <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Other		
5. Owners of Property or Properties (If not the Applicant)	6. Address		7. Phone No.		
8. Location of Proposed Change <div style="text-align: center; padding: 5px;">3201 Curtis Street, Old Fire Station #10, Denver, CO 80205</div>					
9. Legal Description of Property: (If Legal Description is lengthy, please attach additional sheet.) <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 33%;">Lots: 16 through 20</div> <div style="width: 33%;">Block: 52</div> <div style="width: 33%;">Addition: Case and Eberts</div> </div>					
10. Area of Subject Property, Sq. Ft. or Acres <div style="text-align: center; padding: 5px;">16,600 square feet or 0.38 acres</div>		11. Present Zone <div style="text-align: center; padding: 5px;">R-3</div>		12. Proposed Zone <div style="text-align: center; padding: 5px;">PUD</div>	
13. 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. <div style="padding: 10px; border: 1px solid black;"> <p>The intended use for the facility is as follows: continued production and warehousing of dry bean soup mixes to be sold both on a wholesale and retail level; job training and education classes; a small catering business where the food is prepared on-site but is delivered and served off-site; a community meeting place; a small retail section where the public can come to purchase our products; some space will be designed office space for our staff, and there will be a shopping area from which 5 to 50 packages a day will be picked up by United Parcel Service.</p> </div>					
14. Use and development proposed for the property to be rezoned. <div style="padding: 10px; border: 1px solid black;"> <p>Fire Station # 10, 3205 Curtis Street, has operated continuously since 1929 as a haven of safety and security for the Curtis Park neighborhood. Although the Women's Bean Project makes no claim to insure and protect the public, we do feel that our presence will make a positive impact on the neighborhood. No community is a safe harbor unless we have unless we have a trained work force to feed and nurture it. A good job is still the best meal ticket, best family security, and the best asset of a community.</p> </div>					
15. Exhibits Submitted, Number and Kind District Plan, Existing Conditions Map, PUD Application			16. Applicant's Signature <div style="text-align: center; margin-top: 10px;">  Mayor Wellington E. Webb </div>		

PUD at 3201 Curtis Street
Address

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Application Status: Preliminary ___ Complete ___ Final x

1. SCHEDULE

- a. Date of pre-application conference 4-19-95
b. Submittal date of preliminary application 5-19-95
c. Submittal date of completed application 6-21-95
d. Planning Board or Planning Office
hearing date _____

Applicant requests: Planning Office Hearing ()
Planning Board Hearing ()
Administrative Review (x)
The applicant has met with and discussed the proposed PUD
with:
Neighborhood Associations ? Yes (x) No ()
Affected Adjacent Residents And Property Owners ?
Yes (x) No ()

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

- a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE: (The zoning ordinance definition of gross floor area shall apply to all PUD proposals. Define terms like "Retail and Light Industrial". It is required that terms and uses already defined in the Zoning Ordinance be used. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages or basement areas used for storage or utilities.)

Attach additional sheets if necessary

<u>Office / Counselling / Training **</u> Use A.	<u>4,000</u> sq.ft. maximum
<u>Specialty Food Packaging/Processing</u> Use B.	<u>2,500</u> sq.ft. maximum
<u>Sale at wholesale/retail of Specialty food products.</u> Use C.	<u>500</u> sq.ft. maximum
	<u>10,200</u> sq.ft.

Please see attached sheet for additional uses TOTAL

PUD at 3201 Curtis Street
Address

Page 3

TOTAL F.A.R. .63 : 1
(Floor Area Ratio = gross floor
area divided by site area) LAND
TO BE DEDICATED FOR PUBLIC STREETS
SHOULD NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of dwelling units	<u>n/a</u>
Density (ratio of dwelling units per acre)	<u>n/a</u>

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:

5,200 sq.ft. 31.3 % of site area

Maximum area of drives and parking:

6,470 sq.ft. 39.0 % of site area

Approximate area of other impervious surfaces:

325 sq.ft. 2.0 % of site area

Total impervious surface:

11,995 sq.ft. 72.3 % of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:

minimum 4,605 sq.ft. 27.7 % of site area

Non-live lot coverage (gravelled and other permeable surfaces)

approximate: 0 sq.ft. 0 % of site area

Total minimum area: 0 sq.ft. 0 % of site area

d. PROJECT AREA TOTALS: (totals of "b" and "c")

Landscaped areas (permeable surfaces): 4,605 sq.ft.
Building and impervious surfaces: 11,995 sq.ft.
Total site area: 16,600 sq.ft.
(this area must equal site area listed on page 1)

e. SETBACKS: (The minimum setbacks must be shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.)

Alley 39.0 ft. Front: _____ ft.
Northwest 31.0 ft. OR Rear: _____ ft.
Curtis St. 21.0 ft. Side: _____ ft.
32nd St. 19.5 ft.

Minimum spacing between structures n/a

Encroachments into setback space will conform to Section 59- 179 of the (R-3) zone district.

Official Parkway setback requirements for this P.U.D. are:
n/a ft. for buildings and n/a ft. for signs.

f. MAXIMUM HEIGHT OF STRUCTURES:

Maximum height: 2 stories 45 ft.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents, and air conditioning equipment.) may exceed these heights by: 12 ft.

The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or to the highest parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade.

If bulk plane restrictions are to be utilized, these restrictions will conform to those of the R-3 zone district. (solar collectors and mechanical equipment are not excepted from bulk plane restrictions!!!)

PUD at 3201 Curtis Street
Address

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g. OFF-STREET PARKING:

This project shall contain 15 off-street parking spaces at the ratios shown below.

Use (a): <u>Uses listed in Section 2a</u>	Ratio: <u>1:680 sq. ft</u>
Use (b): _____	Ratio: _____
Use (c): _____	Ratio: _____
Spaces per dwelling unit: _____	
Number of parking spaces for persons with disabilities: _____	<u>2</u>

Will this PUD conform to the requirements of Article V, Off-Street Parking ? Yes (x), Yes, except as noted below () or No ().

If not, or if there are any exceptions, please provide the following information:

(1) Parking space dimensions:

Universal spaces: _____

Small car spaces: _____

(2) Driving aisle widths:

Angle of stalls: _____

(3) Ratio of small car spaces to large car spaces: _____

h. OFF-STREET LOADING SPACES:

This PUD will contain 0 off-street loading spaces. These spaces will conform with all of the requirements of Article VI, Off-Street Loading. If not, please provide the following information:

Off-street loading space dimensions: _____

- i. SURFACE DRAINAGE: The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency ? Yes () No (x)
Does the site contain wetland areas ? Yes () No (x)
(For assistance, contact WMD at 964-0500.)

PUD at 3201 Curtis Street
Address

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- j. Interior streets, drives, parking areas and pedestrian walkways within the PUD district, if any, are shown on the District Plan.
- k. EASEMENTS: Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: none
-
1. LANDSCAPING AND BUFFERING: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.)
- (1) Minimum number of trees to be planted: 5
- (2) Minimum size of trees at time of planting: 2" caliper
- (3) Minimum % of evergreen or coniferous trees: 0 %
- (4) Minimum number of shrubs to be planted: 0
- (5) Minimum size of container for planted shrubs: 0

Will the proposed PUD comply with the parking lot landscaping requirements of Sec. 59-585(10) ? Yes (x) No ().

All foliage shall be maintained in a healthy, growing and safe condition. Where street trees are proposed or required on the public-right-of-way, such trees shall be installed in accordance with the requirements of the City Forester. (964-2580)

Number of street trees proposed: 0

If street tree plantings are required within the right-of-way of a state highway contact the Colorado Department of Transportation for approval (757-9930).

Fences and/or Walls:

The maximum height of fences and/or walls that may be built in the PUD district, except for front setback spaces:

12 ft.

We plan to keep the existing vine-covered fences.
The maximum height of fences and/or walls that may be built within the PUD district front setback spaces: 12 ft.

Such fences and/or walls shall be either solid and view-obscuring, or open and view-permitting as required by the District Plan and shall be shown (include the size and types of materials permitted) on the District Plan. Fences and/or walls shall be subject to Sec. 59-38(11) "Overheight Fences And Walls".

Earthen berms or mounds used for screening shall be landscaped and, if utilized, shall be shown on the District Plan.

Maximum height: 0 ft.

Minimum height: 0 ft.

m. BOAT, CAMPER, TRAILER AND RECREATION VEHICLE STORAGE:

Permitted ()

Not Permitted (x)

If permitted, screening fences will () will not () be provided. Such fences shall be not less than ft. nor exceed ft. in height.

Maximum length of trailer and/or recreational vehicles permitted: ft.

All such storage facilities shall be shown on the District Plan.

n. DEDICATIONS AND IMPROVEMENTS:

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional right-of-way and the construction of certain public improvements. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. EXTERNAL EFFECTS: (vibration, heat, glare, radiation, and fumes)

These effects will be regulated by Sec. 59- 178 (2)-(4) (R-3 zone district). Reflective glass will () will not (x) be used.

- p. The existing grade of the site will (), will not (x) be altered.
- q. Utilities (public and private) serving the property are located (where?) Power pole north of the north corner.
Gas meter on south side of building. Sanitary sewer runs
through alley to NE side of building. Water main 23' from
For information contact the following: from the SW side of
Denver Water Department 628-6100 Curtis, the tap is 86'
U.S. West 896-5325 NE of 32nd Street.
Public Service Company 571-3527
Wastewater Management 964-0500

- r. SIGN CONTROLS: The project will be regulated by the following:
Sec. 59-537, Signs permitted in all districts
Sec. 59-538, Sign area measurement
Sec. 59-548, regulations for the R-3 district

If no specific regulations are referenced here, complete the following:

Maximum number of signs: _____
Permitted sizes of signs: _____
Maximum sign area allowed: _____
Number of ground signs allowed: _____
Number of joint ID signs allowed: _____
Maximum size of joint ID sign(s): _____
Temporary signs allowed: _____

Number of canopies and awnings: _____ Backlit? Yes () No ()

All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

- s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS, OR SOLID WASTE:
Permitted (x) Not Permitted ()
Screened (x) Not Screened ()
Height of solid fence or screening wall: 4 ft.

- t. CURRENT TRAFFIC VOLUMES:
The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by the applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in Institute of Transportation Engineers reference books at the library.

PUD at 3201 Curtis Street
Address

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For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located:
(Where ?) Lawrence and 34th Streets

- u. FUTURE SCHOOL SITES: (Applicable to large residential PUD'S; contact Denver Public Schools for more information.)
Will be dedicated. () Will not be dedicated. (x)
- v. HOME OCCUPATIONS: (Residential PUD'S only)
Permitted () Not Permitted ()
Shall conform to Sec. 59- 177(4) of the R-3 district.
- w. TEMPORARY USES: Uses by temporary permit will be regulated by Sec. 59- 177(2) (R-3 zone).
- x. ACCESSORY USES: Will be permitted and regulated by Sec. 59- 177 (3) (R-3 zone)
- y. INTERIM USES: Prior to the development of this project, the property may be used on an interim basis for the following uses within existing buildings:
Shipping and storage of specialty food products.
- z. PHASING: Developed in phases ? Yes () No (x)
If yes, specify the phasing and the improvements to be constructed in each phase:

Anticipated starting date 9-15-95 Completion date 1-31-96

A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.

3. On an attached page a written statement is given generally describing:
 - a. The proposed PUD and the market it is intended to serve.
 - b. Its relationship to the Comprehensive Plan: where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed PUD District. (For help with this contact the Denver Planning Office.)
 - c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map".
This plan includes the following listed and attached drawings or renderings:

<input checked="" type="checkbox"/> Architectural concepts	<input type="checkbox"/> Building elevations
<input checked="" type="checkbox"/> Facade treatments	<input type="checkbox"/> Exterior building materials
<input type="checkbox"/> Other important features (Please list) _____	

6. **ACKNOWLEDGEMENT:**

- a. The applicant for this PUD is the owner or owners of all of the property contained within the proposed PUD District or is the agent for the owner or owners of all the property contained within the proposed PUD District. (Agents must supply proof of agency from the owner or owners of the property at time of application.)
- b. The applicant understands that vested property rights shall be created ninety (90) days after the approval of this district plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Sec. 59-29.

Mayor Wellington E. Webb

Print or type applicant's name

Wellington E. Webb
Applicant's signature

(Form to be completed by the P.U.D. applicant
and attached to the back of form Z/A 8)

P.U.D. Application Number 4201.....

Property Addressed as 3201 Curtis Street, Denver, CO 80205....

This is to certify that the land owner or owners indicated in block #5 of the application form (does) (does not) (circle one) in fact own all the land area affected by this application. Indicate as accurately as possible the form of interest in the property held by the individual or company listed as "owner".

 - option holder of (all) (a portion) (circle one) of the land under application.

 - contract holder of (all) (a portion) (circle one) of the land under application.

✓ - fee title owner of (all) (a portion) (circle one) of the land under application.

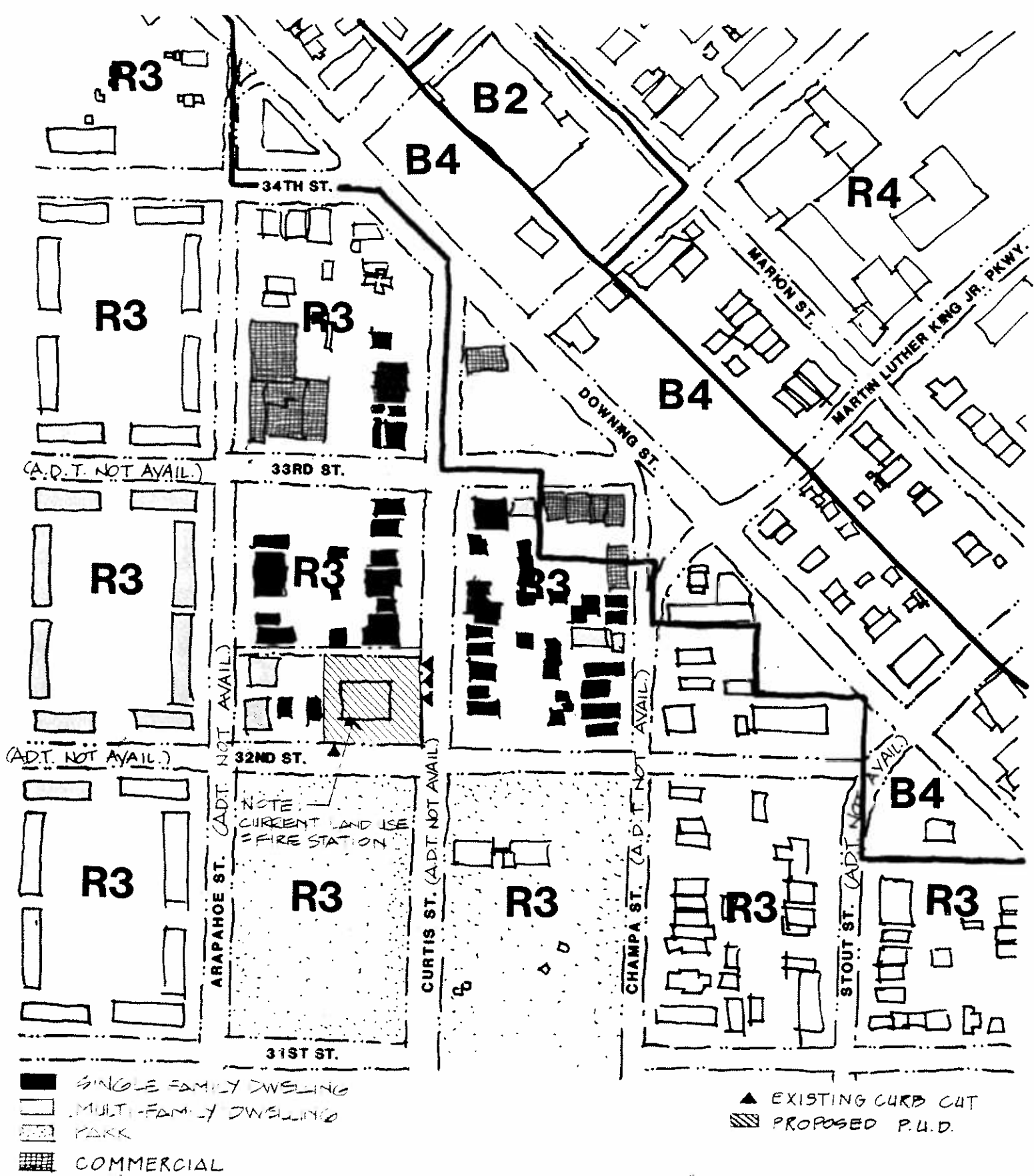
 - holder of a security interest in (all) (a portion) (circle one) of the land under application.

June 21, 95
date

Wellington E. Webb
signature of applicant or owner
Mayor Wellington E. Webb

If there are other owners of the land included in the P.U.D. application, please list them below, and give the legal description of the property which they own.

Please attach a property card from the Assessor's Office which describes the owner's property included in the P.U.D. application.



PUD at 3205 Curtis Street

2. Description of Planned Unit Development (PUD)

(cont. from page 2)

Kitchen/Caterer limited to two delivery vehicles 1,700, sq.ft
Use D maximum

Storage of assembled specialty food products	1,500, sq.ft
Use E	maximum

Uses Allowed in R-3 Zone district	as allowed in R-3 Zone District
Use F	maximum

*** If proposed uses A, B, C, D and/or E are developed/maintained, the property shall be subject to the terms and conditions of paragraphs 2b through 5 herein OR if the proposed use F is developed/maintained, the property shall be subject to the provisions of Division 8 (R-3 Zone District) of Article III (District Regulations) of Chapter 59.**

* * Area defined as Use A (Office, Counseling and Training) will be made available during off-hours for community meeting rooms.

3a) The PUD and the market it will serve:

The Women's Bean Project, as owner/occupant of Fire Station #10 will serve the neighborhood in several ways. We will be an education, training and employment center for low-income women in the area. We will also be a viable economic anchor for the area and a safe harbor for neighborhood children during the daytime.

We will be able to become more actively involved in our immediate community. During non-work times (evenings and weekends) we will make available our meeting rooms for community gatherings. Our staff and employees will become frequent visitors to Curtis Park across the street. (Although the Fire Station will have a large, bright area for our employees on the second floor, we are grateful to be located so close to a perfect spot for lunches and break-time.)

3b) This proposal is in conformance with the following comprehensive plan policies:

NE - P - 17: Commercial development should be compatible in operation and design with the residential fabric and character of the neighborhood.

RS - P - 49: Denver should develop employment area in both the inner city and other areas of the city; these should be designed and located to accommodate new technologies and industrial and business activities. The city should pursue corporate headquarters and high technology research and development facilities when it is demonstrated that these make major contributions to the city's economy and will encourage such facilities to be located in sites that are compatible with surrounding neighborhoods.

HS - P - 3: Comprehensive welfare-to-work programs, including education and training components, will be the linchpin of the new self-sufficiency system and must be closely linked to Denver's economic development efforts.

3c) The relationship of the PUD to the surrounding neighborhood:

The Fire Station is located on the northwest corner of Curtis Park. The Women's Bean Project has no plans to change the historic nature of the building, but rather, we will enhance the landscaping and the details of the building. The Women's Bean Project is committed philosophically to natural products and a natural environment.

The Women's Bean Project will limit its active staff, employee group and full-time volunteers to the following:

- 18 Production Employees
- 6 Catering Employees
- 12 Staff Members
- 4 Full-time Volunteers

The Women's Bean Project will have neither residential facilities nor child care facilities on site. Children are on site infrequently and, then, only with a parent.

General Operating hours (assembly, counseling, wholesale and retail sales) will be from 8:30 a.m. to 5:30 p.m. on weekdays. Exceptions to this schedule are limited to the 13 Saturdays a year during which we will be open from 8:30 a.m. to 5:30 p.m., and, if needed, up to 20 weekday evenings until 8:00 p.m.

We will use the kitchen for catering jobs (limited to transport by two trucks) primarily during normal operating hours. However, we will accept evening and weekend jobs. Use of the building will be limited to the kitchen and catering areas. Off-hour scheduling will be limited to two evenings a week and one day during weekends throughout the year.

We will use the meeting rooms from 7:30 p.m. to 9:30 p.m. one evening each month for our Board Meetings (up to 30 people) and from 6:00 p.m. to 8:00 p.m. three times a month for committee meetings (up to 10 people).

We will use the building to hold fund-raisers and/or community open-houses three times a year. We will have a maximum of 300 people on site, but ordinarily fewer than 75. We will limit the hours to extend no later than 10:00 p.m.