

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	C P BEDROCK LLC	Representative Name	Galloway & Company, Inc.
Address	610 W 26TH ST STE 910	Address	6162 S. Willow Dr., Suite 320
City, State, Zip	NEW YORK, NY 10001	City, State, Zip	Greenwood Village, CO 80111
Telephone	212.695.8090	Telephone	303-770-8884
Email	cflagg@northriverco.com	Email	tashabolivar@gallowayus.com
<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):	16298 GREEN VALLEY RANCH BLVD - SWC of Green Valley Ranch Blvd. & Airport Way		
Assessor's Parcel Numbers:	00201-00-014-000		
Area in Acres or Square Feet:	32.15 acres		
Current Zone District(s):	PUD		
PROPOSAL			
Proposed Zone District:	S-CC-3 and S-MX-3		

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>	<p><input checked="" 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> <p><input checked="" 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<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>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="margin-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="margin-left: 20px;">b. A City adopted plan; or</p> <p style="margin-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</p> <p><input checked="" 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.</p>
REQUIRED ATTACHMENTS	
Please ensure the following required attachments are submitted with this application:	
<p><input checked="" type="checkbox"/> Legal Description (required to be attached in Microsoft Word document format)</p> <p><input checked="" type="checkbox"/> Proof of Ownership Document(s)</p> <p><input checked="" type="checkbox"/> Review Criteria, as identified above</p>	
ADDITIONAL ATTACHMENTS	
Please identify any additional attachments provided with this application:	
<p><input checked="" type="checkbox"/> Written Authorization to Represent Property Owner(s)</p> <p><input checked="" type="checkbox"/> Individual Authorization to Sign on Behalf of a Corporate Entity</p>	
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
C P Bedrock LLC	610 West 26th St, Suite 910 New York, NY 10001 (212) 695-8090 cflagg@northriverco.com	100%	<i>Christopher S. Flagg</i>		A	Yes

LEGAL DESCRIPTION

Proposed S-CC-3 Zone District

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "CLARK & ASSOC. INC. 1993-LS 4842 IN A RANGE BOX, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "1995-PLS 14592" IN A RANGE BOX BEARS SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION ;

THENCE SOUTH 89°54'15" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1907.63 FEET;

THENCE PERPENDICULAR FROM SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF DENVER CONNECTION WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR GREEN VALLEY RANCH BOULEVARD AND THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO. 1 THE FOLLOWING FOUR (4) COURSES:

- 1: SOUTH 44°54'15" WEST A DISTANCE OF 21.35 FEET;
- 2: SOUTH 00°05'45" EAST A DISTANCE OF 48.14 FEET;
- 3: SOUTH 12°20'41" WEST A DISTANCE OF 60.34 FEET;
- 4: SOUTH 00°05'45" EAST A DISTANCE OF 553.26 FEET TO THE TRUE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°55'21" EAST A DISTANCE OF 846.75 FEET;

THENCE SOUTH 00°12'47" WEST A DISTANCE OF 831.09 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY FOR BOLLING DRIVE AS DEDICATED BY GATEWAY PARK IV-DENVER FILING NO.5 RECORDED AT RECEPTION NO. 2000051305;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°39'33" WEST A DISTANCE OF 842.28 FEET TO THE SOUTHEAST CORNER OF SAID DENVER CONNECTION WEST FILING NO.1, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY FOR BOLLING DRIVE AND THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO. 1 NORTH 00°05'45" WEST A DISTANCE OF 834.95 FEET TO THE POINT OF BEGINNING;

CONTAINING 703,487 SQUARE FEET OR 16.150 ACRES MORE OR LESS.

LEGAL DESCRIPTION

Proposed S-MX-3 Zone District

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "CLARK & ASSOC. INC. 1993-LS 4842 IN A RANGE BOX, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "1995-PLS 14592" IN A RANGE BOX BEARS SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION ;

THENCE SOUTH 89°54'15" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1907.63 FEET;

THENCE PERPENDICULAR FROM SAID NORTH LINE, SOUTH 00°05'45" EAST A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF DENVER CONNECTION WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR GREEN VALLEY RANCH BOULEVARD AND THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY FOR GREEN VALLEY RANCH BOULEVARD, NORTH 89°54'15" EAST A DISTANCE OF 823.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8723.00 FEET, AN ARC LENGTH OF 135.45 FEET, A DELTA ANGLE OF 00° 53' 23" AND WHOSE CHORD BEARS SOUTH 00° 39' 09" WEST A DISTANCE OF 135.45 FEET;

THENCE SOUTH 00°12'47" WEST A DISTANCE OF 540.27 FEET

TEHNCE SOUTH 89°55'21" WEST A DISTANCE OF 846.75 FEET TO A POINT ON THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO.1, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

THENCE ALONG THE SAID EASTERLY LINE OF DENVER CONNECTION WEST FILING NO.1 THE FOLLOWING FOUR (4) COURSES:

1. NORTH 00°05'45" WEST, A DISTANCE OF 553.26 FEET;
2. NORTH 12°20'41" EAST, A DISTANCE OF 60.34 FEET;
3. NORTH 00°05'45" WEST, A DISTANCE OF 48.14 FEET;
4. NORTH 44°54'15" EAST, A DISTANCE OF 21.35 FEET TO THE POINT OF BEGINNING;

CONTAINING 572,040 SQUARE FEET OR 13.132 ACRES MORE OR LESS.

PROOF OF OWNERSHIP

16298 GREEN VALLEY RANCH BLVD

Owner	C P BEDROCK LLC 610 W 26TH ST 910 NEW YORK , NY 10001
Schedule Number	00201-00-014-000
Legal Description	T3 R66 S20 NE/4 BEG 83FT S OF NW COR OF NE/4 E 1652.55FT CVIL 135.89FT S 1400.78FT W 1644.18FT N 1542.60FT M/L POB EXC PT TO BOLLING DR ROW & EXCPT TO DENVER CONN WEST FLG 1
Property Type	VACANT LAND, PUD
Tax District	DENV

Print Summary

Property Description			
Style:	OTHER	Building Sqr. Foot:	0
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	0000	Basement/Finish:	0/0
Lot Size:	1,400,415	Zoned As:	PUD

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

Current Year			
Actual	Assessed	Exempt	
Land	\$5,600	\$1,620	\$0
Improvements	\$0	\$0	
Total	\$5,600	\$1,620	

Prior Year			
Actual	Assessed	Exempt	
Land	\$5,600	\$1,620	\$0
Improvements	\$0	\$0	
Total	\$5,600	\$1,620	

Real Estates Property Taxes for current tax year

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid			3/12/2020
Original Tax Levy	\$58.42	\$58.41	\$116.83
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$58.42	\$58.41	\$116.83
Due	\$0.00	\$0.00	\$0.00

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an e

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$134.61**

Assessed Value for the current tax year

Assessed Land	\$1,620.00	Assessed Improvements	\$0.00
Exemption	\$0.00	Total Assessed Value	\$1,620.00

STATEMENT OF AUTHORITY



2020152430

Page: 1 of 2

09/18/2020 02:43 PM
City & County of Denver
Electronically Recorded

R \$18.00

MIS

D \$0.00

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

- This Statement of Authority relates to an entity¹ named
C.P. BEDROCK LLC, A DELAWARE LIMITED LIABILITY COMPANY
- The type of entity is a:

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	Registered Limited Liability Partnership
<input type="checkbox"/>	Nonprofit Corporation	<input type="checkbox"/>	Registered Limited Liability Limited Partnership
<input checked="" type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>	Limited Partnership Association
<input type="checkbox"/>	General Partnership	<input type="checkbox"/>	Government or Governmental Subdivision or Agency
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Trust
- The entity is formed under the laws of **DELAWARE**
- The mailing address for the entity is **610 W. 26TH STREET, SUITE 910, NEW YORK, NY 10001-1005**
- The **X** name and **X** position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **COLEMAN P. BURKE AS MANAGER OF TICKLEY BENDER DEVELOPMENT, LLC AND CHRISTOPHER S. FLAGG, STEVEN I. HONIG AND CHRISTOPHER H. PACHIOS, EACH AS VICE-PRESIDENT OF TICKLEY BENDER DEVELOPMENT, L.L.C, a Delaware limited liability company, as MANAGER OF C.P. BEDROCK, LLC, a Delaware limited liability company**
- The authority of the foregoing person(s) to bind the entity: **X** is not limited is limited as follows:
- Other matters concerning the manner in which the entity deals with interests in real property: **N/A**
- This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.²
- This Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this **18** day of September , 2020

¹ This form should not be used unless the entity is capable of holding title to real property.
² The statement of authority must be recorded to obtain the benefits of the statute.

C.P. BEDROCK LLC, a Delaware limited liability company

By: Tickly Bender Development LLC, a Delaware limited liability company, its Manager

By: *C.P. Burke*
Name: Coleman P. Burke
Title: Manager

State of New York)
County of New York)ss)

The foregoing instrument was acknowledged before me this 17 day of September, 2020 by **Coleman P. Burke**, as Manager of Tickly Bender Development LLC, a Delaware limited liability company, as Manager of C.P. Bedrock LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires: _____

Kathryn A. Gubista
Notary Public

WHEN RECORDED RETURN TO: **CHRISTOPHER S. FLAGG**
C.P. BEDROCK, LLC
610 W. 26TH STREET, SUITE 910
NEW YORK, NY 10001-1005

KATHRYN A. GUBISTA
Notary Public, State of New York
No. 4822443
Qualified in Nassau County 23
Commission Expires June 30, 2023

MAP AMENDMENT DESCRIPTION

Development of the proposed site located at the southwest corner of Green Valley Ranch Blvd. and Airport Way was subject to the city's Large Development Review process. As a part of this process, the Large Development Framework for the site was completed and recorded on May 28, 2020. As outlined in the Large Development Framework, to accommodate for the development of retail shopping center called The Flyway, the subject site will need to be rezoned. The vision of the project is a full service retail center that will have variety of retail offerings, services and dining options. The principal large format anchor merchant will include fresh produce, meats and wide selection of other grocery, pharmacy, health services, general merchandise, and fuel that today, are in extremely limited availability in the Far North Area of the City of Denver. The projects design and operative components of the Town Center and restaurants are intended to create a place where visitors and customers will not only shop, but will stay and interact socially as a destination gathering place. The plaza area within the Town Center will provide this central gathering area within the center.

The requested map amendment will rezone the existing PUD area to S-CC-3 for the southern 16.15 acres, and to S-MX-3 for the northern 13.132 acres. Right-of-way dedication of approximately 2.86 acres is anticipated for extension of Airport Way along with development of the site.

As a part of this application, we would like to request the following signage waivers for the proposed site:

Joint Identification Signs

- Permitted maximum number: 2 signs
- Permitted area: 800 square feet each
- Permitted maximum height above grade: 40 feet.
- Location: Green Valley Ranch and Airport Way frontages

For buildings over 100,000 square feet:

- Permitted maximum number: 6 signs
- Maximum sign area: 1,200 square feet; provided that no sign shall exceed 300 square feet in area

OFFICIAL MAP AMENDMENT GENERAL REVIEW CRITERIA

DZC Sec. 12.4.10.7 – A. Consistency with Adopted Plans

The proposed map amendment is consistent with the City's adopted plans. Consistency with the following plans is discussed below:

Comprehensive Plan 2040
Blueprint Denver
Far North East Area Plan

The proposed map amendment is consistent with the COMPREHENSIVE PLAN 2040.

The comprehensive plan is the vision for Denver and its people. Below are specific vision elements, goals and strategies from the plan that support the proposed map amendment.

- Equitable, Affordable, Inclusive – Goal 1, ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities. (pg. 28)
 - Strategy C: Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts. (pg. 28)
- Strong & Authentic Neighborhoods – Goal 1, Create a city of complete neighborhoods. (pg. 34)
 - Strategy A: Build a network of well-connected, vibrant, mixed-use centers and corridors. (pg. 34)
 - Strategy C: Ensure neighborhoods are safe, accessible, and well connected for all modes. (pg. 34)
- Connected, Safe and Accessible Places – Goal 4, Create an equitable and connected multimodal network that improves access to opportunity and services. (pg. 41)
 - Strategy B: Use the multimodal network to connect vulnerable populations to employment, education, parks and health services. (pg. 41)
- Environmentally Resilient – Goal 1, Mitigate climate impact by significantly reducing greenhouse gas emissions.
 - Strategy C: Invest in multimodal transportation and support a clean, carbon-free transportation system.
- Healthy and Active – Goal 1, Create and enhance environments that support physical activity and healthy living. (pg. 58)
 - Strategy B: Promote walking, rolling and biking through the development of safe and interconnected multimodal network. (pg. 58)

The proposed rezone will support a variety of retail/commercial uses that will allow the services and amenities desired and needed by the surrounding community. Commercial/retail uses are an important part of a complete neighborhood, and the proposed rezone will allow for convenient access to basic services for this area of Denver. Having these basic services located near the neighborhoods they serve will reduce the need for residents to travel outside the neighborhood for these services, thus reducing the impact on the climate.

Open space areas will be incorporated into the development in accordance with the applicable zoning code to enhance the neighborhood and pedestrian connections to and through the site. Having a variety of services and amenities in the neighborhood, will allow pedestrians to bike, roll or walk to the development which supports healthy living and physical activity. Additionally, the surrounding street network provides for easy vehicular access, as well as a bus stop along Green Valley Ranch Blvd., allowing for multimodal access the site.

The proposed map amendment is consistent with BLUEPRINT DENVER.

Blueprint Denver provides the foundation for citywide policies and recommendations related to land use, transportation, design and growth. Below is guidance from Blueprint Denver that supports the proposed rezone to S-CC-3 and S-MX-3.

Neighborhood Context

- The site is located within the Suburban (S) neighborhood context. (pg. 139)

The proposed map amendment is consistent with Blueprint Denver and would rezone the site to S-MX-3 and S-CC-3 which are zone districts within the Suburban Neighborhood Context.

Place

- The future places map designates the site as a Community Center within the Suburban context. (pg. 143)
 - Blueprint Denver describes Centers as mixed-use places of varying scales. People go to centers to engage in social activities and entertainment, such as shopping and dining. Some centers are well-connected to the local neighborhood and supported by neighborhood residents; other centers are larger, attracting people from a wide geographic area, and may require residents to take a bus or a car to visit them. (pg. 145)
 - In the Suburban Context, Community Centers should have an active street level presence and provide a mix of uses, including retail and dining. They have a wide customer draw both of local residents from surrounding neighborhoods and from other parts of the city. A mix of larger and smaller scale buildings, some setback from the street to accommodate parking. (pg. 194)
 - Community Centers are accessible to a larger area of surrounding neighborhood users by a variety of transportation options including transit priority streets. Pedestrian priority areas are typical and cyclists have access with high or medium ease-of-use bicycle facilities (pg. 194)
 - Open spaces promote social interaction and respond to the distinct uses within the center. Spaces are flexible to benefit different types of users and daily activities throughout the year. (pg. 194)

The Denver Zoning Code general intent of the Mixed Use (MX) zone districts is to promote safe, active, pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods. The general intent of the Commercial Corridor (CC) zone district is to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access. Consistent with Blueprint Denver, the proposed rezone will allow for a mix of uses, primarily retail and dining, and varying scales of buildings. Development within the S-MX-3 and S-CC-3 districts will create a sense of place and an area for the neighboring residents to gather, while providing a center that will serve the greater Far Northeast Area.

Growth Strategy

- Denver's next evolution will strengthen our existing neighborhoods through carefully planned infill development that enhances the city's unique character. A strategic and intentional approach to direct most of our growth to key centers and corridors helps to achieve citywide equity goals to benefit all residents. (pg. 49-50)

The proposed site is designated as a community center within a primarily residential area of the city. The unique character of the surrounding community will be enhanced with the proposed rezone and addition of the commercial/retail component. The addition of jobs to this area will help to meet the job growth projections within the "Community center and corridors" future growth area.

Street Types

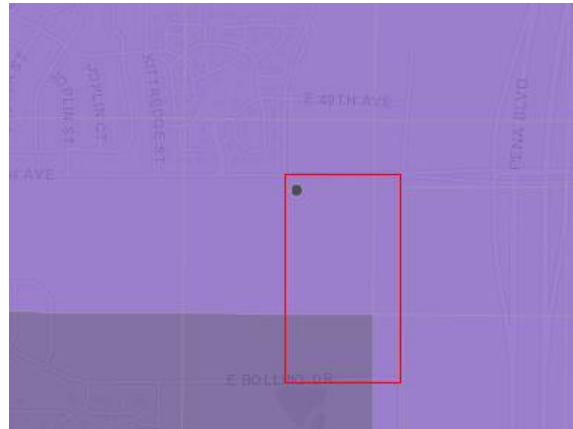
- Blueprint Denver categorizes the aspirational nature of Denver's future streets by their future surrounding land use character and functional class. The site is bound by:
 - Green Valley Ranch Blvd. on the north, which is designated as a Mixed-Use Arterial along the property frontage; and
 - Bolling Dr. on the south, which is designated as a Mixed-Use Collector along the property frontage;
- (pg. 157)

Development of the site will include dedication of ROW for the extension of Airport Way along the eastern property boundary, which is designated as a Mixed-Use Arterial to the north and south. The extension of Airport Way will complete the roadway network within the area to better serve the surrounding community.

Equity Concept - Measuring Access to Opportunity (pg. 35)

Where do we need to improve access to opportunity?

This map provides a current snapshot of the areas in Denver with more and less access to opportunity. The darker areas have the lowest access to opportunity. In those areas it is important to guide change in ways that increases access to basic goods, services and amenities to improve quality-of-life. Using this measurement is a good way to assess whether we are achieving the vision for every neighborhood in Denver to be complete.



Per Blueprint Denver, the basis for measuring access to opportunity is the neighborhood equity index developed by Denver's Department of Public Health and Environment. This index contains the following indicators: social determinants of health (including educational attainment and income level); access to parks and full-service grocery stores; access to first trimester health care; childhood obesity; and life expectancy. This measurement also includes access to centers and corridors (from the future places map in Chapter 4), where residents are most likely to access jobs, basic goods and services, entertainment and shopping. The darkest areas are those with the least access to opportunity. In these areas, it is important to guide change in ways that will improve access.

"The area's low rates of access to commercial areas and high frequency transit exacerbate this equity issue, as most goods and services must be accessed by car." (Pg. 20)

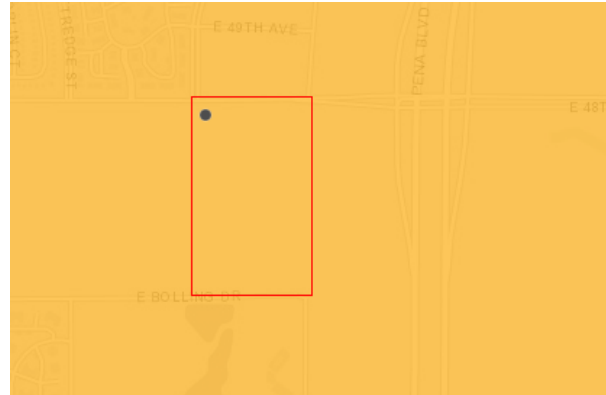
"...creating new centers and corridors in undeveloped areas will help to bring more retail and services to the broader Far Northeast community." (Pg. 20)

Access to opportunity is scored as approximately 2.5 out of 5 and is considered "average" for the proposed site. Rezoning to S-CC-3 and S-MX-3 will allow development of a retail shopping center, including a grocery store use, that will help to increase access to jobs and basic goods and services in the northeast area of Denver. Development of the proposed site will improve access to centers and corridors, and will improve the area by expanding the walk, bike and driveshed access within the northeast area. Sidewalks to and through the site will provide connectivity to the existing trails and walks that serve the existing residents of the surrounding neighborhoods. Additionally, the bus stop located at the northwest corner of the site along Green Valley Ranch Blvd. will provide additional access to the new jobs, good and services.

Equity Concept - Reducing Vulnerability to Displacement (pg. 39)

Where are the areas more vulnerable to involuntary displacement?

This map provides a current snapshot of the areas in Denver where existing populations are most vulnerable to involuntary displacement. Neighborhood planning and localized plans and investments should include more detailed analysis of an area to understand vulnerability to involuntary displacement and to shape the most effective strategies to mitigate negative impacts for that area.



Blueprint Denver measured vulnerability of involuntary displacement with Denver's Office of Economic Development's vulnerability to displacement index, which combines three main data points:

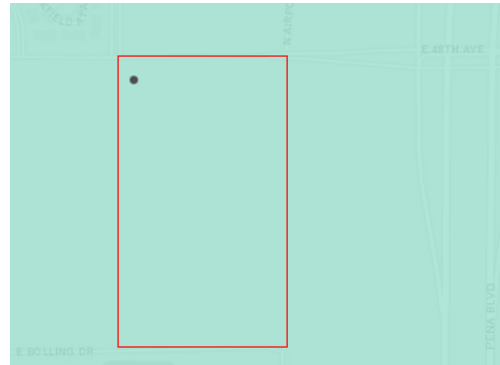
- *Median household income*
- *Percent of renters*
- *Percent of population with less than a college degree*

The proposed site is in an area considered "slightly more vulnerable" to displacement. The rezoning will allow residents in this area access to job opportunities that do not currently exist in their neighborhoods, helping to reduce involuntary displacement.

Equity Concept - Housing Diversity (pg. 43)

Which areas in Denver need more housing options?

This map provides a current snapshot of the areas in Denver where greater diversity of housing is needed. In the darker areas, change should include efforts to increase the range of housing options while respecting the existing context of that area.



The proposed site is in an area with a more diverse level of housing options. The proposed rezoning to mixed use and commercial zone districts will allow commercial/retail development that supports the surrounding community and the existing diverse housing options. Rezoning the proposed site is not anticipated to have an impact on this equity concept.

Equity Concept - Job Diversity (pg. 45)



What is the pattern of jobs found throughout Denver?

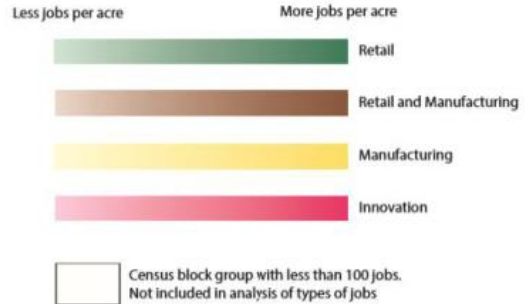
This map shows two key measurements

1. Jobs density: the amount of jobs in different parts of the city, depicted by intensity of color and measured as jobs per acre. The darker the color, the more jobs.
2. Jobs diversity: the mix of jobs in different parts of the city, depicted by different colors. The purple areas contain a mix of jobs similar to the city's overall mix. Areas with a color other than purple have a predominate job type(s). For example, areas that are green contain a higher proportion of retail jobs.

Areas with a mix of jobs similar to the city's overall mix of job types



Areas with a predominate type of job



The proposed site is in an area that has a job mix similar to the city overall. The proposed rezone will allow for the development of a variety of commercial/retail uses offering access to additional jobs within the northeast area of Denver, adding more jobs per acre to this part of the city.

The proposed map amendment is consistent with the FAR NORTHEAST AREA PLAN

The proposed development meets the needs cited by the Far Northeast residents. The **Far Northeast Area Plan** (“plan”) was adopted on June 10, 2019 and provides guidance on the desires of the community. Paramount throughout the document is the desire for additional retail services.

1. Retail is critical as part of the complete neighborhood strategy.

“...there is a lack of destination and entertainment options within the neighborhoods, citing few community gathering spaces outside of parks, recreation centers and schools.” (pg. 30)

2. The development of a retail shopping center at this site is appropriate and is consistent with:

“LU-4: Create new community and regional centers in large undeveloped areas

Provide community-serving amenities such as retail, grocery stores and healthy food and beverage options.” (pg. 38)

3. The proposed development advances the equity goals found in the FNE NPI:



“...the Far Northeast currently has low overall access to essential facilities, services, and amenities” (pg.17)

The proposed project brings access to opportunity and healthy food.



“They are vulnerable to displacement in the categories of household income. This high level of vulnerability can be offset through improving equity and access to opportunities...” (pg. 21).

Project helps increase incomes. The mix of uses could lead to higher salaries than the current average salary in the neighborhood.



“The large amount of undeveloped land ...presents a strong opportunity to attract more jobs.” (pg. 24)

The mix of uses permitted by the proposed rezoning provides the opportunity for many jobs to be added to the Far Northeast Community.

4. Land Use and Height Guidance - The plan identifies the site as appropriate for a community center up to 8 stories in height. The plan calls out to *“create new community centers...to create destination areas and introduce new retail, jobs and housing.” (pg. 163)*

5. Rezoning is encouraged. The plan designates the proposed site as a community center within the suburban context. The S-MX-3 and S-CC-3 zone districts proposed are suburban context and allow for the mix of uses that help create a community center. The site is further discussed as a part of the Pena Boulevard Area Centers, where the vision for the large amounts of undeveloped land is for greater densities and mixed-use and commercial development.

Recommendation GVR-6. Pena Boulevard Area: community centers- land use (pg. 172)

6.1. Support a mixture of uses throughout this area including commercial, retail, office, employment, and residential.

6.2. Leverage the availability of undeveloped land in this area to attract desired uses.

6.3. Consider regulatory tools to achieve the denser development vision for the Gateway
a. Encourage properties with Former Chapter 59 zoning to rezone into the Denver Zoning Code as a strategy for promoting improved design outcomes.

The plan identifies a strategy to encourage rezone, and states:

“Provide relief from overly restrictive PUDs by making it easier for property owners to rezone into the new code, and support the use of negotiated outcomes, if necessary, to ensure that community benefits associated with the existing PUD are not lost.” (pg. 58)

Recommendation LU-16. Rezone Former Chapter 59 properties into the Denver Zoning Code. (pg. 59)

The proposed site is currently vacant and zoned PUD under the Former Chapter 59 zoning regulations. Rezoning of the site to the S-MX-3 and S-CC-3 zone districts will bring the site into the current Denver Zoning Code

DZC Sec. 12.4.10.7 – B. Uniformity of District Regulations and Restrictions

The proposed site is currently zoned PUD under the Former Chapter 59 zoning regulations. Rezoning of the site to the S-MX-3 and S-CC-3 zone districts will bring the site into the current Denver Zoning Code and remove the custom zoning that is currently in place for the site. Regulations and requirements for the site will be consistent with the current Denver Zoning Code regulations for the proposed districts, and the uses that will be proposed within the site.

DZC Sec. 12.4.10.7 – C. Public Health, Safety and General Welfare

The proposed map amendment will further the public health, safety and general welfare of the city by creating new opportunities for basic good and services within the northeast area, as well as create opportunities for jobs and amenities for the residents of Denver. Located in a primarily residential area of the Far Northeast, the proposed rezone will bring more commercial and retail uses to the Green Valley Ranch and Montbello neighborhoods. This fulfills the concept of the Gateway-Green Valley Ranch to attract additional retail, services and employment to this area of Denver.

OFFICIAL MAP AMENDMENT
ADDITIONAL REVIEW CRITERIA FOR NON-LEGISLATIVE REZONINGS

DZC Sec. 12.4.10.8 – A. Justifying Circumstances

4. *Since the date of 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:*

b. *A City adopted plan*

The original PUD 319 for the subject property was approved in 1992. In 2019, the City and County of Denver adopted Comprehensive Plan 2040, Denverright-Blueprint Denver, as well as the Far Northeast Area Plan. As outlined in this application, the proposed rezone is consistent with these newly adopted plans.

c. *That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.*

The subject site is currently zoned PUD under the Former Chapter 59 zoning. The proposed rezoning would bring the site into the current Denver Zoning Code as S-MX-3 and S-CC-3.

DZC Sec. 12.4.10.8 – B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

The requested map amendment will rezone the 32.15 acre property to S-CC-3 for the southern 16.15 acres, and to S-MX-3 for the northern 13.132 acres.

Neighborhood Context Description

The Suburban (S-) Neighborhood Context is proposed for the rezoning of the site. Below are the context description items consistent with the proposed rezoning:

- DZC Sec. 3.1.1 General Character - The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks.
- DZC Sec. 3.1.2 Street and Block Patterns – Block shapes and sizes vary.
- DZC Sec. 3.1.3 Building Placement and Location - Commercial buildings may have varying orientation & typically have deep front & side setbacks to accommodate landscaping & parking.
- DZC Sec. 3.1.4 Building Height - The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- & high-rise multi-unit residential & commercial structures, particularly along arterial streets.
- DZC Sec. 3.1.5 Mobility - The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian & bicycle facilities & the multi-modal transportation system.

Commercial Corridor Districts (S-CC-3)

3.2.3.1 GENERAL PURPOSE

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, & pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. The Commercial Corridor zone districts address development opportunities next to the city's most auto-dominated corridors.
- C. Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation & parking lot layout.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods & character, & improves the transition between commercial development & adjacent residential neighborhoods.

3.2.3.2 SPECIFIC INTENT

- A. Commercial Corridor – 3 (S-CC-3) S-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

Mixed Use Districts (S-MX-3)

3.2.4.1 GENERAL PURPOSE

- A. The Mixed-Use zone districts are intended to promote safe, active, pedestrian-scaled, diverse areas & enhance the convenience & ease of walking, shopping & public gathering within & around the city's neighborhoods.
- B. The Mixed-Use districts are appropriate along corridors, for larger sites & at major intersections.
- C. The building form standards of the Mixed-Use zone districts balance the importance of street presence & provision of adequate parking through build-to requirements, Street Level activation & parking lot screening along the right-of-way. Standards offer predictable flexibility consistent with the variety of mixed-use development found in the Suburban Neighborhood Context.
- D. The Mixed-Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods & character, & improves the transition between commercial development & adjacent residential neighborhoods.

3.2.4.2 SPECIFIC INTENT

- D. Mixed Use – 3 (S-MX-3) S-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

The proposed rezone including both the S-MX-3 and S-CC-3 zoning districts is consistent with the purpose and specific intents for both districts. The site is located along arterial streets and near the major intersection of Green Valley Ranch Blvd. and Pena Blvd. providing development opportunity next to these auto dominated corridors. The site is also located just east of the Avion development and near the Montbello and Parkfield neighborhoods. The proposed zone districts will enhance the neighborhood by creating convenience to basic services and added pedestrian activity for neighbors desiring to walk, roll or bike to the site.

MAP AMENDMENT BOUNDARY

