## Zone Map Amendment (Rezoning) - Application

### Property Owner Information*

<table>
<thead>
<tr>
<th>Property Owner Name</th>
<th>Panayes Dikeou</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1615 California St, Ste 707</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Denver, CO 80202-3706</td>
</tr>
<tr>
<td>Telephone</td>
<td>303-825-9192</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:pdikeou@dikeou.com">pdikeou@dikeou.com</a></td>
</tr>
</tbody>
</table>

### Property Owner(s) Representative**

<table>
<thead>
<tr>
<th>Representative Name</th>
<th>David Tryba</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1620 Logan Street</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Denver, CO 80203</td>
</tr>
<tr>
<td>Telephone</td>
<td>303-831-4010</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:dtryba@trybaarchitects.com">dtryba@trybaarchitects.com</a></td>
</tr>
</tbody>
</table>

*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.

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.

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.

### Subject Property Information

Location (address and/or boundary description): Please refer to Exhibit A

Assessor’s Parcel Numbers: Please refer to Exhibit A

Area in Acres or Square Feet: Total Square Feet of Subject Parcels: 165,320 SF

Current Zone District(s): Please refer to Exhibit A

### Proposal

Proposed Zone District: Please refer to Exhibit B

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Last updated: May 24, 2018

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201 W. Colfax Ave, Dept. 205
Denver, CO 80202
720-865-2974 • rezoning@denvergov.org

March 20, 2019 $2500 pd chk
# Community Planning & Development
## Rezoning Guide

### Review Criteria

<table>
<thead>
<tr>
<th>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</th>
</tr>
</thead>
<tbody>
<tr>
<td>Justifying Circumstances - One of the following circumstances exists:</td>
</tr>
<tr>
<td>- The existing zoning of the land was the result of an error.</td>
</tr>
<tr>
<td>- The existing zoning of the land was based on a mistake of fact.</td>
</tr>
<tr>
<td>- 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.</td>
</tr>
<tr>
<td>- 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:</td>
</tr>
<tr>
<td>a. Changed or changing conditions in a particular area, or in the city generally; or,</td>
</tr>
<tr>
<td>b. A City adopted plan; or</td>
</tr>
<tr>
<td>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter S9 zoning.</td>
</tr>
<tr>
<td>- 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 5, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.</td>
</tr>
<tr>
<td>- 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.</td>
</tr>
</tbody>
</table>

### 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:

- Proposed Rezoning Summary
- Exhibit A: Subject Properties Summary (Legal Description, Assessor’s Parcel/Schedule Number, Area-Sq Ft, & Current Zoning)
- Exhibit B: Proposed Zoning Changes
- Exhibit G: Sherman Street Outreach Summary Log

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2017-00167

March 20, 2019 $2500 pd chk

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201 W. Colfax Ave, Dept. 205 Denver, CO 80202
720-865-2974 rezoning@denvergov.org
<table>
<thead>
<tr>
<th>Property Owner Name(s) (please type or print legibly)</th>
<th>Property Address</th>
<th>Property Owner Interest % of the Area of the Lots to Be Rezoned</th>
<th>Please sign below as an indication of your consent to the above certification statement</th>
<th>Date</th>
<th>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</th>
<th>Has the owner authorized a representative in writing? (YES/NO)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXAMPLE</strong> John Alan Smith and Josie Q. Smith</td>
<td>123 Sesame Street</td>
<td>100%</td>
<td>John Alan Smith</td>
<td>01/01/12</td>
<td>(A)</td>
<td>YES</td>
</tr>
<tr>
<td>Palle John Dikeou Trust &amp; Devon Ann</td>
<td>125 E 18th Ave Denver, CO 80203</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
<tr>
<td>18th &amp; Grant LLC</td>
<td>1801 N Grant St Denver, CO 80203</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
<tr>
<td>18th &amp; Grant LLC</td>
<td>1819 N Grant St Denver, CO 80203</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
<tr>
<td>18th &amp; Grant LLC</td>
<td>1800 N Sherman St Denver, CO 80203</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
<tr>
<td>18th &amp; Grant LLC</td>
<td>1840 N Sherman St Denver, CO 80203</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Property Owner Name(s)</th>
<th>Property Address</th>
<th>Property Owner Interest % of the Area of the Zone Lots to Be Rezoned</th>
<th>Please sign below as an indication of your consent to the above certification statement</th>
<th>Date</th>
<th>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</th>
<th>Has the owner authorized a representative to write? (YES/NO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXAMPLE</td>
<td></td>
<td>100%</td>
<td></td>
<td>01/01/12</td>
<td>(A)</td>
<td>YES</td>
</tr>
<tr>
<td>John Alan Smith and</td>
<td>123 Sesame Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Josie Q. Smith</td>
<td>Denver, CO 80202</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(303) 555-5555</td>
<td><a href="mailto:sample@sample.gov">sample@sample.gov</a></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dikeou Realty</td>
<td>1800 N Lincoln</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
</tr>
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<tr>
<td>16th &amp; Lincoln LLC</td>
<td>1600 N Lincoln</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
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<tr>
<td>Denver, CO 80264</td>
<td></td>
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<tr>
<td>16th &amp; Sherman LLC</td>
<td>1603 N Sherman</td>
<td>100%</td>
<td></td>
<td>2/28/19</td>
<td>A</td>
<td>Y</td>
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<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

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Last updated: May 24, 2018

COMMUNITY PLANNING & DEVELOPMENT

Rezoning Application Page 4 of 4

DENVER
THE MILE HIGH CITY

201 W. Colfax Ave., Dept. 206
Denver, CO 80202
220-865-2914 • rezoning@denvergov.org

March 20, 2019 $2500 pd chk
Sherman Street Rezoning Application, Case# 2017I-00167
Reference Materials and Exhibits

· Proposed Rezoning Summary

· Exhibit A: Subject Properties Summary
  Legal Description, Assessor’s Parcel/Schedule Number, Area (Square Feet), Current Zoning

· Exhibit B: Proposed Zoning Changes
  Subject Properties Waiver Authorization

· Exhibit C1 - C2: General and Additional Review Criteria

· Exhibit D: Proof of Ownership

· Exhibit E: Owner Authorization

· Exhibit F: Corporate Entity – Proof of Authorization

· Exhibit G: Sherman Street Outreach Summary Log
The proposed rezoning and map amendment—the Sherman Street North Proposal—will implement the Vision objectives which have been defined by the property owner in coordination with the community during an extended period of community outreach between 2016 to the present (see exhibits for public outreach details). In addition to the map amendment, the property owners will enter into an agreement with the City and County of Denver to execute public realm streetscape improvements that will extend the historic character of Sherman Street North and an Affordable Housing Plan to support the City’s Plan for Housing an Inclusive Denver.

Sherman Street North Objectives

- Connect Uptown and Downtown Neighborhoods with improved multimodal streets and predictable, contiguous mixed-use development
- Increase density around Civic Center Station, Downtown Denver’s Regional Transit Node
- Promote diverse, neighborhood-appropriate design solutions and preserve downtown view corridors
- Contribute to a diverse neighborhood with affordable, long-term workforce housing
- Improve the streetscape and tree canopy and restore Sherman Street’s Historic Urban Legacy

These objectives clearly support the goals of Denver Comprehensive Plan 2000, Denver Comprehensive Plan 2040, Blueprint Denver, Uptown Neighborhood Plan, Downtown Area Plan and the City’s Plan for Housing an Inclusive Denver and will benefit the greater Uptown and Downtown Communities.
<table>
<thead>
<tr>
<th>LEGAL DESCRIPTION</th>
<th>ADDRESS</th>
<th>OWNERSHIP ENTITY</th>
<th>LOT SIZE (SQ FT)</th>
<th>SCHEDULE NUMBER</th>
<th>CURRENT ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>L 17 to 21 INC &amp; S 1/2 of L 22 BLK 31 H C Browns ADD to DEN</td>
<td>125 E. 18th Avenue Denver, CO 80203</td>
<td>Panayes John Dikeou Trust &amp; Devon Ann Dikeou Trust</td>
<td>17,200</td>
<td>02349-31-007-000</td>
<td>C-MX-16, DO-1</td>
</tr>
<tr>
<td>L 17 &amp; 18 &amp; S 2/3 of L 19 BLK 34 H C Browns ADD</td>
<td>1801 N. Grant Street Denver, CO 80203</td>
<td>18th &amp; Grant LLC</td>
<td>8,334</td>
<td>02349-07-011-000</td>
<td>C-MX-12, DO-1</td>
</tr>
<tr>
<td>L 20 &amp; 21 &amp; S 1/3 of L 22 &amp; N 1/3 of L 19 BLK 34 H C Browns ADD</td>
<td>1819 N. Grant Street Denver, CO 80203</td>
<td>18th &amp; Grant LLC</td>
<td>8,325</td>
<td>02349-07-012-000</td>
<td>C-MX-12, DO-1</td>
</tr>
<tr>
<td>L 15 &amp; 16 &amp; S ½ of L 14 BLK 34 H C Browns ADD BLK 34 H C Browns ADD</td>
<td>1800 N. Sherman Street Denver, CO 80203</td>
<td>18th &amp; Grant LLC</td>
<td>7,812</td>
<td>02349-07-010-000</td>
<td>C-MX-16, DO-1</td>
</tr>
<tr>
<td>L 6 to 13 INC &amp; N ½ of L 14 &amp; the N/3 L19 and all of L 20 &amp; L 21 and the S/3 L 22 BLK 34 H C Browns ADD TOGETHER W THE S/2 L 14 and L 15 thru 18 INC &amp; the S 2/3 L 19</td>
<td>1840 N. Sherman Street Denver, CO 80203</td>
<td>18th &amp; Grant LLC</td>
<td>26,560</td>
<td>02349-07-009-000</td>
<td>C-MX-16, DO-1</td>
</tr>
<tr>
<td>L 12 to 16 INC BLK 31 H C Browns ADD</td>
<td>1800 N. Lincoln Street Denver, CO 80203</td>
<td>Dikeou Realty</td>
<td>15,625</td>
<td>02349-31-006-000</td>
<td>D-C, UO-1</td>
</tr>
<tr>
<td>H C Browns ADD B29 L8 to 20 INC</td>
<td>1600 N. Lincoln Street Denver, CO 80264</td>
<td>16th &amp; Lincoln LLC</td>
<td>40,747</td>
<td>02349-36-012-000</td>
<td>D-C, UO-1</td>
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<tr>
<td>H C Browns ADD B29 L21 to 32 INC &amp; S 24FT 10IN of L33</td>
<td>1603 N. Sherman Street Denver, CO 80203</td>
<td>16th &amp; Sherman LLC</td>
<td>40,717</td>
<td>02349-36-013-000</td>
<td>C-MX-16, DO-1</td>
</tr>
</tbody>
</table>
SUBJECT PROPERTIES LEGAL DESCRIPTION

SHERMAN STREET REZONING, CASE # 2017I-00167

- **125 E. 18th Avenue** Denver, CO 80203
  
  L 17 to 21 INC & S 1/2 of L 22 BLK 31 H C Browns ADD to DEN

- **1800 N. Sherman Street** Denver, CO 80203
  
  L 15 & 16 & S ½ of L 14 BLK 34 H C Browns ADD BLK 34 H C Browns ADD H C Browns ADD

- **1840 N. Sherman Street** Denver, CO 80203
  
  L 6 to 13 INC & N ½ of L 14 & the N/3 L 19 and all of L 20 & L 21 and the S/3 L 22 BLK 34 H C Browns ADD TOGETHER W THE S/2 L 14 and L 15 thru 18 INC & the S 2/3 L 19

- **1603 N. Sherman Street** Denver, CO 80203
  
  H C Browns ADD B29 L21 to 32 INC & S 24FT 10IN of L33

- **1801 N. Grant Street** Denver, CO 80203
  
  L 17 & 18 & S 2/3 of L 19 BLK 34 H C Browns ADD H C Browns ADD

- **1819 N. Grant Street** Denver, CO 80203
  
  L 20 & 21 & S 1/3 of L 22 & N 1/3 of L 19 BLK 34 H C Browns ADD

- **1600 N. Lincoln Street** Denver, CO 80264
  
  H C Browns ADD B29 L8 to 20 INC

- **1800 N. Lincoln Street** Denver, CO 80203
  
  L 12 to 16 INC BLK 31 H C Browns ADD
Sherman Street Rezoning Application, Case# 2017I-00167
Exhibit B – Proposed Zoning Changes
### SHERMAN STREET REZONING, CASE# 2017I-00167 - PROPOSED ZONING CHANGES

<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>CURRENT ZONING</th>
<th>PROPOSED ZONING CHANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>125 E. 18th Avenue</td>
<td>C-MX-16, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1801 N. Grant Street</td>
<td>C-MX-12, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1819 N. Grant Street</td>
<td>C-MX-12, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1800 N. Sherman Street</td>
<td>C-MX-16, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1840 N. Sherman Street</td>
<td>C-MX-16, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1800 N. Lincoln Street</td>
<td>D-C, UO-1</td>
<td>D-C WAIVE 400' HEIGHT LIMIT WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1600 N. Lincoln Street</td>
<td>D-C, UO-1</td>
<td>D-C WAIVE 400' HEIGHT LIMIT WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80264</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1603 N. Sherman Street</td>
<td>C-MX-16, DO-1</td>
<td>D-C WAIVER: ALLOW 20:1 FAR</td>
</tr>
<tr>
<td>Denver, CO 80203</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
125 18th Ave., 1801 Grant St., 1819 Grant St., 1800 Sherman St., 1840 Sherman St., 1800 Lincoln St., 1600 Lincoln St., & 1603 Sherman St.
Rezoning Case No. 2017I-00167

The undersigned owner representative of the properties hereby waives the right to a 400-foot maximum height, as referenced in Denver Zoning Code section 8.3.1.4.B.2, and instead there shall be no maximum height, for the properties legally described as follows:

L 12 to 16 INC BLK 31 H C Browns ADD
and
H C Browns ADD B29 L8 to 20 INC

The undersigned owner representative of the properties hereby waives the right to a 17:1 maximum floor area ratio (FAR) for structures that contain over 50 percent of their gross floor area in housing uses, as referenced in Denver Zoning Code section 8.3.1.4.D.4.a, and instead there shall be a 20:1 maximum FAR for structures that contain over 50 percent of their gross floor area in housing uses, for the entire property subject to this rezoning.

Panayés Dîkeou, Owner
Date
3/11/19

Devon Dîkeou, Owner
Date
3/12/19

John P. Dîkeou, Owner
Date
3/11/19
SUMMARY OF REVIEW CRITERIA
SHERMAN STREET REZONING APPLICATION, CASE# 20171-00167

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

The proposed official map amendment—the Sherman Street North Proposal—will implement the Vision objectives which have been defined by the property owner in coordination with the community during an extended period of community outreach between 2016 to the present (see exhibits for public outreach details). In addition to the map amendment, the property owners will enter into an agreement with the City and County of Denver to execute public realm streetscape improvements that will extend the historic character of Sherman Street North and an Affordable Housing Plan to support the City’s Plan for Housing an Inclusive Denver.

Sherman Street North Objectives

- Connect Uptown and Downtown Neighborhoods with improved multimodal streets and predictable, contiguous mixed-use development
- Increase density around Civic Center Station, Downtown Denver’s Regional Transit Node
- Promote diverse, neighborhood appropriate design solutions and preserve downtown view corridors
- Contribute to a diverse neighborhood with affordable, long-term workforce housing
- Improve the streetscape and tree canopy and restore Sherman Street’s Historic Urban Legacy

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

These objectives clearly support the goals of Denver Comprehensive Plan 2000, Comprehensive Plan 2040, Blueprint Denver, Uptown Neighborhood Plan, Downtown Area Plan and the City's Plan for Housing an Inclusive Denver and will benefit the greater Uptown and Downtown Communities.

**Blue Print Denver and Denver Comprehensive Plan 2000**

**The proposed Sherman Street North Proposal Aligns with the Vision and Key Outcomes of Blue Print Denver and Denver Comprehensive Plan 2000**

The Sherman Street North Proposal supports key elements of Denver Comprehensive Plan 2000 and Blue Print Denver. The following italicized objectives are excerpted Blueprint Denver. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

**Relationship of Blueprint Denver to Plan 2000**

Several key elements of Plan 2000 provided the framework for Blueprint Denver. These elements are found in Plan 2000’s visions of success and in the plan objectives. Key elements of the Plan 2000 visions for success include:
• **Congruency of land use and zoning:** “...a built environment with greater overall urban design integrity, stronger connections among urban centers, and a richer and more diverse mix of uses within geographically proximate areas.”

• **Compact development:** “...improve[d] neighborhood cohesion, reduce[d] urban sprawl and residents more directly connect[ed] to services and amenities within their immediate living environment.”

• **Mobility:** “...residents will enjoy a greater variety of convenient transportation options and alternative mobility choices.”

• **Preservation of urban legacies:** “...ongoing development and maintenance of the parks and parkways system, preservation of historic resources, and quality urban design consistent with Denver’s traditional character.” (Blue Print Denver, page 16)

In addition to these objectives, Blue Print Denver identifies the following vision:

A Vision for Denver in 2020 - Blueprint Denver anticipates several key outcomes of this integrated approach to planning for the future:

- Neighborhood reinvestment and character preservation creates stability in residential areas.
- Enhanced transportation system connectivity — strong links between and among transit, bicycle and pedestrian routes — promotes the use of multiple modes of transportation.
- Multi-modal streets increase the capacity of corridors to move people, not just cars.
- Appropriately located and attractive density stimulates positive change and development in areas with strong links to transit.
- Attractive streetscape, people-friendly amenities and mixed uses transform auto-dominated streets into lively, active corridors that support the needs of transit users and encourages people to walk.
- A coordinated system of green corridors and trails creates a cohesive park system.
- A diversity of housing in terms of size, type and cost provides a range of housing options and prices throughout the community.
- Residential areas are located near employment centers, thus creating more job opportunities across the city.
- Denver’s legacies, such as historic buildings and districts, parks and parkways, and urban design, have been preserved, maintained and enhanced.
- Revitalization and redevelopment in parts of the city respects people’s diversity and cultural history.
- Historic preservation and urban design contribute to the development of a sense of place and community across Denver’s neighborhoods.
- Economic generators continue to provide jobs to residents and promote Denver as a national business center.

(Blueprint Denver, pages 18-19)
Blue Print Denver also identifies Downtown Denver as an important area of change: 

*More so than anywhere else in the region, downtown development strongly links residents and employees to transportation. The downtown is the area best served by transit and is one of the most pedestrian-friendly areas in the region, with many downtown streets having a good human-scale environment. The 16th Street transit mall is Colorado’s best example of how pedestrian and transit friendliness can occur when land use is closely coordinated with transportation. New patterns are emerging in and around downtown that complement the plan’s objectives. (Blueprint Denver, page 20)*

**Strategies for Downtown Area of Change**

- Infill and redevelop vacant and underused properties
- Reuse of older buildings, including industrial buildings
- Historic preservation
- Compatibility between new and existing development
- Balanced mix of uses — no one use has a dominating impact within the mix
- Transit service and access
- Multi-modal streets
- Parking reduction strategies, such as shared parking and TMA
- Adequate parks and open space
- Economic activity—business retention, expansion and creation
- Housing, including affordable housing.

(Blueprint Denver, Page 20)

The Sherman Street North proposal aligns with key elements of *Denver Comprehensive Plan 2000* and *Blue Print Denver* in that it will:

- **Prompt Infill Development and Neighborhood Investment** - Creating consistent and contiguous D-C zone lots will prompt neighborhood investment and create stability in the transition area between downtown and uptown.
- **Restore Historic Sherman Street’s Legacy** – The proposed public realm improvements will restore Sherman Street’s historic legacy and enhance the character of an important historic neighborhood context.
- **Increase Density and Access Around Transit** – The proposed up-zoning to D-C with 20:1 FAR will increase density and create strong links amongst multimodal downtown transit: civic center station, 16th Ave bike highway, MetroRide and future Colfax BRT.
- **Strengthen Multimodal Streets** - The proposed public realm improvements will encourage pedestrian activity and strengthen connections to transit and between Downtown and Uptown.
- **Encourage Mixed-Use Development** – D-C zoning requires street level activation and will promote redevelopment of an active mixed-use corridor encouraging street life and providing amenities for the community.
- **Encourage Economic Activity** - Increasing density creates opportunities to locate significant residential and commercial development in Downtown Denver, the City’s primary employment center.
- **Housing Diversity** – Sherman Street North’s Affordable Housing plan will ensure workforce and affordable housing are integrated into the neighborhood.

**Uptown Neighborhood Plan, 1986**

The Sherman Street North Proposal supports the fundamental goals and recommendations of the Uptown Neighborhood Plan. Although the Uptown Neighborhood Plan states Downtown zoning should not extend further east, extensive community outreach has provided support to extend D-C zoning to Sherman Street to create unified, predictable zoning that will encourage cohesive development for Sherman Street North and strengthen East/West links and gateways between the Uptown and Downtown neighborhoods.

The Uptown Neighborhood Plan, although 33 years old, offers similar objectives to Blue Print Denver and Denver Comprehensive Plan 2000 and further defines specific districts and the role of the Sherman Street transition area within the Uptown Neighborhood.

**Uptown Neighborhood Plan Objectives include:**

1. **ECONOMIC REVITALIZATION**: Increasing the momentum for revitalization of economic activity in the neighborhoods surrounding Downtown, in Downtown, and the rest of the City.
2. **STABILIZATION AND REVITALIZATION OF NEIGHBORHOODS**: Providing neighborhoods which attract permanent residents, employees, and businesses.
3. **REINFORCEMENT OF DIVERSITY**: Reinforcing and expanding the current neighborhood diversity, which encompasses a wide variety of ages, lifestyles, economic circumstances, ethnic groups, and family types.

(Uptown Neighborhood Plan, page 3)

The Uptown Neighborhood Plan identifies Sherman Street North as part of two districts and provides the following district recommendations:

**BROADWAY TO LINCOLN/SHERMAN:**

- **Emphasize the Transition**: The design of streetscape improvements in this district should be the same as for the improvements in the adjoining districts in Uptown so that it is emphasized as a transitional area between Downtown and Uptown.
- **Retain the Distinction Between Downtown and Uptown**: The boundaries of the B-5 zone and of the mountain view preservation area should not be moved any further east.
- **Emphasize Design**: The primary emphasis in this district should be on streetscape, design guidelines, and building setbacks and scale.

**LINCOLN/SHERMAN TO LOGAN/PENNSYLVANIA:**

Zoned R-4 and primarily office land uses, with high density residential uses and a cap placed on the building height by the Mountain View Ordinance.

- **Encourage Compatibility**: Encourage the compatibility of new development with the existing character of this district and with its potential to function a transitional area between Downtown and the rest of the neighborhood.
• **Construct Gateways:** Gateways into the neighborhood should be constructed at points of transition, at the top of the rise. These should be at the intersections of Sherman Street with 16th, 17th, and 18th Avenues.

• **Emphasize Design:** The emphasis should be on streetscape, design guidelines, and building setback and scale.

• **Encourage Housing:** Efforts should be directed toward enhancing the mixture of land uses with additional high-density housing.

• **Reinforce Sherman Street as a Center of Governmental Activity In Colorado:** Sherman Street is a center of governmental activity. This use is reflected in the monumental character of the architecture and of the streetscape. The design of public and private improvements along Sherman should enhance that character by:
  - retaining the current width of the street
  - retaining the predominant building setback
  - continuing the streetscape which predominates in the 1500 and 1600 blocks
  - Retaining the current architectural patterns, such as raised entrances.

(Uptown Neighborhood Plan, pages 27-28)

The Sherman Street North Proposal is consistent with these recommendations, fulfilling the Uptown District Strategies in the following ways:

• **Emphasize the Transition/Encourage Compatibility:** The Sherman Street North Proposal will co-mingle Uptown and Downtown characteristics. The proposed streetscape improvements will build-on and restore the historic character of Sherman Street North and continue Uptown Street characteristics: generous tree lawn, gracious trees and detached sidewalks. D-C zoning will support higher density mixed-use development.

• **Retain the Distinction Between Uptown and Downtown:** The applicant has completed extensive community outreach from 2016-2019 (see Exhibit G for full list of Community and City Meetings) and, counter to the 1986 Uptown Neighborhood Plan, has received community support to extend D-C zoning east to Sherman Street.

• **Emphasize Design:** D-C, FAR based zoning allows greater flexibility to design at a scale responsive to the historic context of Sherman Street and Downtown, such as: greater sensitivity to historic context and regulating lines, opportunity to strategically concentrate density to preserve view corridors for neighboring buildings and ground level pedestrians, vary scale to create a more comfortable pedestrian environment.

• **Construct Gateways:** The proposed rezoning sites are located at key neighborhood gateways. Extending the D-C zone district to Sherman Street will provide more buildable lots and accelerate development opportunities at key gateway sites. In addition, greater design flexibility as stated above, will promote more visually compelling architecture.

• **Encourage Housing:** D-C zoning incentivizes residential development offering greater FAR ratios to development with more than 50% residential. The Sherman Street North Proposal requests 20:1 FAR to further incentivize high density at the site. Additionally, an affordable housing plan will be a mandatory part of the rezoning to ensure affordability in the neighborhood.
Reinforce Sherman Street as a Center of Governmental Activity: The proposed streetscape improvements directly respond to the Uptown Plan recommendations to retain the current street width, predominant building setbacks and continue the streetscape and street lawn that dominates the 1500 and 1600 blocks.

Additional City Support

The Downtown Area Plan also identifies Sherman Street North as part of the D-C plan area. The recognition of Sherman Street as part of the Uptown and Downtown Plans further reinforces the transitional nature of the street and the proposed properties.

Downtown Area Plan

Sherman Street North Directly Supports Downtown Area Plan Vision Elements and Four of the Plan’s Seven Transformative Projects

Seven Transformative Projects - These seven projects are identified as the most critical steps to advance Downtown development - and enhance livability and economic health – over the next 20 years. Multi-layered and long-term in nature, these projects will take concerted effort and collaboration by both the public and private sectors. All energy and resources should be harnessed toward making these a reality. Only through executing these projects can Downtown Denver truly transform and achieve the vision of a vibrant, livable 21st century city center. (Downtown Area Plan, page 12)

Vision Strategies

A. A PROSPEROUS CITY
   · A2. Energizing the Commercial Core - Invigorate the Commercial Core by enhancing the pedestrian and transit experiences and creating an economically thriving district for business, retail and tourism. (Downtown Area Plan, page 18)

B. A WALKABLE CITY
   · B1. An Outstanding Pedestrian Environment - Make every street safe, comfortable and attractive for pedestrians as recommended in the Downtown Denver Pedestrian Master Plan (page 22).
   · B2. Building On Transit - Reinforce Downtown as the region’s largest and most convenient transit district with local, regional, statewide and national connections. (Downtown Area Plan, page 23)
   · B3. Bicycle City - Provide clear bicycle network connections into and through the Downtown, and incorporate services and facilities that address the whole trip.... B3c. Improve bicycle parking and amenities throughout Downtown. (Downtown Area Plan, page 24)

C. A DIVERSE CITY
   · C1. Downtown Living - Expand housing options to broaden the array of household types and income levels in Downtown, and provide amenities for a range of people. Add 18,000 new housing units to Downtown by 2027. (Downtown Area Plan, page 28)
C2. A Family-Friendly Place - Attract children and their parents to visit, go to school, recreate, explore and live Downtown..... C2e. Provide transit, bike and pedestrian connections to family attractions. (Downtown Area Plan, page 29)

C3. Embracing Adjacent Neighborhoods - Enhance pedestrian, bike and transit connections between Downtown and the surrounding neighborhoods. (Downtown Area Plan, page 30)

D. A DISTINCTIVE CITY

D1. District Evolution – Restore and activate the iconic features such as mountain views, major public buildings, cherished historic buildings and parks and parkways that provide distinctive identity to Downtown and the Denver Region, and foster a collection of identifiable districts throughout Downtown. (Downtown Area Plan, page 33)

E. A GREEN CITY

E1. An Outdoor Downtown - Strengthen connections between existing parks, plazas and recreation areas, and enhance the public realm to provide venues for outdoor activity throughout Downtown. (Downtown Area Plan, page 37)

E2. A Rejuvenated Civic Center - Restore and reactivate Civic Center to attract more visitors, residents, workers and students to the park. (Downtown Area Plan, page 38)

Housing an Inclusive Denver Plan

Sherman Street North will support the Core Goals of the Inclusive Denver Plan by creating a range of affordable housing in a desirable, well connected, transit rich neighborhood.

Core Goals (page 7)

Goal 1 - Create Affordable Housing in Vulnerable Areas and in Areas of Opportunity
Sherman Street North is uniquely positioned in Downtown, an area with great need for affordable housing and opportunities to leverage investments in transit and major employment hubs while integrating into the desirable, historic Uptown Neighborhood.

Goal 2 - Preserve Affordability and Housing Quality
The Sherman Street North Proposal will integrate affordable units into new development on and off-site and comply with Denver’s requirements for housing quality and length of affordability.

Goal 3 - Promote equitable and accessible housing options
Increasing density on these sites will promote and increase equitable and accessible housing options to individuals or families who may otherwise may not be able to afford to live in the Downtown and Uptown neighborhoods.

Goal 4 - Stabilize residents at risk of involuntary displacement.
As the cost of housing and commuting continue to rise in Denver, providing housing near transit and near major employment centers such as Downtown will ease congestion and promote a higher quality of life. The Sherman Street North Proposal will increase the amount of affordable housing options in the area and stabilize residents at risk of involuntary displacement through offering quality housing.
Given the imminent adoption of Denver Comprehensive Plan 2040 and Blueprint Denver 2019, additional support criteria has been provided to further reinforce Sherman Street North’s alignment with the City of Denver’s long-term goals:

The Sherman Street North Proposal supports many of the Vision Elements and strategies of Denver Comprehensive Plan 2040. The following italicized objectives are excerpts from Denver Comprehensive Plan 2040. The language that follows is used to detail how the proposed map amendment is consistent with the goals of the Plan.

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.
   A. Increase development of housing units close to transit and mixed-use developments.
   B. Implement a high-quality, affordable and accessible multi-modal transportation system.
   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. (Comprehensive Plan 2040, page 28)

GOAL 2 - Build housing as a continuum to serve residents across a range of incomes, ages and needs.
   A. Create a greater mix of housing options in every neighborhood for all individuals and families.
   C. Foster communities of opportunity by aligning housing strategies and investments to improve economic mobility and access to transit and services.
   D. Increase the development of family-friendly housing, including units with multiple bedrooms in multifamily developments. (Comprehensive Plan 2040, page 28)

GOAL 3 - Develop housing that is affordable to residents of all income levels.
   A. Maximize and ensure the long-term sustainability of city funding sources for workforce and affordable housing.

   B. Use land use regulations to incentivize the private development of affordable, missing middle and mixed-income housing, especially where close to transit. (Comprehensive Plan 2040, page 28)

GOAL 5 - Reduce the involuntary displacement of residents and businesses.
   A. Advance a comprehensive approach to mitigating involuntary displacement that includes expanding economic mobility, creating new affordable housing and preserving existing affordability. (Comprehensive Plan 2040, page 29)

Sherman Street North’s Affordable Housing Plan will ensure workforce and affordable housing are integrated into the neighborhood, directly supporting Comprehensive Plan 2040 goals for an
equitable and inclusive city as well as the Inclusive Denver Plan. Please refer to page 20 for additional plan support narrative.

VISION ELEMENTS: STRONG AND AUTHENTIC NEIGHBORHOODS

GOAL 1 - Create a city of complete neighborhoods.
   A. Build a network of well-connected, vibrant, mixed-use centers and corridors.
   B. Ensure neighborhoods offer a mix of housing types and services for a diverse population.
   C. Ensure neighborhoods are safe, accessible and well-connected for all modes.
   D. Encourage quality infill development that is consistent with the surrounding neighborhood and offers opportunities for increased amenities. (Comprehensive Plan 2040, page 34)

GOAL 2 - Enhance Denver’s neighborhoods through high-quality urban design.
   A. Enhance collaboration between city agencies to ensure quality design and innovation across the public and private realm.
   C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.
   D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
   E. Ensure civic buildings and public spaces enhance and contribute to the design legacy of Denver. (Comprehensive Plan 2040, page 34)

GOAL 3 - Preserve the authenticity of Denver’s neighborhoods and celebrate our history, architecture and culture.
   C. Ensure city policies and regulations support historic preservation and eliminate barriers in city processes to help all neighborhoods preserve what matters most.
   (Comprehensive Plan 2040, page 34)

GOAL 6 - Empower Denverites to be involved and collaborative in city government.
   B. Improve the engagement and representation of all Denverites, including communities of color, in neighborhood groups and city processes. (Comprehensive Plan 2040, page 35)

GOAL 5 - Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods.
   C. Design public spaces to facilitate social connections and enhance cultural identity.
   (Comprehensive Plan 2040, page 35)

GOAL 7 - Leverage the arts and support creative placemaking to strengthen community.
   B. Embrace existing communities and their cultural assets.
   (Comprehensive Plan 2040, page 35)

Comprehensive Plan 2040 objectives to support strong and authentic neighborhoods align with key objectives of the Uptown Neighborhood Plan and continue the initiative to preserve historic character.
and authenticity and improve the quality of life through high-quality urban design and mixed-use development.

- **Restore Historic Sherman Street’s Legacy** – The proposed public realm improvements will restore Sherman Street’s historic legacy and enhance the character of an important historic neighborhood context.
- **Emphasize Design:** D-C, FAR based zoning allows greater flexibility to design at a scale responsive to the historic context of Sherman Street and Downtown, such as: greater sensitivity to historic context and regulating lines, opportunity to strategically concentrate density to preserve view corridors for neighboring buildings and ground level pedestrians, vary scale to create a more comfortable pedestrian environment.
- **Construct Gateways:** The proposed rezoning sites are located at key neighborhood gateways. Extending the D-C zone district to Sherman Street will provide more buildable lots and accelerate development opportunities at key gateway sites. In addition, greater design flexibility as stated above, will promote more visually compelling architecture.
- **Reinforce Sherman Street as a Center of Governmental Activity:** The proposed streetscape improvements directly respond to the Uptown Plan recommendations to retain the current street width, predominant building setbacks and continue the streetscape and street lawn that dominates the 1500 and 1600 blocks.

**VISION ELEMENTS: CONNECTED, SAFE AND ACCESSIBLE PLACES**

**GOAL 1 - Deliver a multimodal network that encourages more trips by walking, rolling, biking and transit.**

A. Prioritize transportation projects that will advance Denver’s mode share goals. (Comprehensive Plan 2040, page 40)

**GOAL 2 - Provide a safe transportation system that serves all users.**

B. Build streets that are safe for everyone, especially for the most vulnerable, including the elderly, those with disabilities and children.

C. Create a transportation system to serve all ages and physical abilities. (Comprehensive Plan 2040, page 40)

**GOAL 3 - Maximize the public right-of-way to create great places.**

A. Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.

B. Protect, enhance and expand Denver’s legacy pathways: its historic parkways, boulevards, greenways and trails. (Comprehensive Plan 2040, page 40)

**GOAL 4 - Create an equitable and connected multimodal network that improves access to opportunity and services.**

A. Ensure focused transportation investments—on streets as well as neighborhood trails—in areas with populations more dependent on walking, rolling and transit.
B. Use the multimodal network to connect vulnerable populations to employment, education, parks and health services. (Comprehensive Plan 2040, page 41)

GOAL 6 - Build and maintain safe bicycle and pedestrian networks.
A. Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
C. Implement the complete network of pedestrian infrastructure recommended in Denver Moves: Pedestrians & Trails. (Comprehensive Plan 2040, page 41)

GOAL 8 - Strengthen multimodal connections in mixed-use centers and focus growth near transit.
C. Promote transit-oriented development and encourage higher density development, including affordable housing, near transit to support ridership. (Comprehensive Plan 2040, Page 42)

VISION ELEMENTS: ECONOMICALLY DIVERSE AND VIBRANT

GOAL 2 - Grow a strong, diversified economy.
C. Leverage Denver’s community assets, outdoor lifestyle, quality parks and recreation amenities and natural environment to attract a wide range of talent, entrepreneurs and businesses. (Comprehensive Plan 2040, page 46)

VISION ELEMENTS: ENVIRONMENTALLY RESILIENT

GOAL 1 - Mitigate climate impact by significantly reducing greenhouse gas emissions.
C. Invest in multimodal transportation and support a clean, carbon-free transportation system. (Comprehensive Plan 2040, page 52)

GOAL 6 - Protect and expand Denver’s green infrastructure network.
B. Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
C. Maintain and expand the citywide tree canopy. (Comprehensive Plan 2040, page 54)

GOAL 8 - Clean our soils, conserve land and grow responsibly.
A. Promote infill development where infrastructure and services are already in place.
B. Encourage mixed-use communities where residents can live, work and play in their own neighborhoods.
C. Focus growth by transit stations and along high- and medium-capacity transit corridors. (Comprehensive Plan 2040, page 54)

VISION ELEMENTS: HEALTHY AND ACTIVE

GOAL 1 - Create and enhance environments that support physical activity and healthy living.
A. Recognize parks, recreation and the urban forest as vital components of a complete community.
B. Promote walking, rolling and biking through the development of a safe and interconnected multimodal network.
C. Design safe public spaces and recreational areas. (Comprehensive Plan 2040, page 58)

The Sherman Street North proposal will reinforce the vision for connected, economically diverse and environmentally resilient places in the following ways:

- **Increase Density and Access Around Transit** – The proposed up-zoning to D-C with 20:1 FAR will increase density and create strong links amongst multimodal downtown transit: Civic Center Station, 16th Ave Bike Highway, MetroRide and future Colfax BRT.
- **Strengthen Multimodal Streets** - The proposed public realm improvements will encourage pedestrian activity and strengthen connections to transit and between Downtown and Uptown Neighborhoods.
- **Encourage Mixed-Use Development** – D-C zoning requires street level activation and will promote redevelopment for an active mixed-use corridor that encourages street life and provides diverse amenities for the community.
- **Prompt Infill Development and Neighborhood Investment** - Creating consistent and contiguous D-C zone lots will prompt neighborhood investment and create stability in the transition area between Downtown and Uptown Neighborhoods.

**DENVER AND THE REGION**

**GOAL 1 - Be a regional leader in smart growth.**
A. Demonstrate the benefits of compact, mixed-use development for the region. (Comprehensive Plan 2040, page 64)

**GOAL 2 - Embrace Denver’s role as the center of regional growth.**
A. Direct significant growth to regional centers and community centers and corridors with strong transit connections. (Comprehensive Plan 2040, page 64)

**GOAL 4 - Capitalize on Denver’s role as a transportation hub and enhance connections to the region and beyond.**
A. Leverage the regional investment in RTD’s FasTracks program to develop a network of transit-oriented centers at rail stations.
B. Utilize Denver Union Station’s role as the heart of the RTD system to strengthen downtown’s principal role in the regional economy. (Comprehensive Plan 2040, page 65)

Sherman Street North is located in Downtown Denver, the region’s central core and transportation hub. The proposal to up-zone to D-C and allow 20:1 FAR will increase density around transit and prompt mixed-use development will strengthen Denver’s role as the nucleus of regional growth, as well as promote smart density.
Blueprint Denver 2019

Blueprint Denver 2019 further reinforces and supports the goals of Denver Comprehensive Plan 2040. Sherman Street North supports the following recommendations:

Recommendations - Land Use and Built Form, General

Incentivize or require efficient development of land, especially in areas with high transit connectivity. GOALS: 3, 5

A. In regional centers, urban center community centers and urban center corridors, study and implement requirements or incentives for density. An example of a tool to implement this could include establishing minimum building heights.

B. In downtown and in close proximity to rail stations, revise the zoning code to limit uses that do not contribute positively to activating the public realm, such as ministorage, drive-throughs and car washes. This may also apply to other desired mixed-use areas of the city, such as transit priority corridors.

C. Allow increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.

D. Incentivize redevelopment of opportunity sites such as downtown surface parking lots.

E. In historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures. (Blueprint Denver, page 72)

Integrate mitigation of involuntary displacement of residents and/or businesses into major city projects. GOALS: 1, 2, 6

B. Where the potential for involuntary displacement is identified, evaluate and implement methods to mitigate displacement, such as incentives or requirements for on-site income-restricted housing and/or affordable commercial spaces. (Blueprint Denver, page 74)

Implement zoning code revisions to facilitate compatible redevelopment of institutional sites within neighborhoods. GOALS: 6, 7, 8

C. Until a citywide approach is implemented, individual rezonings of these sites may be an opportunity for more intense residential uses or limited neighborhood services to be provided if done in a way that minimizes impacts to surrounding character. (Blueprint Denver, page 75)

Recommendations - Land Use and Built Form, Housing

Increase the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. GOALS: 1, 2, 3

A. Incentivize affordable housing through zoning, especially in regional centers, community centers and community corridors adjacent to transit. This could include creating citywide height bonuses in the zoning code, where additional height is allowed in exchange for income restricted units. Incentives for affordable housing are particularly important for areas that score high in Vulnerability to Displacement and score low in Housing Diversity. (Blueprint Denver, page 85)
Capture 80 percent of new housing growth in regional centers, community centers and corridors, high-intensity residential areas, greenfield residential areas and certain districts. GOALS: 1, 5

A. Align high-density residential areas near regional centers to support housing growth near major job centers with access to high- and medium capacity transit.

E. In order to capture 25 percent of housing growth within the downtown neighborhood context, the city's largest regional center:
   - Study and implement zoning incentives and other tools to attract high-density mixed-use development downtown, especially for vacant and underutilized land.
   - Create incentives for a wide variety of housing options to be included in new developments.
   - Work with partners and the downtown community to build a livable city core with attractive amenities for residents and families. (Blueprint Denver, page 86)

Recommendations - Land Use and Built Form, Economics

Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts and high-intensity residential areas in downtown and urban center contexts. Of the 90 percent job growth, focus 30 percent downtown. GOALS: 1, 4, 5

A. Encourage and preserve opportunity for office development within regional centers by allowing high density employment. Study and implement requirements and/or incentives for high density development in regional centers including vacant and underutilized land in downtown.

B. Promote the development and redevelopment of regional centers, including downtown, to meet the land use and transportation needs of targeted industries. This means encouraging regional centers to have strong connections to transportation options, especially high-capacity transit, and fostering the mix of uses needed to attract businesses with a wide variety of jobs. (Blueprint Denver, page 90)

Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities. GOALS: 1, 4

B. Promote and incentivize the development of affordable and family-friendly housing, as well as a full range of job opportunities, in and near regional centers, community centers and community corridors. (Blueprint Denver, page 90)

Recommendations - Mobility

Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements. GOALS: 1, 3, 4

D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.

E. Promote mixed-use development in all centers and corridors. (Blueprint Denver, page 108)
On all streets, prioritize people walking and rolling over other modes of transportation.

**GOALS: 1, 3, 4**

C. Ensure that café seating in the public right-of-way provides adequate space for pedestrians and streetscaping, especially in areas with high pedestrian volumes.

(Blueprint Denver, page 109)

Connect centers and corridors across the city through a variety of modal choices.

**GOALS: 1, 3, 4**

A. Implement the sidewalk network in Denver Moves: Pedestrians & Trails.
E. Implement the Transit Capital Investment Corridors in Denver Moves: Transit.

(Blueprint Denver, page 111)

**Recommendations - Quality-of-Life Infrastructure**

Protect and expand Denver’s tree canopy on both public and private property.

**GOALS: 7, 9, 10**

A. Prioritize trees in green infrastructure facilities to improve urban tree canopy.
B. Support a robust street tree canopy by prioritizing trees in right-of-way design.

(Blueprint Denver, page 118)

Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities. **GOALS: 7, 9, 10**

A. Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm. (Blueprint Denver, page 121)

Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents. **GOALS: 2, 7, 10**

A. Prioritize street and trail improvements and connections leading to and through existing and future centers and corridors. (Blueprint Denver, page 124)
Sherman Street North also aligns with the following goals identified (in map form) by *Blueprint Denver*. Specifically, Sherman Street North is identified as part of the Downtown Context and as an area for pedestrian, bicycle and transit enhancements. The Sherman Street North proposal to rezone to Downtown Core (D-C), increase density and enhance the street will support these goals.
CRITERION DZC § 12.4.10.7 – Uniformity of District Regulations and Restrictions

The proposed 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 Sherman Street North Properties will result in uniformity of the D-C district regulations and restrictions and will facilitate the continued unification of Sherman Street and the extension of the Downtown Core to Grant and Logan Streets as designated by Denver Comprehensive Plan 2000 and 2040, Blueprint Denver and the Downtown Area Plan. In addition to Sherman Street North properties identified as part of the Downtown Core, several other properties on Sherman street are currently zoned D-C or PUD with de facto D-C zoning:

- Wells Fargo Tower – 1700 Lincoln Street
- El Jebel – 1770 Sherman Street

The proposed rezoning will bring Sherman Street North into conformance with adjacent properties on Sherman Street.

CRITERION DZC § 12.4.10.7 - 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 furthers the public health, safety, and general welfare of the City and will be an implementation step of the policy, land use, transportation and housing goals identified in the aforementioned Plans. Once rezoned, the properties can accommodate neighborhood reinvestment at a scale anticipated by and prescribed in the Plans.
Sherman Street Rezoning Application, Case# 2017I-00167
Exhibit C2 – Additional Review Criteria
CRITERION DZC § 12.4.10.8.A - Justifying Circumstances

“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 proposed official map amendment furthers the public health, safety, and general welfare of the City and will be an implementation step of the policy, land use, transportation and housing goals identified in the aforementioned Plans. Once rezoned, the properties can accommodate neighborhood reinvestment at a scale anticipated by and prescribed in the Plans to Enhance Denver’s long-term growth.

This rezoning is necessary for the following reasons:


2. Encouraging mixed-use redevelopment of underused properties and improving the transition between Downtown and Uptown Neighborhoods, linking two vital parts of the City.

3. The proposed map amendment further supports strategic growth in the Downtown Core and is aligned with the neighborhood’s wishes and goals for Sherman Street and the Uptown and Downtown Neighborhoods. Extensive community outreach has provided support to extend D-C zoning to Sherman Street to create unified, predictable zoning that will encourage cohesive development for Sherman Street North and strengthen East/West links and gateways between the Uptown and Downtown neighborhoods. Public Support reflects the Plan guidance of Downtown Area Plan, Denver Comprehensive Plan 2000 and 2040 and Blueprint Denver. Reference pages 14-30 for further Plan Support.

4. Supporting Housing an Inclusive Denver by increasing density and affordability around transit to further achieve the City’s goal of providing high quality mixed-use urban neighborhoods accessible to a variety of people. As the cost of housing and commuting continue to rise in Denver, providing housing near transit and major employment centers (such as Downtown) will ease congestion and promote a higher quality of life. The Sherman Street North Proposal will increase the amount of market rate and affordable housing options in the area and stabilize residents at risk of involuntary displacement by offering accessible quality housing. Reference page 20 for additional details on how Sherman Street North supports Housing an Inclusive Denver.

The City has also identified increasing density and around transit as a primary goal. The Sherman Street North properties are located on or within a quarter mile radius of several emerging transit hubs and connections: RTD Civic Center Station, 16th Avenue bicycle highway, Free MetroRide and the future Colfax BRT. Rezoning to D-C and allowing 20:1 FAR for projects over 50 percent residential incentivizes density around transit and will strengthen Downtown as a regional hub and leverage the City’s and Region’s transit investment.
CRITERION DZC § 12.4.10.8.A - Statement of Consistency with Neighborhood Context and General Purpose of Zone Districts

The proposed map amendment is consistent with the description of the applicable neighborhood context and with the stated purpose and intent of the proposed Zone District. This map amendment application requests approval of the D-C zone district for the Sherman Street North properties. The General Purpose of the D-C zone district is:

“to provide building use, building form, and design standards for this central Denver area. Each of the Downtown Districts is specific to and uniquely applies to a single area within the Downtown Context.”

The Sherman Street North Properties are part of the Downtown Core District; the DCD’s stated intent is:

“The Downtown Core District is and must remain Denver’s most prominent public environment; an urban center that is at once comfortable, exciting, and without question the business, entertainment and urban lifestyle center of the region.” DZC 8.2-1

Sherman Street North rezoning supports the City’s goals for the Downtown Core neighborhood context:

2. Encouraging mixed-use redevelopment of underused properties and improving the transition between Downtown and Uptown Neighborhoods, linking two vital parts of the City.
3. Increasing density and affordability around transit to further achieve the City’s goal of providing high quality mixed-use urban neighborhoods accessible to a variety of people.
4. Improving multimodal connections and enhancing the pedestrian environment

The proposed map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.
Sherman Street Rezoning Application, Case# 2017I-00167
Exhibit D – Proof of Ownership
2/26/2019

2017I-00167

March 20, 2019 $2500 pd chk

125 E 18TH AVE

Owner
PAMYES JOHN DIKOU TRUST &
DEVON ANN DIKOU TRUST
1616 CALIFORNIA ST 707
DENVER, CO 80202-3706

Schedule Number
02349-31-007-000

Legal Description
L17 TO 21 INC & 51/2 OF L 22 BLK 31 H C BROWN'S ADD TO DEN

Property Type
COMMERCIAL - MISC IMPROVEMENTS

Tax District
320A

Print Summary

Property Description

Style: OTHER
Building Sq. Foot: 0

Bedrooms: 
Baths Full/Half: 0/0

Effective Year Built: 0000
Basement/Finish: 0/0

Lot Size: 17,200
Zoned As: C-MX-16

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

Current Year

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<th>Exempt</th>
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<tr>
<td>Improvements</td>
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Prior Year

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<td>$1,719,700</td>
<td>$498,710</td>
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https://www.denvergov.org/Property/realproperty/summary/160988978

1/2
### 1801 N GRANT ST

**Owner**: 18TH & GRANT LLC  
1615 CALIFORNIA ST 707  
DENVER, CO 80202-3706

**Schedule Number**: 02349-07-011-000

**Legal Description**: L 17 & 18 & S 2/3 OF L 19 BLK 34 H C BROWNS ADD H C BROWNS ADD

**Property Type**:  
**Tax District**: 320A

**Print Summary**

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

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<tr>
<td>Land</td>
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<td>$183,750</td>
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[https://www.denvergov.org/Property/realproperty/summary/160965961](https://www.denvergov.org/Property/realproperty/summary/160965961)
1819 N GRANT ST

Owner: 18TH & GRANT LLC
1616 CALIFORNIA ST 707
DENVER, CO 80202-3706

Schedule Number: 02349-07-012-000
Legal Description: L 20 & 21 & S1/3 OF L 22 & N1/3 OF L 19 BLK 34 H C BROWNS ADD

Property Type
Tax District: 320A

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: 8,325 Zoned As: C-MX-12

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

Current Year
Actual Assessed Exempt
Land $629,400 $181,080 $0
Improvements $5,000 $1,450
Total $634,400 $182,530

Prior Year
Actual Assessed Exempt
Land $629,400 $181,080 $0
Improvements $5,000 $1,450
Total $634,400 $182,530

https://www.denvergov.org/Property/realproperty/summary/160965979
1800 N SHERMAN ST

Owner
18TH & GRANT LLC
1615 CALIFORNIA ST 707
DENVER, CO 80202-3706

Schedule Number
02349-07-013-000

Legal Description
L 15 & 16 & S1/2 OF L 14 BLK 34 H C BROWNS ADD BLK 34 H C BROWNS ADD H C BROWNS ADD

Property Type
COMMERCIAL - MISC IMPROVEMENTS

Tax District
320A

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: 7,812
Zoned As: C-MX-16

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

Current Year

Actual Assessed Exempt
Land $781,200 $226,550 $0
Improvements $1,000 $290
Total $782,200 $226,840

Prior Year

Actual Assessed Exempt
Land $781,200 $226,550 $0
Improvements $1,000 $290
Total $782,200 $226,840

https://www.denvergov.org/Property/realproperty/summary/160965952

1/2
1840 N SHERMAN ST

Owner
18TH & GRANT LLC
1615 CALIFORNIA ST 707
DENVER, CO 80202-3766

Schedule Number
02349-04-000-000

Legal Description
L 5 TO 13 INC & N1/2 OF L 14 & THE N3 L 19 AND ALL OF L 20 & L 21 AND THE S3 L 22 BLK 34 H CBROWN
ADTOGETHER W THE S2 L 14 AND L 15 THRU 18 INC & THE S 2/3 L 19

Property Type
COMMERCIAL - MISC IMPROVEMENTS

Tax District
320A

Print Summary

Property Description

Style: OTHER
Building Sq. Foot: 0

Bedrooms: 
Baths Full/Half: 0/0

Effective Year Built: 0000
Basement/Finish: 0/0

Lot Size: 26,560
Zoned As: C-MX-16

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

Current Year

Actual  Assessed  Exempt
Land  $2,656,000  $770,240  $0
Improvements  $1,000  $200
Total  $2,657,000  $770,530

Prior Year

Actual  Assessed  Exempt
Land  $2,656,000  $770,240  $0
Improvements  $1,000  $200
Total  $2,657,000  $770,530

https://www.dengov.org/Property/realproperty/summary/160965944
Owner | D'KEOU REALTY 1615 CALIFORNIA ST 707 DENVER, CO 80202-3706
Schedule Number | 02349-31-006-000
Legal Description | L 12 TO 16 INC BLK 31 H C BROWNS ADD
Property Type | COMMERCIAL - MISC IMPROVEMENTS
Tax District | 320A

Print Summary

Property Description

Style: OTHER
Bedrooms:
Effective Year Built: 0000
Lot Size: 15,825

Building Sqr. Foot: 0
Baths Full/Half: 0/0
Basement/Finish: 0/0
Zoned As: D-C

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

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<td>$2,735,400</td>
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Prior Year

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<td>$793,270</td>
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https://www.denvergov.org/Property/realproperty/summary/160968960
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1600 N LINCOLN ST

Owner: 16TH & LINCOLN LLC
       1615 CALIFORNIA ST 707
       DENVER, CO 80202-3700

Schedule Number: 0224936-012-000
Legal Description: H C BROWNS ADD B29 L8 TO 20 INC

Property Type: COMMERCIAL - MISC IMPROVEMENTS
Tax District: 320A

Print Summary
Property Description

Style: OTHER    Building Sq. Ft.: 0
Bedrooms:     Bathos Full/Half: 0/0
Effective Year Built: 0000    Basement/Fiinish: 0/0
Lot Size: 40,747    Zoned As: C-C

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

Current Year
Actual  Assessed  Exempt
Land   $7,130,700  $2,097,000  $0
Improvements  $1,000  $290
Total  $7,131,700  $2,098,190

Prior Year
Actual  Assessed  Exempt
Land   $7,130,700  $2,097,000  $0
Improvements  $1,000  $290
Total  $7,131,700  $2,098,190

Real Estates Property Taxes for current tax year

https://www.denvergov.org/Property/realproperty/summary/160969346  2/26/2019
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2/26/2019

1603 N. SHERMAN ST

Owner: 16TH & SHERMAN LLC
1615 CALIFORNIA ST 707
DENVER, CO 80202-3706

Schedule Number: 02249-36-013-000
Legal Description: H C BROWNS ADD B29 L 21 TO 32 INC & S 24FT 10IN OF L33

Property Type: COMMERCIAL - MISC IMPROVEMENTS
Tax District: 320A

Print Summary

Property Description

- Style: OTHER
- Building Sqr. Foot: 0
- Bedrooms: 0
- Baths Full/Half: 0/0
- Effective Year Built: 0000
- Basement/Finish: 0/0
- Lot Size: 40,717
- Zoned As: C-MX-16

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

Current Year

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<td>$4,072,700</td>
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Prior Year

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<td>$1,181,880</td>
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https://www.denvergov.org/Property/realproperty/summary/1609690354

1/2
Sherman Street Rezoning Application, Case# 2017I-00167
Exhibit E – Owner Authorization
February 28, 2018

David Tryba
Tryba Architects
1620 Logan Street
Denver, CO 80203
dtryba@trybaarchitects.com
303-831-4010

Dear David:

This letter serves as authorization for David Tryba, Tryba Architects, to act on behalf of and represent the below-referenced parcels and entities for the purpose of rezoning application submission and processing:

- 125 E. 18th Avenue, Denver, CO 80203 – Panayes John Dikeou Trust & Devon Ann Dikeou Trust
- 1801 N. Grant Street, Denver, CO 80203 – 18th & Grant LLC
- 1819 N. Grant Street, Denver, CO 80203 – 18th & Grant LLC
- 1600 N. Lincoln Street, Denver, CO 80264 – 16th & Lincoln LLC
- 1800 N. Lincoln Street, Denver, CO 80203 – Dikeou Realty
- 1603 N. Sherman Street, Denver, CO 80203 – 16th & Sherman LLC
- 1800 N. Sherman Street, Denver, CO 80203 – 18th & Grant LLC
- 1840 N. Sherman Street, Denver, CO 80203 – 18th & Grant LLC

Very truly yours,

Panayes J. Dikeou
February 28, 2018

David Tryba
Tryba Architects
1620 Logan Street
Denver, CO 80203
dtryba@trybaarchitects.com
303-831-4010

Dear David:

This letter serves as authorization for David Tryba, Tryba Architects, to act on behalf of and represent the below-referenced parcel and entity for the purpose of rezoning application submission and processing:

- 125 E. 18th Avenue, Denver, CO 80203 – Panayes John Dikeou Trust & Devon Ann Dikeou Trust

Sincerely,

[Signature]

Devon A. Dikeou
Sherman Street Rezoning Application, Case# 2017I-00167
Exhibit F – Corporate Entity Proof of Authorization
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Dikeou Realty LLP and is executed on behalf of the entity pursuant to the provisions of C.R.S. 38-30-172.
2. This entity is a Colorado Limited Liability Partnership.
3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.
4. The entity is formed under the laws of Colorado.
5. The name and position of the ONLY person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Panayes J. Dikeou, as General Manager.
6. The authority of the foregoing person to bind the entity is not limited.
7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.
8. Dikeou Realty LLP owns the real property located at 1800 N. Lincoln Street, Denver, Colorado; Legal description: HC BROWNS ADD B31 LOTS 13 TO 15.

Dikeou Realty LLP

[Signature]
Panayes J. Dikeou, General Manager

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me on this 28th day of February 2019, by Panayes J. Dikeou as General Manager of Dikeou Realty LLP, a Colorado Limited Liability Partnership.

Witness my hand and official seal.

[Signature]
Notary

My Commission expires: 07/07/2020
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Panayes John Dikeou Trust and is executed on behalf of the entity pursuant to the provisions of C.R.S. § 38-30-172.

2. This entity is a Grantor Trust.

3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.

4. The entity is formed under the laws of Colorado.

5. The name and position of the ONLY person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is Devon A. Dikeou, Trustee.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.

8. Panayes John Dikeou Trust owns the real property located at 125 E. 18th Avenue, Denver, Colorado. Legal description: L 17 TO 11 INC & 53/2 OF L 22 BK 31 H C BROWNS ADD TO DEN.

Panayes John Dikeou Trust

[Signature]

Devon A. Dikeou, Trustee

STATE OF COLORADO  

COUNTY OF DENVER  

The foregoing instrument was acknowledged before me on this 28th day of February 2019, by Devon A. Dikeou, Trustee of Panayes John Dikeou Trust, a Grantor Trust.

Witness my hand and official seal.

[Signature]

MARY N. SCHOONER
Notary

My Commission expires: 01/11/2020

MARY N. SCHOONER
Notary Public
STATE OF COLORADO
NOTARY ID #2014006426
Notary Commission Expires 01/11/2020
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Devon Ann Dikeou Trust and is executed on behalf of the entity pursuant to the provisions of C.R.S. § 36-30-172.

2. This entity is a Grantor Trust.

3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.

4. The entity is formed under the laws of Colorado.

5. The name and position of the ONLY person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is John P. Dikeou, as Trustee.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.

8. Devon Ann Dikeou Trust owns the real property located at 125 E. 18th Avenue, Denver, Colorado; legal description: L 17 TO 21 INC & S1/2 OF E 22 BLK 31 H-C BOUNDS ADD TO DEN.

Devon Ann Dikeou Trust

[Signature]

John P. Dikeou, Trustee

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me on this 28th day of February 2019, by John P. Dikeou as Trustee of Devon Ann Dikeou Trust, a Grantor Trust.

Witnes my hand and official seal.

[Notary]

Mary M. Schooner

Notary Public

My Commission expires: 6/1/2020

March 20, 2019 $2500 pd chk
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named 16th & Sherman, LLC and is executed on behalf of the entity pursuant to the provisions of C.R.S. § 38-30-171.

2. This entity is a Colorado Limited Liability Company.

3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.

4. The entity is formed under the laws of Colorado.

5. The name and position of the ONLY person authorized to execute instruments convey, encumbering or otherwise affecting title to real property on behalf of the entity is: Panayes J. Dikeou, as Manager.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.

8. 16th & Sherman, LLC owns the real property located at 1603 N. Sherman Street, Denver, Colorado:
Legal description: H CHROWN ADD B29 L21 TO 32 INC & S 24 FT 10IN OF E33.

[Signature]
Panayes J. Dikeou, Manager

STATE OF COLORADO

COUNTRY OF DENVER

The foregoing instrument was acknowledged before me on the 27th day of February 2019, by Panayes J. Dikeou as Manager of 16th & Sherman, LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

[Signature]
Mary M. Schoenau
Notary
My Commission expires: 02/04/2029

MARY M. SCHOENU
NOTARY PUBLIC
STATE OF COLORADO
MY COMMISSION EXPIRES 02/04/2029
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named 16th & LINCOLN LLC and is executed on behalf of the entity pursuant to the provisions of C.R.S. § 38-30-172.

2. This entity is a Colorado Limited Liability Company.

3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.

4. The entity is formed under the laws of Colorado.

5. The name and position of the ONLY person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is: Panayes J. Dikéou, Manager.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.

8. 16th & Lincoln LLC owns the real property located at 1600 N. Lincoln Street, Denver, Colorado; legal description: M C BROWNS ADD B29 LT TO 20 INC.

[Signature]
Panayes J. Dikéou, Manager

STATE OF COLORADO }

)

COUNTY OF DENVER }

The foregoing instrument was acknowledged before me on the 27th day of February 2019, by Panayes J. Dikéou as Manager of 16th & Lincoln LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

[Signature]
Mary M. Schoener
Notary

My Commission expires: 01-20-2020
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named 18th & Grant LLC and is executed on behalf of the entity pursuant to the provisions of C.R.S. § 38-20-172.

2. This entity is a Colorado Limited Liability Company.

3. The mailing address for the entity is 1615 California Street, Suite 707, Denver, Colorado 80202.

4. The entity is formed under the laws of Colorado.

5. The name and position of the ONLY person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property or behalf of the entity is: Parayes J. Dikeou, as Manager.

6. The authority of the foregoing person to bind the entity is not limited.

7. Other matters concerning the manner in which the entity deals with interests in real property (if any): None.

8. 18th & Grant LLC owns the real property located at the following:

   - 1800 N. Grant Street, Denver, Colorado; Legal description L 17 & 18 & S 2/4 OF L 19 BLK 34 H C BROWNS ADD H C BROWNS ADD.
   - 1819 N. Grant Street, Denver, Colorado; Legal description L 20 & 21 & S1/3 OF L 22 & N1/3 OF L 19 BLK 34 H C BROWNS ADD.
   - 1800 N. Sherman Street, Denver, Colorado; Legal description L 15 & 16 & S1/2 OF L 14 BLK 34 H C BROWNS ADD BLK 34 H C BROWNS ADD H C BROWNS ADD.

18th & Grant LLC

Parayes J. Dikeou, Manager

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me on the 27th day of February 2019, by Parayes J. Dikeou as Manager of 18th & Grant LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

Mary M. Schooner
Notary

My Commission expires: 01/12/2020

MARY M. SCHODNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20160043829
MY COMMISSION EXPIRES 01-04-2022
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<td>Phone Call</td>
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<td>Tryba Architects</td>
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<td>Tryba Architects</td>
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March 1, 2019

Portofino Tower
1827 Grant Street
Denver, CO 80203

RE: Sherman Street North Rezoning and View Plane Amendment

To Whom It May Concern,

We are writing on behalf of Portofino Tower, located at 1827 Grant Street, to express support for the Sherman Street North Rezoning and View Plane Amendment. Portofino Tower is fully in alignment with the application’s objective to restore Sherman Street’s historic vitality and grandeur as a gracious and prominent civic street, promote the health and prosperity of the neighborhood for business owners and residents alike, and provide a much-needed transition between the Uptown and Downtown areas which have long suffered from fragmented zoning and lack of development.

Furthermore, we believe there is an opportunity to build density around transit and leverage the connectivity afforded by RTD Civic Center Transit Station, 16th Avenue Bike Highway, Free MetroRide and future Colfax BRT with several undeveloped properties on Sherman Street to create a cohesive vision that balances private development benefits and public realm investments while respecting the history of Capitol Hill and Sherman Street. We support the requested rezoning to D-C with 20:1 FAR and 400’ height waiver in furtherance of these objectives.

We respectfully ask you to support the Sherman Street North Rezoning and View Plane Amendment to improve and enhance the connection between Downtown and Uptown and celebrate the historic importance of Sherman Street and the State Capitol.

Sincerely,

Portofino Tower HOA Board

Brent McVeigh, President  Julie Pelegrin, Secretary  Dave Kusuda, Treasurer