



17th & Newton Rezoning Term Sheet

Purpose

To build a project of community impact that achieves a mix of housing types and is affordable to a broad spectrum of Sloan Lake and Denver residents, both current and future, while striving to be sensitive in its physical and visual impact on the neighborhood

Process

Replaces an existing 1959/78 “Planned Unit Development” (PUD #8) zoning plan that provides for a total of 515,400 square feet of hospital, medical office buildings, and multi-unit residential towers, with a revised PUD that retains the existing Sloan Lake Medical Center and allows for the construction of Zocalo’s proposed program on the adjacent surface parking lot. The PUD is a highly detailed and prescriptive zoning document that will be presented to Denver Planning Board and City Council and, if approved by vote, will be codified into law.

Uses

- Up to 170 market-rate residential units
- Up to 185 Affordable rental units, supported financially, in part, by the adjacent market-rate development
- Up to 12,000 square feet of office (for Zocalo Community Development and other office)
- Retail/restaurant space of approximately 5,000 square feet
- Up to 6,000 square feet of community serving retail, leased to a community-serving purpose at no rental cost
- Retain existing Medical Office

Density

Up to 515,400 total square feet net of parking, equal to the permitted non-parking density permitted under the existing PUD #8, approximately allocated among:

- Affordable Rental - 135,000 square feet
- Market-Rate Residential - 219,000 square feet
- Retail - 6,000 square feet
- Office - 10,000 square feet
- Medical Office - 145,400 square feet

Maximum Heights and Minimum Setbacks (see exhibit)

- Planning Area “A” - 180 feet; 16 stories
Setbacks of 130 feet from 17th Avenue and 80 feet from Newton St.
- Planning Area “B” - 120 feet; 10 stories
Setback of 30 feet from 17th Avenue
- Planning Area “C” - 50 feet; 3 stories
- Planning Area “D” - 65 feet; 5 stories
- Planning Area “E” - 70 feet, 6 stories

Parking

Approximately 600 total parking spaces, including minimum of

- 1.25 parking spaces per market-rate residential unit
- .75 parking spaces per Affordable rental unit
- 150 Medical Office parking spaces (many of which may be used at night by residents of the rental units)
- 20 Office parking spaces
- 25 Retail parking spaces

Community Benefits

- Project will include a Public Gathering Plaza at the corner of 17th & Newton, outside of the retail spaces
- Additional community-serving retail and greenspace options, to-be-determined with continued neighborhood input (including the approximately 6,000 square feet, as described in the USES section above)
- Affordable units will be predominantly reserved for households earning 60% of Area Median Income (AMI) or less, but also some reserved for 50% AMI households
- At least four of the Affordable rental units will be three-bedroom units, targeted for families with formerly-homeless schoolchildren

In its further discussions with the City of Denver, Councilmembers, and other area neighborhood groups regarding its planned project at 17th Avenue and Newton St, Zocalo commits to using all possible efforts toward adhering to the terms presented above.

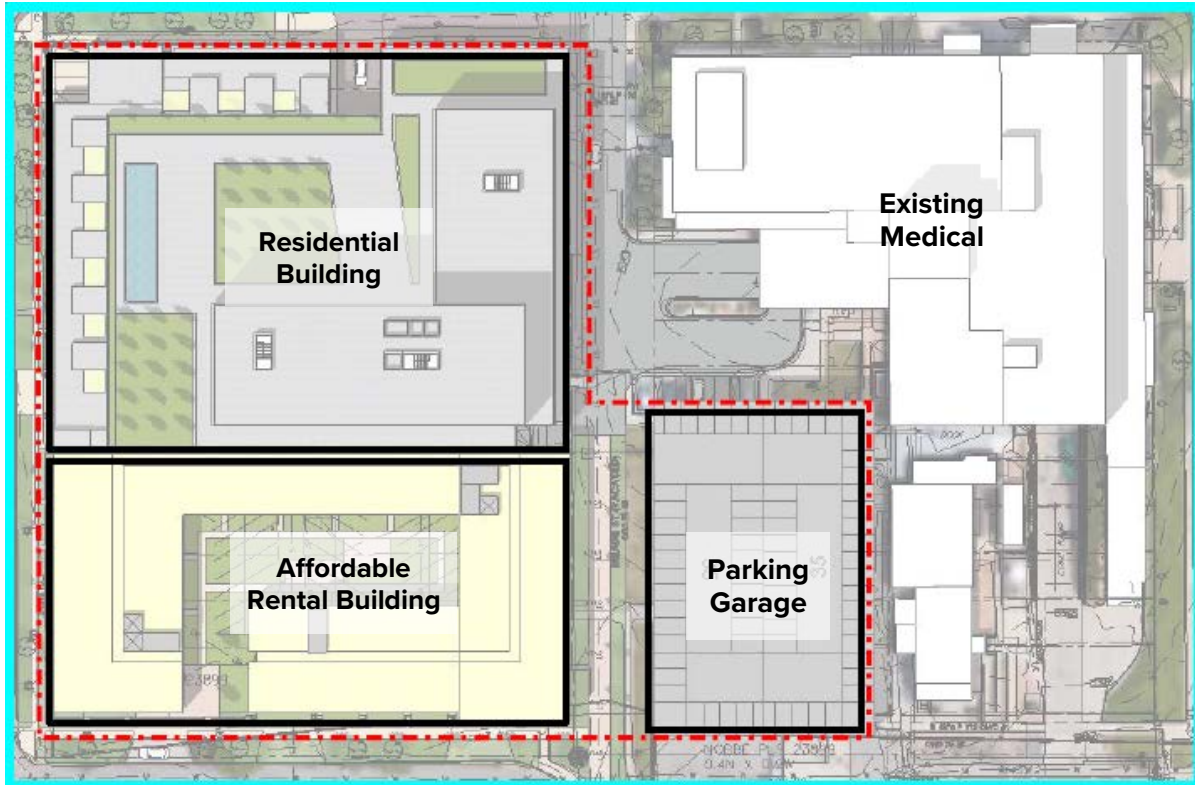
Sincerely,



David Zucker
CEO, Zocalo Community Development

January, 2018

Site Plan



Maximum Heights and Setbacks

