

PUD-G 41 - DRAFT



3001 S Federal Boulevard
Loretto Heights Campus Core

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PUD-G 41

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 41 ESTABLISHED

The provisions of PUD-G 41 apply to the land depicted on the Official Zoning Map with the label PUD-G 41, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 SUBAREAS ESTABLISHED

The following subareas are hereby established within PUD-G 41 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD AND THE POINT OF BEGINNING;
 THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44°21'31", AND A CHORD WHICH BEARS SOUTH 67°22'44" WEST A CHORD DISTANCE OF 113.25 FEET;
 THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;
 THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;
 THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 17.23 FEET, SAID CURVE HAVING A RADIUS OF 150.92 FEET, A CENTRAL ANGLE OF 06°32'27", AND A CHORD WHICH BEARS NORTH 43°37'01" WEST A CHORD DISTANCE OF 17.22 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;
 THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 15.22 FEET, SAID CURVE HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE OF 86°36'25", AND A CHORD WHICH BEARS SOUTH 83°57'59" WEST A CHORD DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51 FEET, SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 49°15'10", AND A CHORD WHICH BEARS SOUTH 64°53'27" WEST A CHORD DISTANCE OF 26.67 FEET;
 THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 25.72 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17" WEST A CHORD DISTANCE OF 23.99 FEET;
 THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;
 THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;
 THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;
 THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.51 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44" EAST A CHORD DISTANCE OF 9.55 FEET;
 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS NORTH 49°10'44" WEST A CHORD DISTANCE OF 161.69 FEET;
 THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;
 THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;
 THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;
 THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;
 THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;
 THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;
 THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;
 THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;
 THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;
 THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;
 THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;
 THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;
 THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;
 THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;
 THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;
 THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;
 THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;
 THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;
 THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;
 THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;
 THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 193.95 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 55°33'50", AND A CHORD WHICH BEARS NORTH 19°14'01" WEST A CHORD DISTANCE OF 186.44 FEET;
 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;
 THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;
 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;
 THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;
 THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD;
 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 591.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;
 THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;
 THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;
 THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;
 THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 141.42 FEET, SAID CURVE HAVING A RADIUS OF 468.73 FEET, A CENTRAL ANGLE OF 17°17'11", AND A CHORD WHICH BEARS NORTH 47°44'21" WEST A CHORD DISTANCE OF 140.88 FEET;
 THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;
 THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;
 THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;
 THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS NORTH 43°18'15" WEST A CHORD DISTANCE OF 120.77 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 48.39 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°51'43", AND A CHORD WHICH BEARS NORTH 53°56'47" WEST A CHORD DISTANCE OF 48.27 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;
 THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;
 THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;
 THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;
 THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;
 THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;
 THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;
 THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;
 THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;
 THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;
 THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;
 THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;
 THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;
 THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;
 THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;
 THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;
 THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;
 THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;
 THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;
 THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;

THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;
 THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A CHORD DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

C. Subarea C Legal Description

A PARCEL OF LAND BEING A PORTION OF LOT 5, BLOCK 3, LORETTO HEIGHTS FILING NO. 1 RECORDED SEPTEMBER 21, 2021 AT RECEPTION NO. 2021179359 OF THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 5;

THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 25°43'52" EAST, A DISTANCE OF 77.16 FEET;
- 2) SOUTH 52°25'53" WEST, A DISTANCE OF 145.15 FEET;

THENCE NORTH 38°25'29" WEST, A DISTANCE OF 109.90 FEET TO THE NORTH LINE OF SAID LOT 5 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 11.70 FEET, SAID CURVE HAVING A RADIUS OF 242.00 FEET, A CENTRAL ANGLE OF 02°46'09", AND A CHORD WHICH BEARS NORTH 65°39'13" EAST A CHORD DISTANCE OF 11.70 FEET;
- 2) NORTH 64°16'08" EAST, A DISTANCE OF 154.53 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTHWEST LINE OF LOT 5, BLOCK 3, LORETTO HEIGHTS FILING NO. 1 AS DEPICTED ON SAID PLAT.

SAID PARCEL CONTAINS 14,366 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.

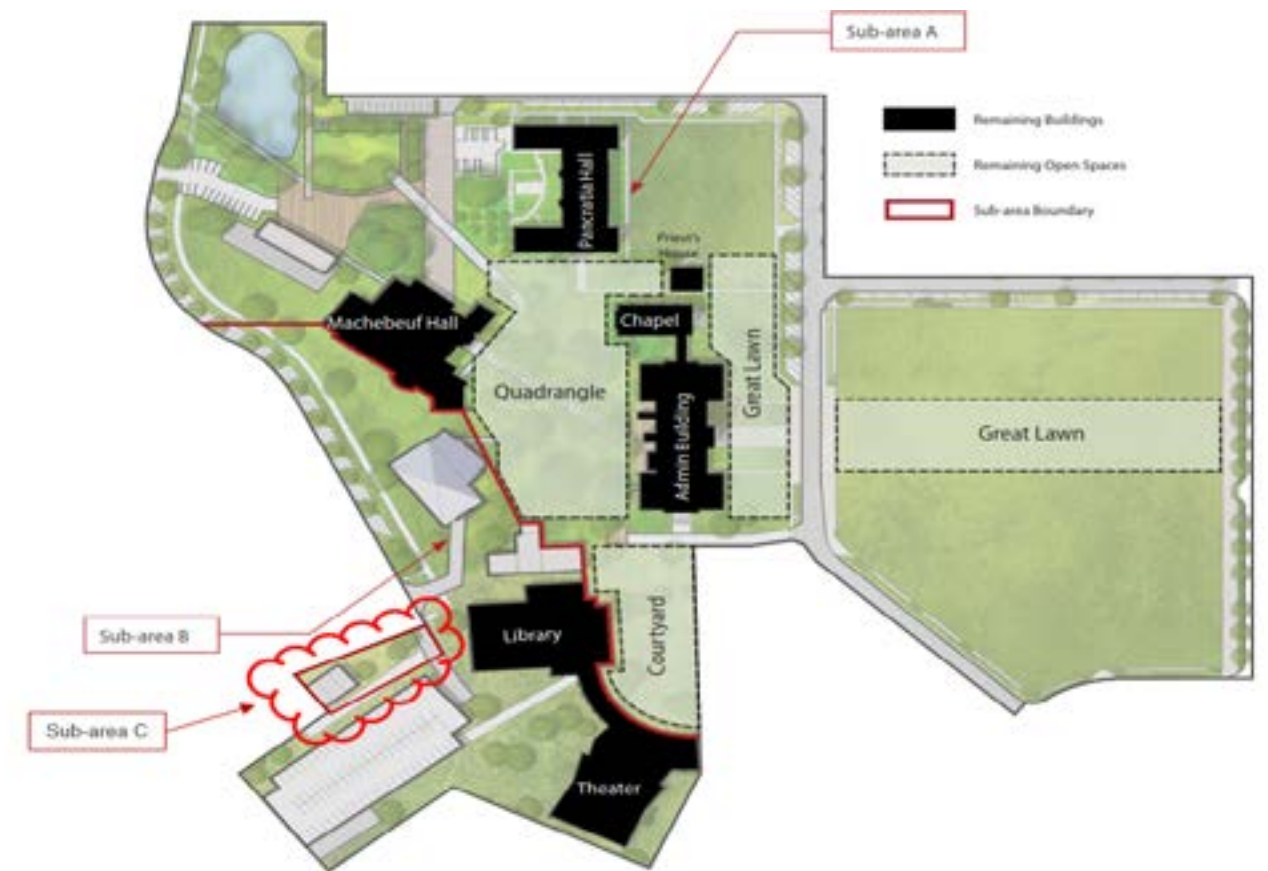


Figure 1.1. Subareas Established within PUD-G 41. Illustrative only.

1.1.2 REMAINING BUILDINGS AND REMAINING OPEN SPACES DEFINED

As shown in Figure 1.2, the following buildings and open spaces are hereby defined within PUD-G 41 as Remaining Buildings and Remaining Open Spaces for the purpose of applying the design Standards provided in Chapter 4 (For purposes of applying the PUD standards, these Remaining Buildings and Remaining Open Spaces retain their historical names):

A. Administration Building

The existing 1891 red sandstone Richardsonian Romanesque-style Building with three main stories plus raised basement and attic in an H-plan oriented north-south and covering 220 feet by 100 feet located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

B. Chapel

The existing 1910 red sandstone Richardsonian Romanesque-style Building with rectangular plan oriented east-west and covering 44 by 91 feet and connected by a two-story hypen to the north of the Administration Building located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

C. Pancratia Hall

The existing 1930 Building in the Collegiate Gothic style with three main stories plus raised basement in an H-plan oriented north-south along the main hallway with the two wings oriented east-west and covering 126 feet by 184 feet located northwest of the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Pancratia Hall is 58,837 square feet.

D. Priest's House

The existing one-story 1916 Craftsman-style Building located north of the Chapel and Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Priest's House is 1,450 square feet.

E. Machebeuf Hall

The existing 1951 Building of two split-level stories in Modernist style with International style and Wrightian influences with a one-story quadrangle-level entry wing oriented north-south, connecting blocks oriented northwest-southeast, and covering approximately 195 by 220 feet located west of the central-campus quadrangle from the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Machebeuf Hall is 39,095 square feet.

F. May Bonfils Stanton Theater & Library

The existing 1963 complex of the Theater and Library Buildings connected by a glass arcade in the Modernist/New Formalist Style located south-southwest of the Administration Building in Subarea B as of the adoption of this PUD. The Library has a rectangular plan occupying approximately 120 by 164 feet under a flat roof. The Theater's polygonal plan occupies approximately 110 by 158 feet under parapeted roofs. The existing Gross Floor Area for the Library is 47,010 square feet and the Theater is 38,284 square feet.

G. Quadrangle Open Space

The existing passive open space area generally located west of the Administration Building, east of Machebeuf Hall and south of Pancratia Hall in Subarea A as of the adoption of this PUD.

H. Great Lawn Open Space

The existing passive open space area generally located east of the Administration Building, Chapel and Priest's House, and the open space area running between South Federal Boulevard and the Administration building in Subarea A as of the adoption of this PUD.

I. Courtyard Open Space

The existing passive open space area generally located east and northeast of the May Bonfils Stanton Theater & Library in Subarea A as of the adoption of this PUD.

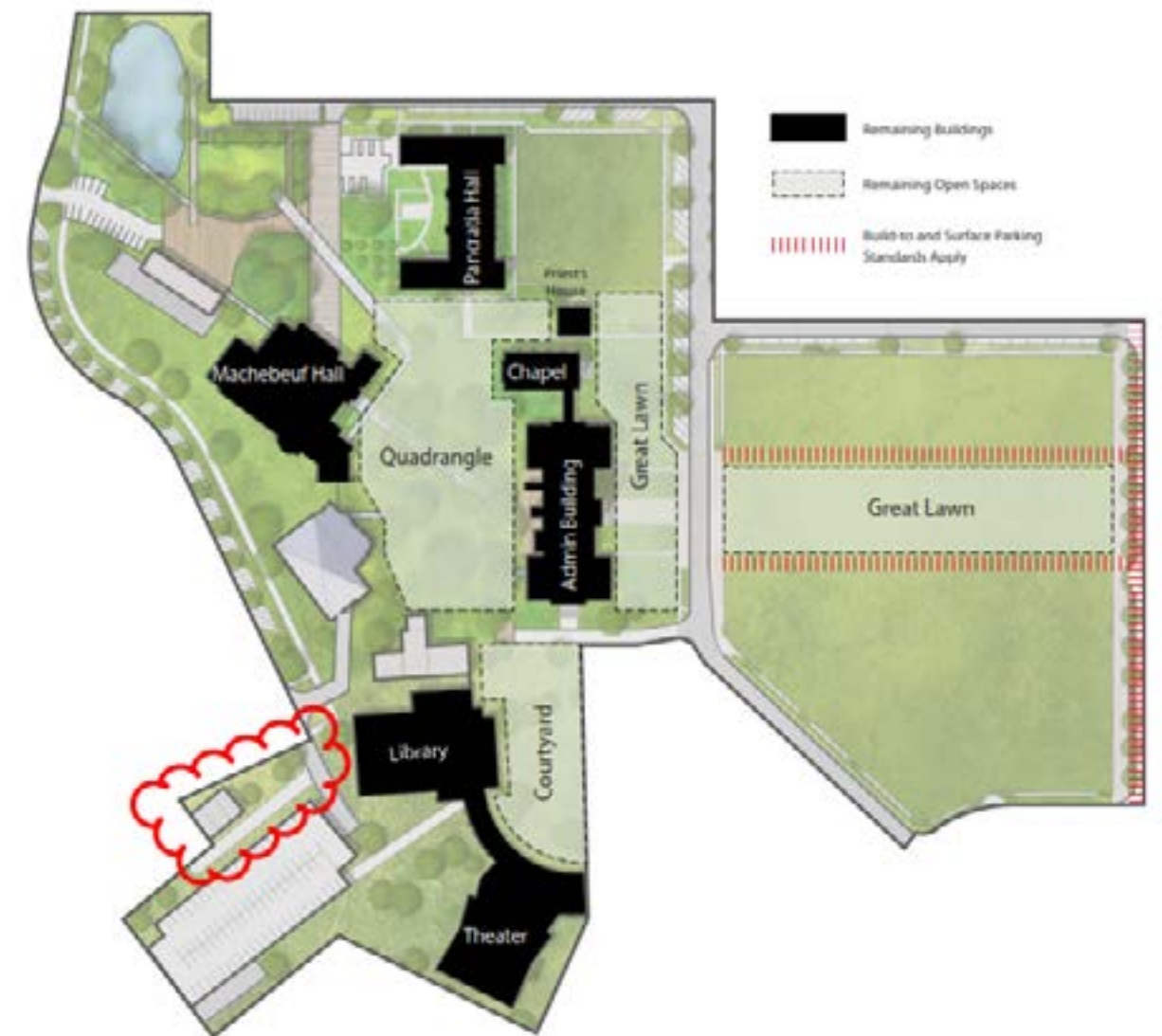


Figure 1.2. Remaining Buildings and Remaining Open Spaces within PUD-G 41. Illustrative only.

SECTION 1.1 PUD-G 41 GENERAL PURPOSE

The general purpose of PUD-G 41 is to:

- 1.1.1 Create a community destination.
- 1.1.2 Facilitate redevelopment of the former Loretto Heights campus with a mix of residential and commercial uses and amenities.
- 1.1.3 Ensure preservation and rehabilitation of the Remaining Buildings and Remaining Open Spaces defined in PUD-G 41 Section 1.1.2 while facilitating their original use and adaptive reuse.
- 1.1.4 Achieve significant additional public benefits including publicly accessible open space that draws residents and visitors into the site from surrounding neighborhoods, allows for circulation around the site, outdoor events and dining, and which provides space for shared mobility devices like bicycles.

SECTION 1.1 PUD-G 41 SPECIFIC INTENT

More specifically, PUD-G 41 is intended to:

- 1.1.1 Facilitate compatible Development through the use of appropriate Building Form Standards and design that provides a mix of residential and commercial uses and amenities that respond to the surrounding neighborhood contexts.
- 1.1.2 Encourage pedestrian-activated spaces as envisioned in the City’s adopted plans.
- 1.1.3 Preserve and complement character-defining features of the Remaining Buildings and Remaining Open Spaces.
- 1.1.4 Ensure quality, human-scaled building design that respects both the overall historic development pattern and design integrity of the Loretto Heights Campus.
- 1.1.5 Protect and frame key views identified in the Loretto Heights Small Area Plan and ensure that new Buildings do not rise above the roofline height of the H-shaped portion of the Administration Building.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

Development within PUD-G 41 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as amended from time to time, except as modified in this PUD-G 41.

CHAPTER 3. UNDERLYING ZONE DISTRICT

Development within PUD-G 41 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time, and except as modified in this PUD-G 41.

CHAPTER 4. DESIGN STANDARDS

Development in the PUD-G 41 shall comply with the design standards applicable to the CMP-EI2 zone district in Denver Zoning Code Section 9.2.4., Campus-Education/Institution (CMP-EI, CMP-EI2) and Denver Zoning Code Article 10 General Design Standards, as amended from time to time, except as modified in this PUD-G 41.

SECTION 4.1 PRIMARY AND ACCESSORY BUILDING FORM STANDARDS

4.1.1 DISTRICT SPECIFIC STANDARDS SUMMARY

- A. Primary Structures and Accessory Structures in this PUD-G 41 shall use the General Building Form.
- B. There shall be no maximum number of structures per Zone Lot in PUD-G 41.

4.1.2 DISTRICT SPECIFIC STANDARDS

Development of Primary Structures and Accessory Structures in this PUD-G 41 shall comply with the Denver Zoning Code Section 9.2.4.2.C District Specific Standards as applicable to the CMP-EI2 Zone District, as amended from time to time, except as modified in PUD-G 41, with the following exceptions, additions, and modifications set forth in the Primary and Accessory Building Forms Standards table below.

PRIMARY AND ACCESSORY BUILDING FORM STANDARDS FOR THE GENERAL BUILDING FORM IN PUD-G 41

HEIGHT	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Height Standards Not Listed Below			
Stories (max)	5	8	4
Feet (max)	70'	110'	55'
Feet, within 175' of Protected District (max)	See Underlying Zone District		
Number of Primary and Accessory Structures above 5 stories or 70' (max)	na	1	na
Bulk Plane vertical height at Centerline of Primary Street, Side Street, and Rear Zone Lot Line	No Bulk Plane applies	No Bulk Plane applies	No Bulk Plane applies
Bulk Plane vertical height at Side Interior Zone Lot Line	No Bulk Plane applies	No Bulk Plane applies	See Underlying Zone District
Bulk Plane Slope	No Bulk Plane applies	No Bulk Plane applies	See Underlying Zone District

SITING	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below			
SETBACKS AND BUILDING COVERAGE			
Primary Street (min)	0'	0'	20'
Side Street (min)	0'	0'	0'
Side interior (min)	10'	10'	10'
Rear, alley/no alley (min)	0'/0'	0'/0'	0'
Separation between Primary Structures (min)	20'	20'	20'
Building Coverage, including all Primary and Accessory Structures (max per subarea)	60%	60%	60%
REQUIRED BUILD-TO			
Primary Street Zone Lot Line that Abuts Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 41 (min build-to % within min/max range)	70% 0'/20'	na	na
Required Build-To Alternatives and Exceptions	Alternatives and exceptions allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5		
PARKING			
Surface Parking Location	Surface Parking not allowed between the building and a Remaining Open Space, or between Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 41		
Surface Parking Screening	See PUD-G 41 Section 6.4.1		
Minimum Vehicle Parking	See PUD-G 41 Section 5.4 Required Minimum Parking		

DESIGN ELEMENTS	Subarea A	Subarea B	Subarea C
See Underlying Zone District for Additional Applicable Design Element Standards Not Listed Below			
BUILDING CONFIGURATION			
Floor Plate above 5 stories and 70' for all buildings above 5 stories combined (max area /max linear dimension)	na	20,000 square feet /180'	na
Design of Visible Structured Parking	See PUD-G 41 Section 4.2.2 Design of Visible Structured Parking		
STREET LEVEL ACTIVATION			
Transparency, Primary Street (min)	40%	40%	40%
Transparency Alternatives	Alternatives are allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5		

USES	Subarea A	Subarea B	Subarea C
See Underlying Zone District for All Applicable Use Standards for the General Building Form. Permitted uses in this PUD-G 41 are set forth in Section 5.1 Permitted Uses of this PUD-G 41			

SECTION 4.2 SUPPLEMENTAL DESIGN STANDARDS FOR PUD-G 41

4.2.1 REQUIRED BUILD-TO AND PARKING LOCATION ADJACENT TO FEDERAL BOULEVARD THE GREAT LAWN

A. Intent

To promote an active, pedestrian-oriented frontage along Federal Boulevard and the nearby portion of Great Lawn Remaining Open Space where active uses are intended to front and interact directly with the open space area.

B. Applicability

This section 4.2.1 shall apply to any Primary Street Zone Lot Line abutting Federal Boulevard or the portion of Great Lawn Remaining Open Space identified on Figure 4.1 within Subarea A of this PUD-G 41.

C. Required Build-to

The required build-to percentage and minimum/maximum build-to range indicated in the building form table in Section 4.1.2 of this PUD-G 41 shall be provided as measured from and perpendicular to any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

D. Surface Parking Between the Building and Federal Boulevard or Great Lawn

Surface Parking is not allowed between a Building and any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

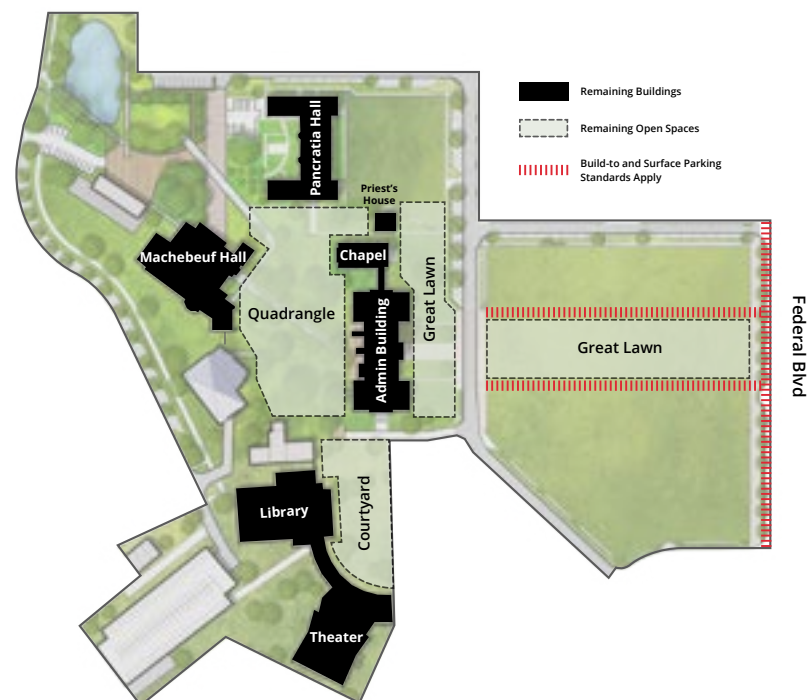


Figure 4.1 Frontages For Build-to and Surface Parking Location Standards. Illustrative only.

4.2.2 DESIGN OF VISIBLE STRUCTURED PARKING

A. Intent

To ensure structured parking design that is compatible in character and quality with adjoining and surrounding Buildings, open spaces and streetscape.

B. Applicability

This section 4.2.2 shall apply to all structured parking as an addition to a Remaining Building as defined in PUD-G 41 or any new Building developed within PUD-G 41. The standards in this Section 4.2.2 apply in addition to Denver Zoning Code Section 10.4.6.5, Parking Structure Design Standards.

C. Parking Structure Design Standards

1. Any structured parking as part of an addition to a Remaining Building shall comply with the Secretary of the Interior’s Standards for Rehabilitation.
2. Any facade containing structured parking shall be integrated into the overall facade design of buildings through the use of all of the following:
 - a. Similar building materials to those used on adjacent facade areas that do not contain structured parking.
 - b. Facade articulation and fenestration patterns that integrate with portions of the building facade that do not contain structured parking.
 - c. Design that is compatible with the mass and scale of nearby buildings.
3. Any facade containing structured parking shall minimize the visibility of parking areas through use of all of the following:
 - a. Non-transparent facade materials for a minimum height of 4 feet from the finished floor of each story.
 - b. Fully concealed view of all parked cars and internal light sources from adjacent public rights-of-way and Publicly Accessible Open Space for the full height of the structure.
 - c. Architectural screens or other devices into facade openings that are integral to the building design through the use of:
 - i. Screens with decorative patterns, railings and details to provide visual interest; and
 - ii. Screens made from durable materials.
 - d. Screening or other devices which minimize the glare from headlights and parked cars.
 - e. Incorporate landscape screening consisting of hedges, berms, trees or a fence or wall in combination with plant material, four (4) feet in height, and of sufficient year-round opacity. Openings in the required landscape screening shall be permitted for such features as access ways or drainage ways. Note that landscape screening will not be required where uses other than parking are included at the street level of a facade containing structured parking.

SECTION 4.3 PRESERVATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES

4.3.1 INTENT

- A. Maintain and preserve exterior design features and architectural elements of the Administration Building, Chapel, Priest's House and Pancratia Hall prior to designation as an Historic Structure.
- B. Maintain and preserve exterior design features and architectural elements of Machebeuf Hall and May Bonfils Stanton Theater & Library, while facilitating their rehabilitation and adaptive reuse.
 - 1. Machebeuf Hall - Preservation of the architecture and architectural features of this building are of the highest priority of the Mid-Century buildings. Alterations including partial demolition, additions, and any related new construction will be reviewed with greater sensitivity than the Theater & Library to ensure compatibility with building integrity and Key Features to Preserve/Retain.
 - 2. May Bonfils Stanton Theater & Library - The theater and library buildings are a pair and shall not be physically separated. They are considered to be of a lesser priority than Machebeuf Hall and have greater flexibility with potential alterations including partial demolition, additions, and any related new construction.
- C. Maintain and preserve the historic character and views of the Quadrangle, Theater & Library Courtyard, and Great Lawn Remaining Open Spaces while supporting compatible alterations and new construction to better engage and support surrounding redevelopment. See Figure 1.2.

4.3.2 APPLICABILITY

- A. This Section 4.3 applies to:
 - 1. Alteration-of and additions-to all Remaining Buildings and Remaining Open Spaces that are not designated as an "Historic Structure" as defined in Denver Zoning Code Division 13.3.
 - 2. The location and compatibility of new Structures with regard to a Remaining Building or Remaining Open Spaces, and the location of all new Temporary Structures within a Remaining Open Space.
- B. All Site Development Plans submitted under this PUD-G 41, and all zoning or building permit applications related to exterior alteration of a Remaining Building or a Remaining Open Space in this PUD-G 41, shall be referred to Community Planning and Development Landmark Preservation Division Staff, which shall review and approve, or deny for compliance with the Standards included in this Section 4.3 of this PUD-G 41 Preservation of Remaining Buildings and Remaining Open Spaces.

4.3.3 HISTORICAL BACKGROUND

The Loretto Heights campus is one of the earliest developed sites in southwest Denver, representing more than 125 years of educational history and campus development. In 1888, the Sisters of Loretto purchased the property for the site of a new Catholic boarding school for elementary and high school girls. The property would remain in educational use until it closed its doors in 2018, with the Sisters of Loretto departing in 1988.

The campus is endowed with historic buildings and landscape designs commissioned by the Sisters of Loretto from 1891 to 1988. The buildings represent a variety of architectural styles ranging from 19th-Century Richardsonian Romanesque to Mid-Century Modernism, designed by several prominent local architects including Frank E. Edbrooke, Harry Edbrooke, John Monroe and Musick & Musick. The buildings were intentionally placed on a hilltop with commanding views of the Rocky Mountains and downtown Denver. The Administration Building served as the iconic entry point to the campus. Two mid-Century era master plans, one designed by landscape architect S.R. DeBoer and one by architects Musick & Musick, included the development of a Quadrangle that tied together the original building phases with the mid-Century building phases, creating a campus core.

The key features to preserve/retain as indicated in Section 4.3.4 provide a clear picture of the original design intent that can be used to guide the rehabilitation and adaptive reuse of the Remaining Buildings and Remaining Open Spaces to ensure compatibility with historic character. The campus core illustrates an evolution and variation of architectural styles and materials that collectively are a character-defining feature of the campus landscape.

More detailed historical and architectural information on the Remaining Buildings and Remaining Open Spaces can be found in the 2019 *Loretto Heights Academy and College, 1891-1988, Inventory of Historic Resources and Survey Report* completed by Square Moon Consultants LLC.

4.3.4 DEMOLITION OF REMAINING BUILDINGS

- A. Demolition, as defined in DRMC Section 30-2, is prohibited of the following Remaining Buildings: Administration Building, Chapel, Priest's House and Pancratia Hall.
- B. Voluntary Demolition, as defined in Denver Zoning Code Article 13, is prohibited of the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- C. Alterations allowed by Section 4.3.6., Preservation and Exterior Alteration of Key Features and Building Facades for each Remaining Building and Remaining Open Space, whether taken individually or cumulatively over any period of time, shall not result in the Demolition or Voluntary Demolition of, or cause damage or alterations to, Remaining Buildings.

4.3.5 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - GENERAL STANDARDS AND LIMITATIONS


The following standards shall apply to the Remaining Buildings and Remaining Open Spaces:


- A. Existing exterior design features and elements that fall within the period of significance of the site (1891-1970) shall be preserved and maintained including, but not limited to, the Key Features to Preserve/Retain noted in Section 4.3.6 of this PUD-G 41.
- B. Removal of materials, additions, enclosures or features are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 41.


- C. All exterior alterations, additions, and related new construction to Remaining Buildings and Remaining Open Spaces shall comply with the (a) Secretary of Interior’s Standards for Rehabilitation, 36 CFR 67, as amended from time to time, and (b) Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, as amended from time to time, with exceptions identified in Figure 4.2 and permitted by Section 4.3.6 of this PUD-G 41.
- D. Additions and new construction replacing or extending the existing footprint of a Remaining Building are allowed provided they are compatible with the mass, scale, form, materials and Key Features to Preserve/Retain of the Remaining Buildings and conform to the requirements of this PUD-G 41.
- E. New construction replacing a portion of the existing footprint of a Remaining Building shall not exceed the heights and setbacks as illustrated in Figure 4.2 for the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- F. Any new construction within this PUD-G 41 shall be compatible with the location, mass, scale, form, setback and Key Features to Preserve/Retain of the Remaining Buildings and Remaining Open Spaces through sensitivity of design that respects the historic character.




4.3.6 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - KEY FEATURES AND BUILDING ELEVATIONS

The table below records Key Features to Preserve/Retain and sets forth standards for the preservation and permitted alteration of each Remaining Building and Remaining Open Space. For Machebeuf Hall, the May Bonfils Stanton Theater & Library, and the Remaining Open Spaces, the table also provides exceptions to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. See Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library for additional information.

ADMINISTRATION BUILDING	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Symmetrical H-plan with central tower and ceremonial staircase • Steeply pitched roof and hip dormers • Rusticated red sandstone walls and details • Richardsonian Style details at windows, parapeted gables, corners, edges, chimneys, and tower buttresses • Windows in multiple sets, pairs and singular with transoms and deeply set in masonry wall • Palladian configuration over main entry with statue 	Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior’s Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, as amended from time to time.
CHAPEL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Gable ends with stone crosses • Rusticated red sandstone walls and details including capped pilasters • Ceremonial staircase • Richardsonian Style details at windows, entries, gables, corners and edges • Leaded and art-glass windows on all elevations, including large rose window on primary facade, deeply set in masonry wall • Hipped dormers • Stone-clad hyphen with large, art-glass windows connecting Administration Building and Chapel 	Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior’s Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, as amended from time to time.
PRIEST’S HOUSE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Craftsman Style details like wide eave overhang with exposed, rounded rafter ends • Low-pitched hipped roof and dormer • Wraparound porch with wood railing, square columns and rounded brackets • Red brick walls • Brick chimneys • Single windows with brick sills 	Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior’s Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, as amended from time to time.
PANCRATIA HALL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Collegiate Gothic Style H-plan • Parapeted gable roofs and 5-bay, flat roof pavilion at center • Dormers in steeply pitched roof • Red brick masonry in common bond with Flemish headers • Pointed-arch entrances with terra-cotta surrounds, window headers and decorative panels • Triple, paired and single windows with multiple lights, some with art glass, all set in masonry wall 	Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior’s Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior’s Guidelines for Rehabilitating Historic Buildings, as amended from time to time.

MACHEBEUF HALL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Horizontality • Flat roofs • Projected overhangs • Columnsonfrontandrearelevations • Large windows and window bands with mountain views to and from building • Glass paneled doors • Metal railings with cross detailing • Open, square shaped details in brick • Red brick and horizontal banding 	<ul style="list-style-type: none"> • Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations indicated in Figure 4.2. • Any addition(s) or new construction shall be setback from any elevation illustrated in Figure 4.2. • The allowable height of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories as measured from the Primary Structure base plane points. • Any addition to the blank south facing elevation shall be designed to be subordinate to the existing building. • Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D) and maintain the same floor to floor heights.

MAY BONFILS STANTON THEATER & LIBRARY	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Glass arcade joining buildings with mountain view • Curved elevations • Horizontal window stretches and glazing patterns • Flat roofs • Columns • Horizontality (especially Library) • Large paneled wall of Theater facade • Reddish brown brick and concrete contrast 	<ul style="list-style-type: none"> • Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations as indicated in Figure 4.2. • Any additions or new construction shall be set back from any elevation illustrated in Figure 4.2. • The allowable heights of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories for the Library as measured from its south elevation Primary Structure base plane point and eight-stories for the Theater as measured from its Primary Structure base plane point. • Any addition(s) or new construction to the rear of the connecting glass arcade and located between the Theater & Library buildings shall not exceed the height of the original glass arcade. • Any addition(s) or new construction shall maintain the rhythm of the Theatre and Library buildings, and maintain the floor to floor heights and structural grid of the Library. • Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D). • No alteration(s) or new construction shall inhibit any views seen from the Courtyard Open Space through the connecting glass arcade to the west.

QUADRANGLE OPEN SPACE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Predominance of green space to hardscape features • Buildings and their placement surrounding Quadrangle perimeter 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Quadrangle Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
GREAT LAWN OPEN SPACE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Uninterrupted expanse of lawn • Administration Building as focal point 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Great Lawn Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
COURTYARD OPEN SPACE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space • Placement of Theater & Library in relation to Courtyard space • Sculpture 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Courtyard Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.

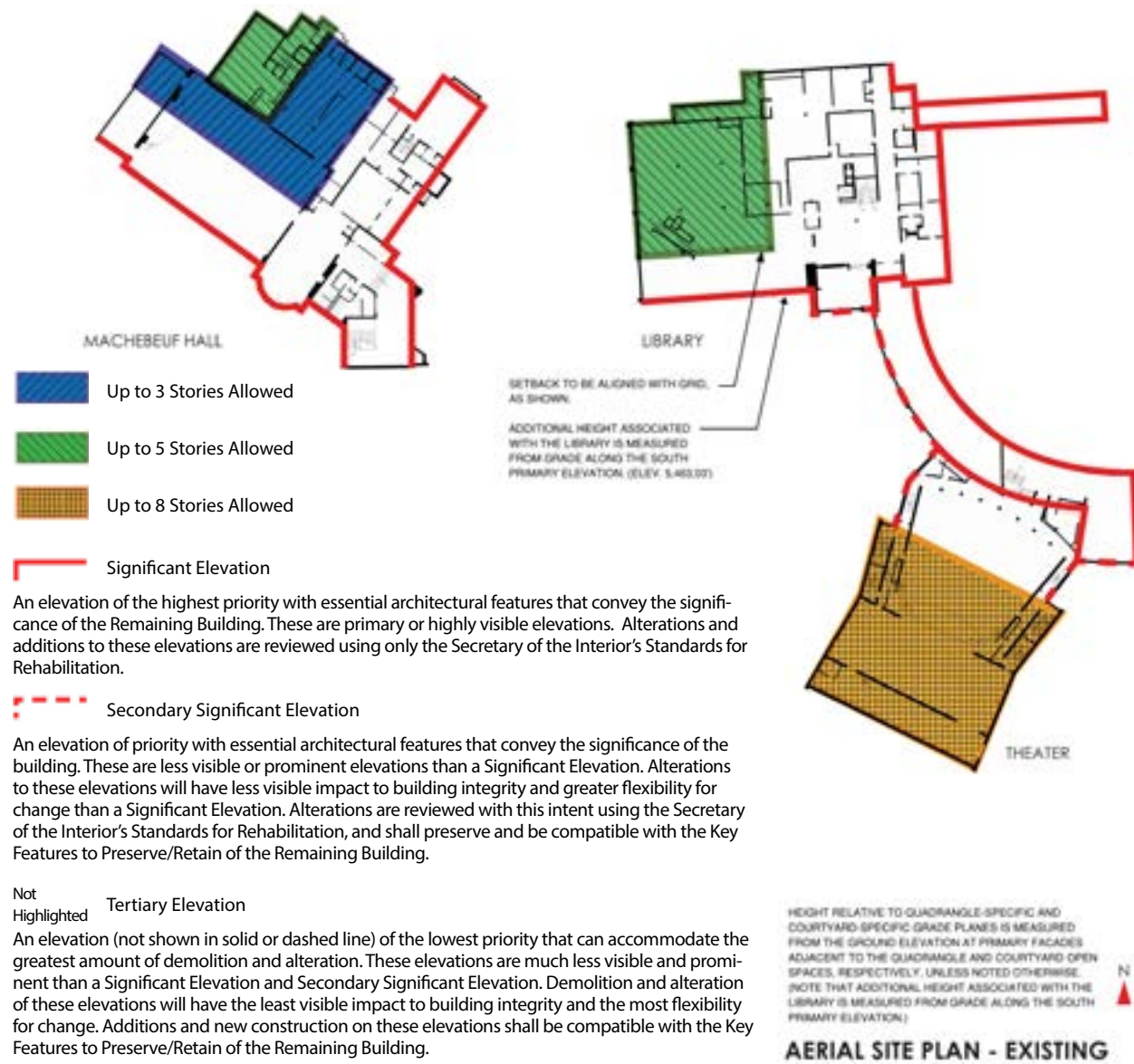


Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 INTENT

- 5.1.1 Promote a mix of uses to support an active pedestrian-oriented campus environment
- 5.1.2 Allow flexibility in the provision of vehicle parking to support adaptive reuse of the Remaining Buildings
- 5.1.3 Promote sharing of parking between uses within the campus core.
- 5.1.4 Support flexible development phasing, including off-street parking provided in a potential future parking structure.
- 5.1.5 Acknowledge significant on-street vehicle parking resources to be provided on Public Streets within or adjacent-to PUD-G 41

SECTION 5.1 APPLICABILITY

This Chapter 5 applies to all new construction and additions within PUD-G 41;

- 5.1.1 Sets forth use allowances and bicycle parking requirements that are additional to those provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking; and
- 5.1.2 Sets forth a system of minimum vehicle parking requirements to replace the minimum vehicle parking requirements provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking.

SECTION 5.1 PERMITTED USES AND REQUIRED BICYCLE PARKING

Primary, accessory and temporary uses permitted in PUD-G 41 and associated minimum bicycle parking shall be those same uses permitted in the CMP-EI2 zone district, as stated in Denver Zoning Code, Section 9.2.8, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions:

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review

USE CATEGORY	SPECIFIC USE TYPE •Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	PUD-G 41	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION			
Household Living	Dwelling, Multi-Unit • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/ 2 units (80/20)	L-ZP	See Section 6.4.1 of this PUD
	Dwelling, Live / Work • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/2 units (80/20)	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION			
Community/ Public Services	Community Center* • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/10,00 s.f. GFA (0/100)	L-ZP	See Section 6.4.1 of this PUD
COMMERCIAL SALES, SERVICES AND REPAIR PRIMARY USE CLASSIFICATION			
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/7,500 s.f. GFA (20/80)	L-ZP	See Section 6.4.1 of this PUD
Lodging Accommodations	Lodging Accommodations, All Others • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/7,500 s.f. GFA (60/40)	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Food Sales or Market* • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
	Retail Sales, Service & Repair, All Others • Vehicle Parking: See Section 5.4 of this PUD-G 41 • Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
TEMPORARY USE CLASSIFICATION			
Temporary Uses (Parking is Not Required for Temporary Uses)	Retail Food Establishment, Mobile*	L-ZP	See Section 6.4.1 of this PUD

SECTION 5.1 REQUIRED MINIMUM VEHICLE PARKING

In lieu of the minimum vehicle parking requirements set forth in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking, the minimum vehicular parking standards set forth in this PUD-G 41 Section 5.4 shall apply.

5.1.1 VEHICLE PARKING FOR REMAINING BUILDINGS

A. Intent

To provide flexibility for re-use of the Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.1 applies to all Remaining Buildings

C. Vehicle Parking Requirements for All Uses

There shall be no minimum vehicle parking requirement for one or more primary or accessory uses located within the recorded Gross Floor Area of the Remaining Buildings identified in Section 1.1.2 of this PUD-G 41.

5.1.2 VEHICLE PARKING FOR USES ESTABLISHED IN NEW CONSTRUCTION AND ADDITIONS TO REMAINING BUILDINGS**A. Intent**

To ensure provision of sufficient off-street vehicle parking to support uses contained within new construction and additions to Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.2. shall apply to the establishment of one or more primary or accessory uses in new construction or an addition/alteration of a Remaining Building, where the use occupies new Gross Floor Area not included within the recorded Gross Floor Area of the Remaining Building as identified in Section 1.1.2 of PUD-G 41.

C. Vehicle Parking Requirements for Uses in the Residential Primary Use Classification**1. Household Living Uses, All Types**

0.75 off-street vehicle parking spaces shall be provided for each unit.

2. Residential Care Uses, All Types

0.5 off-street vehicle parking spaces shall be provided for each unit.

3. Congregate Care Uses, All Types

1 off-street vehicle parking space shall be provided for each 1,000 s.f. Gross Floor Area.

D. Vehicle Parking for Uses Not in the Residential Primary Use Classification**1. Community Center**

No minimum vehicle parking.

2. Open Space, Conservation

No minimum vehicle parking.

3. Lodging Accommodations, All Others

0.25 off-street vehicle parking spaces shall be provided for each guest room or unit.

4. Temporary Uses

No minimum vehicle parking.

5. Vehicle Parking Requirements for All Other Uses Not in the Residential Primary Use Classification

2.5 off-street vehicle parking spaces shall be provided for each 1,000 s.f. Gross Floor Area.

E. Vehicle Parking for Uses Accessory to Primary Residential or Nonresidential Uses

There shall be no minimum vehicle parking requirement for uses accessory to a primary residential use or for uses accessory to a primary nonresidential use.

5.1.3 LOCATION AND SHARING OF REQUIRED OFF-STREET PARKING**A. Intent**

To reduce the amount of surface parking by allowing the use of shared parking to meet the minimum/maximum vehicle parking requirements for mixed use developments, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

B. Applicability

This Section 5.4.3 applies to all off-street parking provided to meet the requirements set forth in Section 5.4.2 of PUD-G 41.

C. Allowed Location of Required Off-Street Parking

1. Required off-street parking spaces may be provided on any Zone Lot within PUD-G 41.
2. An applicant may share required vehicle parking among multiple primary uses within the area of this PUD-G 41 according to the provisions of Denver Zoning Code Section 10.4.5.4, Shared Vehicle Parking and need not reserve spaces for individual uses.

CHAPTER 6. ADDITIONAL STANDARDS

Whenever an article division or section of the Denver Zoning Code is referred to in this PUD-G 41, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 41, this PUD-G 41 shall control.

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE**6.1.1 APPLICABILITY**

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

Each Zone Lot containing only Publicly Accessible Open Space as designated in the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed of Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.

SECTION 6.1 ARTICLE 9 OF THE DENVER ZONING CODE**6.1.1 APPLICABILITY**

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 9, Special Districts, as amended from time to time, with the following exception:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.1 ARTICLE 10 OF THE DENVER ZONING CODE

6.1.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 10, General Design Standards, as specifically applicable to the CMP-EI2 Zone District and as amended from time to time with the following modification:

A. Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way

1. In this PUD-G 41, the Standards set forth in Denver Zoning Code Section 10.5.4.4.B, Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way, as applied to the Downtown Neighborhood Context D-AS-12+, D-AS-20+, D-CPV-T, DCPV-R, and D-CPV-C Districts shall apply.
2. The Zoning Administrator may approve an alternative to the required Garden Wall that uses additional landscaping, historic salvage materials, or other means or materials to provide an active sidewalk edge.

SECTION 6.1 ARTICLE 11 OF THE DENVER ZONING CODE

6.1.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Article 11, Use Limitations and Definitions, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 41, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the CMP-EI2 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

B. Retail Food Establishments, Mobile

In this PUD-G 41, mobile retail food establishments are permitted subject to compliance only with the following limitations:

1. There shall be no limit on the number of mobile retail food establishments permitted on a Zone Lot.
2. The minimum separation between mobile retail food establishments shall be 25 feet, whether located inside a Completely Enclosed Structure, or operated outdoors.
3. Hour of operation shall be 6am to 12am.
4. Temporary structures, canopies, and outdoor tables and chairs shall be permitted as accessory to the mobile retail food establishment and must be removed or otherwise secured from active use outside of hours of operation.
5. The noise level of mechanical equipment or outside sound equipment used in association with a mobile retail food establishment may not exceed 70 decibels when measured at the closest zone lot line located either across the street from or abutting a residential use.
6. Lighting sources and fixtures attached to the Mobile Retail Food Establishment must be hooded or shielded so that the light source is not directly visible from any residential use.

SECTION 6.1 ARTICLE 12 OF THE DENVER ZONING CODE

6.1.1 APPLICABILITY

Development in this PUD-G 41 shall conform to Denver Zoning Code Article 12, Zoning Procedures and Enforcement, as amended from time to time.

SECTION 6.1 ARTICLE 13 OF THE DENVER ZONING CODE

6.1.1 APPLICABILITY

Development in this PUD-G 41 shall comply with Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/modifications:

A. Building Specific Base Plane Height for PUD-G 41

1. Intent

To establish a consistent base for measuring new construction and additions to Remaining Buildings that front the Quadrangle or Courtyard and accommodate the substantial change in grade within Subarea A and Subarea B of PUD-G 41 for all new construction.

2. Applicability

This section 6.6.1.A shall apply to measurement of height for all Buildings in Subarea A and Subarea B of this PUD-G 41.

3. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Surrounding the Quadrangle

For additions and related new construction to Machebeuf Hall and new construction of buildings surrounding the Quadrangle, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Quadrangle, or 5,495 feet.

4. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Facing the Courtyard

a. Building Specific Base Plane for Library

For additions to the Library, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the southern facade of the Library, or 5,463 feet, as shown in Figure 6.1.

b. Building Specific Base Plane for All Other Buildings Facing the Courtyard

For additions to the Theater and new construction of buildings where the primary facade of the structure abuts the Courtyard, the PUD-G 41 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Courtyard, or 5,476 feet. For purposes of this standard, the term "Primary Facade" shall mean the Building Façade which faces either the Quadrangle or the Courtyard as defined in PUD-G 41 Section 1.1.2 and shown in Figure 6.1.

5. PUD-G 41 Building Specific Base Plane Rule of Measurement for Buildings Not Facing the Quadrangle or Courtyard

New construction where the primary facade of the Structure does not face the Quadrangle or Courtyard shall comply with Denver Zoning Code, Section 13.1.3 Height for All Other Zone Districts, as applicable to the Underlying Zone District for each PUD subarea.

B. Additional Height in Stories for Structures on Sloping Sites

1. Intent

To accommodate above-grade Building Stories that become visible on the downhill side of sloping sites for new construction and additions to Remaining Buildings facing the Quadrangle or Courtyard Remaining Open Spaces.

2. Applicability

This section 6.6.1.B shall apply to the measurement of height in Stories for new construction and additions to Remaining Buildings located in the areas specifically indicated as allowing additional stories below the base plane on Figure 6.1.

3. Additional Height in Stories Rule of Measurement

- a. Where new construction, or an addition to a Remaining Building, is located within the areas shown in Figure 6.1, one or two Stories that are additional to the specified maximum number of Stories may be built below the PUD-G 41 Building Specific Base Plane.
 - i. In the One Story Below Plane area, one Story that is additional to the specified maximum number of stories may be built entirely below the PUD-G 41 Building Specific Base Plane
 - ii. In the Two Stories Below Plane area, two stories that are additional to the specified maximum number of stories may be built entirely below the PUD-G 41 Building Specific Base Plane.



Figure 6.1 Additional Height in Stories. Illustrative only.

C. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 41, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.4 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

- a. On a Corner Zone Lot that abuts a Remaining Open Space defined in this PUD-G 41, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Remaining Open Space.
- b. On in Interior Zone Lot that abuts the Great Lawn Remaining Open Spaced defined in this PUD-G 41, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Great Lawn Remaining Open Space.
- c. On all other Interior or Corner Zone Lots, the Primary Street Zone Lot Line shall be a Zone Lot line abutting:
 - i. A dedicated named or numbered Public Street; or
 - ii. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
 - iii. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 41. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - a) A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - b) A sidewalk constructed within the minimum Zone Lot width specified in Section 6.6.1.C.1.c.iii.a above, with a minimum width of 6 feet that provides access to a Public Street, or a privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

On a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.C.1 of this PUD-G 41 as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3., Criteria for Zoning Administrator Determinations.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 41 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 41, Road A shall be considered the street running west from Federal Blvd. on the north of this PUD-G 41, thence primarily south along the boundary between this PUD-G 41 and PUD-G 42 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be privately developed, owned, or maintained Private Street.

3. Underlying Zone District

For the purpose of this PUD-G 41, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

4. Zone Lot, Corner

For the purpose of this PUD-G 41, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a Public Street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 41, whenever a section of the Denver Zoning Code is referred to in this PUD-G 41, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 41, this PUD-G 41 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 41 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Denver Zoning Code Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 41.

ATTACHMENTS/APPENDICES

- A. ALTA survey of the Remaining Buildings
- B. Photographs of Remaining Building Elevations