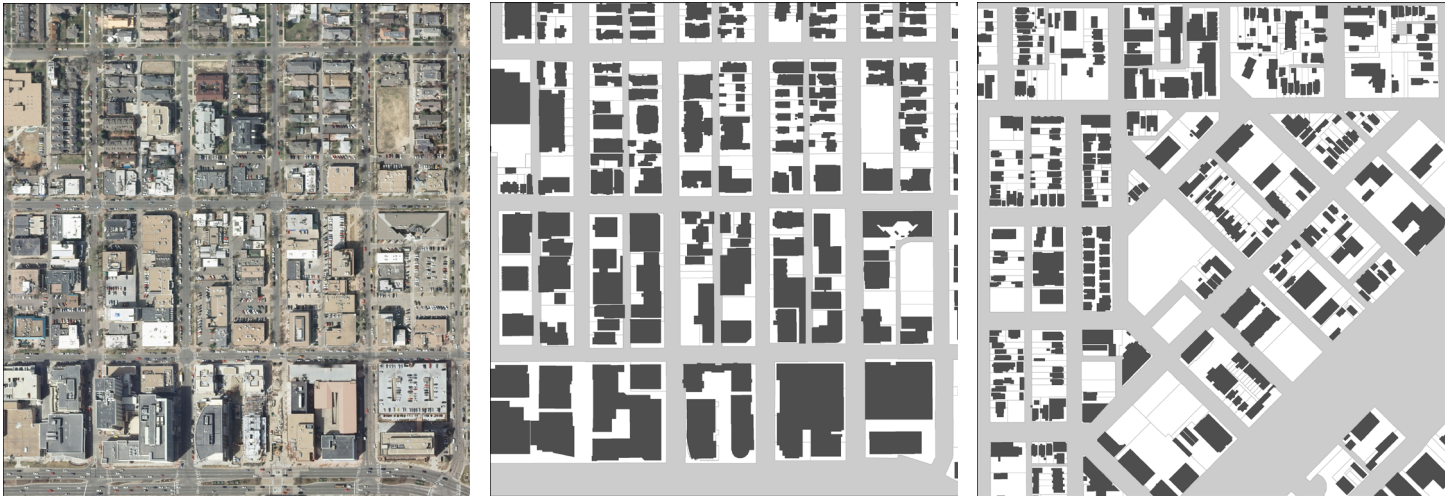


PUD-G 38 **DRAFT**



1620, 1625, 1675 E 35th Ave, 3532, 3580
N Franklin St & 3558 N Gilpin St.

Official Map Amendment #2024I-00122
Effective Date: MM/DD/2025

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 38 ESTABLISHED

The provisions of this PUD-G 38 apply to the land depicted on the Official Zoning Map with the label PUD-G 38, and more generally described as approximately 2.47 acres located at:

A. 3532 N FRANKLIN STREET:

HYDE PARK ADDITION, BLOCK 21, PT LOTS 1 TO LOT 30 INCLUDING ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 21, THEN NORTH 370.16 FEET, THEN EAST 223.04 FEET, THENCE SOUTH 100.02 FEET, THENCE WEST 77.21 FEET, THEN SOUTH 270.10 FEET, THEN WEST 145.9 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

B. 1675 E 35TH AVEUNE:

HYDE PARK ADDITION, BLOCK 21, PT LOTS 16 TO 30 AND ALL VACATED ALLEYS WITHIN, BEGINNING AT THE SOUTHEAST CORNER OF LOT 16, THEN WEST 120.25 FEET, THEN NORTH 270.10 FEET, THEN EAST 77.21 FEET, THEN NORTH 100.02 FEET THEN EAST 43.04 FEET, THEN SOUTH 370.08 FEET TO THE POINT OF BEGINNING; CITY AND COUNTY OF DENVER, STATE OF COLORADO.

C. 3558 N GILPIN STREET:

LOTS 1 TO 3 INCLUSIVE, BLOCK 22, HYDE PARK ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 38 for the purposes of applying the zoning standards contained herein. All subareas established are shown generally in Figure 1-1 above and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 15, AND LOTS 27 THROUGH 30 INCLUSIVE, AND THE VACATED ALLEY WITHIN BLOCK 21, HYDE PARK ADDITION AS VACATED BY ORDINANCE NO. 74, SERIES 1946, RECEPTION NO. 449093, AND ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 BLOCK 21, HYDE PARK ADDITION, THENCE N89°49'01"W, ALONG THE SOUTH LINE OF SAID VACATED ALLEY ORDINANCE NO. 181, SERIES 1926, RECEPTION NO. 44932 AND THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 141.08 FEET, TO THE SOUTHWEST CORNER OF SAID BLOCK 21;

THENCE N00°09'27"E, ALONG THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 370.21 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 21;

THENCE S89°49'16"E, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 266.24 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 21;

THENCE S00°09'59"W, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 97.57 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 64,794 SQUARE FEET OR 1.487 ACRES, MORE OR LESS.

B. Subarea B Legal Description

A PARCEL OF LAND BEING A PORTION OF LOTS 16 THROUGH 26, BLOCK 21, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE S89°49'01"E, ALONG THE SOUTH LINE OF SAID OF LOT 16, A DISTANCE OF 125.10 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 21;

THENCE N00°09'59"E, ALONG THE EAST LINE OF SAID BLOCK 21, A DISTANCE OF 272.66 FEET;

THENCE ALONG THE SOUTH LINE OF AN EXISTING BUILDING THE FOLLOWING SEVEN (7) COURSES;

1. N89°51'19"W, A DISTANCE OF 2.29 FEET;
2. N00°08'41"E, A DISTANCE OF 1.16 FEET;
3. N89°51'19"W, A DISTANCE OF 96.12 FEET;
4. S00°08'41"W, A DISTANCE OF 3.11 FEET;
5. N89°51'19"W, A DISTANCE OF 6.36 FEET;
6. N00°08'41"E, A DISTANCE OF 3.11 FEET;
7. N89°51'19"W, A DISTANCE OF 18.48 FEET TO THE EAST LINE OF SAID BUILDING;

THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 263.25 FEET;

THENCE N89°50'17"W, ALONG THE SOUTH LINE OF AN EXISTING BUILDING, A DISTANCE OF 1.67 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16;

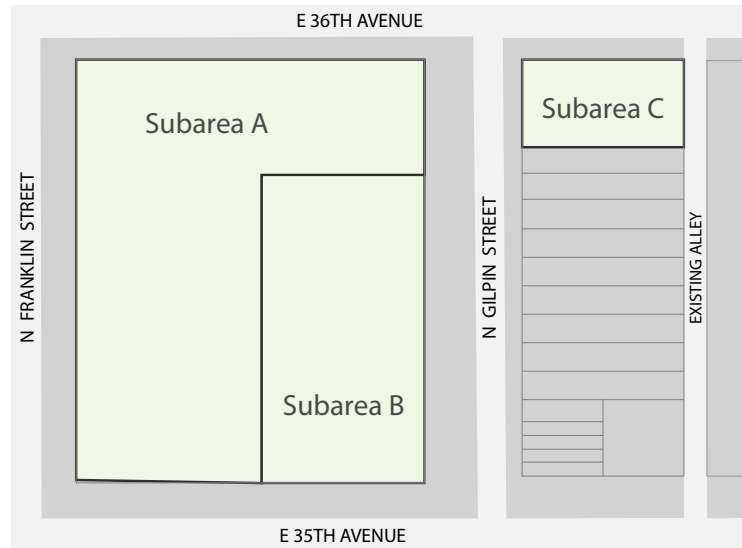
THENCE S00°12'10"W, ALONG THE EAST LINE OF AN EXISTING BUILDING, A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,762 SQUARE FEET OR 0.775 ACRES, MORE OR LESS.

C. Subarea C Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 3, BLOCK 22, HYDE PARK ADDITION, SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING 9,373 SQUARE FEET OR 0.215 ACRES, MORE OR LESS.



Not to Scale. Illustrative Only.

Figure 1-1 Subareas Established within PUD-G 38

1.1.2 Existing Building Established

“Existing Building” means the entirety of the primary structure located in Subarea A of PUD-G 38, as shown on the Site Plan in Appendix A, as such structure existed on June 6, 2025. The Existing Building’s footprint is 63,541 square feet, as measured according to Denver Zoning Code, Section 13.1.5.13, Building Footprint.

SECTION 1.2 PUD-G 38 GENERAL PURPOSE

The general purpose of PUD-G 38 is to support the continued use of the Existing Building, while advancing the development of new affordable housing within the urban context. PUD-G 38 facilitates conservation of the Existing Building, enhances community access to services and employment through the continued allowance of neighborhood-serving uses in the Existing Building, and increases affordable housing opportunities.

SECTION 1.3 PUD-G 38 SPECIFIC INTENT

The specific intent of PUD-G 38 is to:

- 1.3.1 Facilitate the creation of significant public benefits not achieved by a standard zone district, specifically:
 - A. Continuing community-serving uses and amenities in the Existing Building; and
 - B. Conservation of key architectural features of the Existing Motor Coach Division Building (Denver Tramway Company) identified as the Existing Building in Subarea A; and
 - C. Supporting infill development of income-restricted housing, together with execution of a concurrent Affordable Housing Plan.
- 1.3.2 To establish specific building form standards that accommodate the unique site and location and are compatible with the surrounding Urban Neighborhood Context.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 URBAN CONTEXT DESCRIPTION

All development in the PUD-G 38 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 38.

CHAPTER 3. DISTRICTS

SECTION 3.1 SUBAREA A: MIXED USE DISTRICT

All development in Subarea A of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.3, Mixed Use District, as specifically applicable to the U-MX-2x Zone District, as amended from time to time, except as modified in this PUD-G 38.

SECTION 3.2 SUBAREA B: RESIDENTIAL MIXED-USE DISTRICT

All development in Subarea B of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.4, Residential Mixed Use District, as specifically applicable to the U-RX-3 Zone District, as amended from time to time, except as modified in this PUD-G 38.

SECTION 3.3 SUBAREA C: RESIDENTIAL DISTRICT

All development in Subarea C of this PUD-G 38 shall conform to the Denver Zoning Code, Section 5.2.2, Residential District, as specifically applicable to the U-SU-A Zone District, as amended from time to time, except as modified in this PUD-G 38.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 38 shall comply with the Denver Zoning Code, Division 5.1, Urban Neighborhood Context, as amended from time to time, with the following modifications.

SECTION 4.1 DESIGN STANDARDS FOR SUBAREA A

All development in Subarea A of this PUD-G 38 shall comply with the district specific standards of Denver Zoning Code, Section 5.3, as applicable to the U-MX-2x district, as amended from time to time, with the following exceptions:

- A. The storefront building form shall be the only allowed primary building form.
- B. The maximum height of structures allowed is 42 feet.
- C. The minimum transparency requirement per street frontage shall be as follows:
 - 1. North Franklin Street: 25%
 - 2. East 35th Avenue: 8%
 - 3. East 36th Avenue: 8%
 - 4. North Gilpin Street: 22%

SECTION 4.2 DESIGN STANDARDS FOR SUBAREA B

All development in Subarea B of this PUD-G 38 shall comply with the district specific standards of the Denver Zoning Code, Section 5.3, as specifically applicable to the U-RX-3 Zone District, as amended from time to time.

SECTION 4.3 DESIGN STANDARDS FOR SUBAREA C

All development in Subarea C of this PUD-G 38 shall comply with the district specific standards of the Denver Zoning Code, Section 5.3, as specifically applicable to the U-SU-A Zone District, as amended from time to time.

SECTION 4.4 DESIGN STANDARDS EXCEPTIONS

Development in this PUD-G 38 shall comply with the Design Standard Exceptions in Section 5.3.7 of the Denver Zoning Code as applicable to U-MX-2x for Subarea A, U-RX-3 for Subarea B, and U-SU-A for Subarea C Zone Districts, as amended from time to time.

SECTION 4.5 CONSERVATION OF THE EXISTING BUILDING IN SUBAREA A

4.5.1 Intent

To maintain and conserve the unique architectural features of the Existing Building, while allowing for reasonable modifications, alterations, expansion, and reconstruction.

4.5.2 Applicability

This Section 4.5 shall apply to all development in Subarea A, including modifications, alterations, expansion or reconstruction of the Existing Building, except that reconstruction of the Existing Building after involuntary demolition or destruction shall comply with Section 4.5.3 of this PUD-G 38.

4.5.3 Conservation of Key Features of Existing Building

All development in Subarea A shall maintain, replace in-kind (like for like), match, closely align with, or duplicate the key features of the Existing Building by complying with the following design standards:

A. Conservation Required - General.

All development in Subarea A shall maintain, replace in-kind (like for like), match, closely align with, or duplicate the key features of the Existing Building.

B. Barrel Vault Roof.

The dimensions and curve radius of the Existing Building's barrel-vaulted roof (as shown in Figures 1-2) shall be matched or closely aligned.

C. Parapet Walls with Contrasting Caps.

The shape and dimensions of parapet walls and contrasting caps (as shown in Figure 1-3) shall be matched or closely aligned. The color, texture, and profile of parapet walls and contrasting caps shall be matched or closely aligned.

D. Window and Door Openings.

1. Replacement or repair of existing windows: The repair or replacement of windows shall maintain or replicate the size, location, and divided light design of the existing windows (as shown in Figure 1-5). The operation of the windows may be changed.
2. Replacement or repair of existing doors: The repair or replacement of doors shall be in the same location and maintain a similar size of opening.
3. New windows and doors:
 - a. New windows shall match or closely align with the existing windows in size and divided light design (as shown in Figures 1-3 and 1-5).
 - b. New door openings shall match or closely align with existing door openings in size.

E. Sliding Barn Doors and Hinge Doors on North and South Elevations.

Repair of existing sliding barn and hinge doors (as seen in Figure 1-5), including making them operable, shall be with in-kind materials that match or closely align the existing doors in shape, location, size, texture, and design.

F. Masonry Façade.

1. Repair of existing masonry facade. Repairs of the existing masonry facade shall be consistent with the following provisions:
 - a. Existing red brick shall be conserved and repointing shall use Type O mortar that matches or closely aligns with the existing mortar in color.
 - b. When replacement of the existing red brick is necessary, salvaged historic brick from existing walls of the Existing Building or salvage businesses shall be used whenever possible to maintain uniformity and integrity of the existing masonry façade. The salvaged historic brick shall match or closely align with the existing brick in size, color, and texture.
 - c. If salvaged historic brick is not available for use, new brick may be used as long as it matches or closely aligns the existing brick in size, color and texture.
 - d. Painting or applying stucco to the brick facade is prohibited, as this causes extreme damage to masonry.
2. New masonry: All additions shall use red brick that matches the Existing Building's brick in size and color.



Figure 1-2 Existing barrel vault roof (Source: Google Maps) Not to Scale. Illustrative Only.



Figure 1-3 Existing West elevation, with red brick, parapet and stone cap, and divided light windows. Not to Scale. Illustrative Only.



Figure 1-4 Existing West elevation showing window openings and divide light windows as well as showing fenestration pattern and solid to void ratio. Not to Scale. Illustrative Only.



Figure 1-5 Existing North elevation showing historic windows, fenestration pattern, sliding barn doors, and solid to void ratio. Not to Scale. Illustrative Only.

SECTION 4.6 INVOLUNTARY DEMOLITION OR INVOLUNTARY DESTRUCTION IN SUBAREA A

4.6.1 Intent

To require reconstruction of key features of the Existing Building in certain cases of involuntary destruction or demolition.

4.6.2 Applicability

This Section 4.6 shall apply to all development in Subarea A of this PUD-G 38 in the case of involuntary demolition or destruction of the Existing Building.

4.6.3 Development following Involuntary Demolition of the Existing Building

If the Existing Building is involuntarily demolished or destroyed as defined in Article 13 of the Denver Zoning Code, new development shall meet the following standards:

- A. If the Existing Building is involuntarily damaged or demolished, such that no more than 40% of the square footage of the Structure's Exterior Walls are damaged or demolished, the Existing Building shall be reconstructed in compliance with the design standards specified in Section 4.5 of this PUD G-38.
- B. If the Existing Building is involuntarily damaged or demolished, such that more than 40% of the square footage of the Structure's Exterior Walls are damaged or demolished, development after such event shall comply with the standards applicable in the U-MX- 2x zone district.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

All development in PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions and modifications.

There shall be no minimum vehicular parking requirements.

SECTION 5.1 USES AND REQUIRED PARKING FOR SUBAREA A

All development in Subarea A of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-MX-2x zone districts, as amended from time to time.

SECTION 5.2 USES AND REQUIRED PARKING FOR SUBAREA B

All development in Subarea B of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-RX-3 zone districts, as amended from time to time, with the following modifications:

5.2.1 Primary Uses

The only primary use allowed in Subarea B shall be Multi-Unit Dwelling, as that use is defined in Article 11 of the Denver Zoning Code.

SECTION 5.3 USES AND REQUIRED PARKING FOR SUBAREA C

All development in Subarea C of PUD-G 38 shall comply with the Denver Zoning Code, Section 5.4, Uses and Required Minimum Parking, as specifically applicable to U-SU-A zone district, as amended from time to time,

with the following modifications:

5.3.1 Primary Uses

- A. Surface Parking, as defined in Article 11 of the Denver Zoning Code, is allowed as a primary use in Subarea C, subject to compliance with the use limitations in Section 6.4.1 of the PUD G-38 and subject to zoning permit review according to Section 12.4.1 of the Denver Zoning Code.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 38 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 38 shall comply with Article 9, Special Districts of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability in Subarea A & B

Development in Subarea A & B of this PUD-G 38 shall comply with the Denver Zoning Code, Article 10, General Design Standards, of the Denver Zoning Code, as amended from time to time.

6.3.2 Applicability in Subarea C

Development in Subarea C of this PUD-G 38 shall conform to Article 10, General Design Standards, of the Denver Zoning Code as specifically applicable to the U-SU-A Zone District and as amended from time to time, with the following exceptions:

A. Surface Parking - Landscaping Standards

1. An existing Surface Parking use legally established prior to June 6, 2025, in Subarea C is exempt from compliance with the requirements for perimeter surface parking lot landscaping in Sections 10.5.4.4.B Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way, 10.5.4.4.C Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone, and 10.5.4.5 Interior Surface Parking Lot Landscaping Standards of the Denver Zoning Code.
2. The parking lot landscaping standards stated in Section 10.5.4 of the Denver Zoning Code as amended from time to time, shall apply to the existing Surface Parking use if the Surface Parking use is enlarged or expanded after June 6, 2025.
3. If the existing Surface Parking use is changed to a different primary use, all applicable Article 10 standards in the Denver Zoning Code shall apply.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Establishment of uses in this PUD-G 38 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as amended from time to time, with the following modifications:

A. Parking, Surface

In this PUD-G 38, Surface Parking is allowed as a primary use only in Subarea C and subject to the following limitations:

1. Surface Parking of vehicles as a primary use of land in Subarea C is permitted only when the vehicle parking serves only a primary use or uses located in Subareas A or B. Surface Parking in Subarea C shall not provide parking to the general public (with or without a fee).

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE**6.5.1 Applicability**

Establishment of uses in this PUD-G 38 shall comply with the Denver Zoning Code, Article 12, Zoning Procedures and Enforcements, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE**6.6.1 Applicability**

Development in this PUD-G 38 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time.

CHAPTER 7. RULES OF INTERPRETATION

Whenever a section of the Denver Zoning Code is referred to in this PUD-G 38, 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 38, this PUD-G 38 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 38 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C and 9.6.1.5, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 38. The property rights vested through approval of this PUD-G 38 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as modified by this PUD-G 38.

Appendix A

Site plan to be added soon