

# 2099 Chestnut Vacation

## RNO “Executive” Summary

- 2017-VACA-0000014
- Ordinance number 19-0776



**2099 Chestnut Place ROW is Valuable to the Residents as it exists today. We object to Vacating the ROW.**

- It is the only “Open Light and Air” in Neighborhood
- Chestnut St and the ROW Corner is the main entrance for Union Station North’s 4,000 residents. We walk, bike, scooter and drive to work and play daily.

### **Objections are recorded**

- **DPW polled the 21 Adjacent Property Owners (within 200 Ft). 15 (71%) objected to the ROW Vacation.**
- Many City’s in the US require a majority, sometimes 2/3rds, of adjacent Property owners to *actively support a Vacation request*. Denver does not.
- An additional 24 Property Owners & the Union Station North RNO Objected

### **Vacation request is a significant “gift” by the City to 2099 Chestnut Place LLC**

- This will increase Chestnut Place’s Land by 50%. Increasing buildable square footage from 12,144 to 18,094
- Local Resident’s value the area today – and do NOT see value in the proposed **8 story, 192 room Hotel**. What “Value” do the Citizens of Denver receive in exchange for granting this ROW? 2099 Chestnut Place, LLC has not addressed this issue in it’s Vacation request.

***This matter is not about “building a new Hotel”, it is not “anti-development” ... it is about the City providing a private Developer the land to build a Hotel for free when the neighboring community values that property.***



# The Union Station North Neighborhood



ROW is only remaining "open area" in the neighborhood.

ROW is 1 of only 2 entrances/exits in the neighborhood.

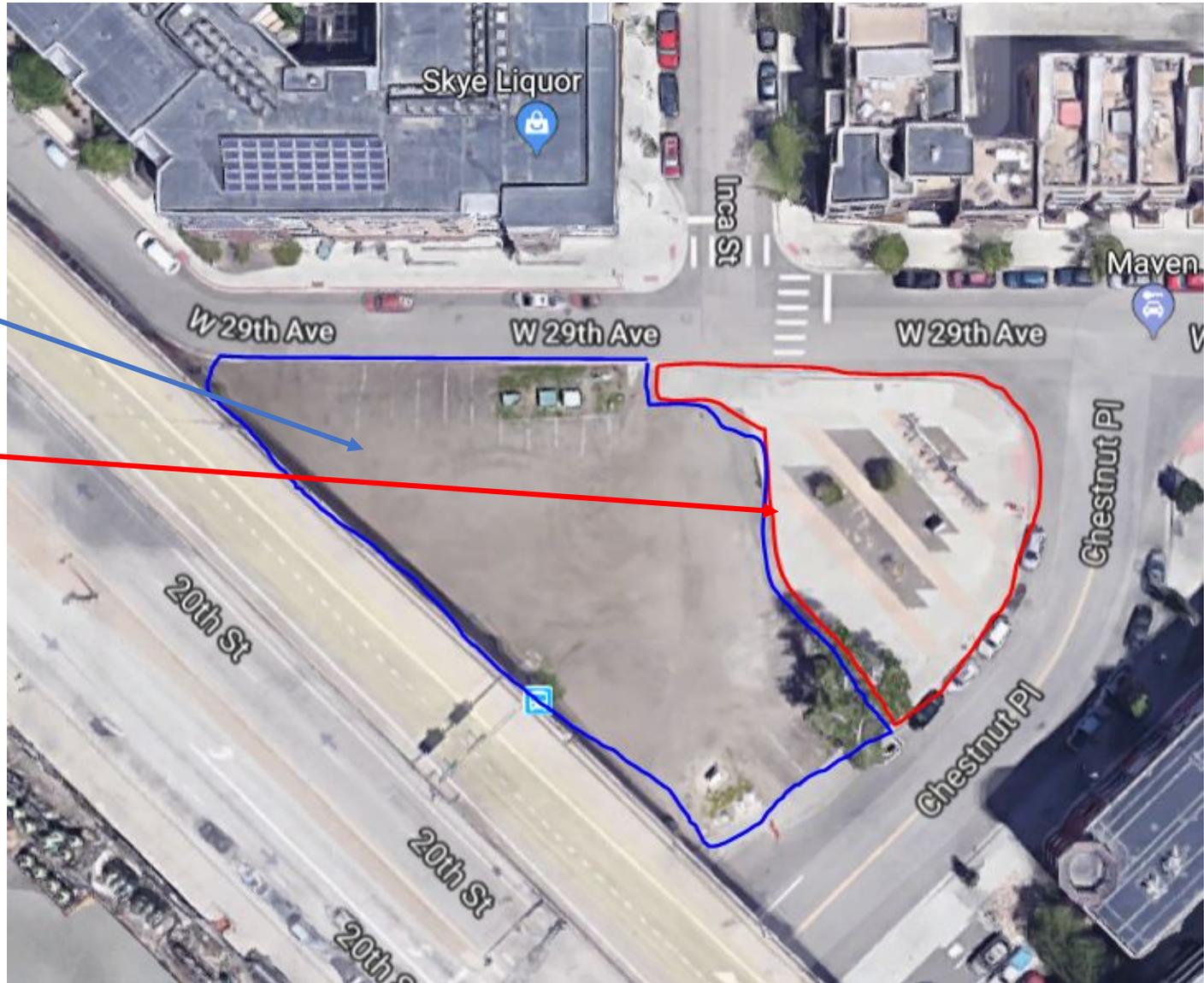
Green indicates boundaries and entrances

Red indicates 2099 Chestnut

Blue outlines ROW Vacation request

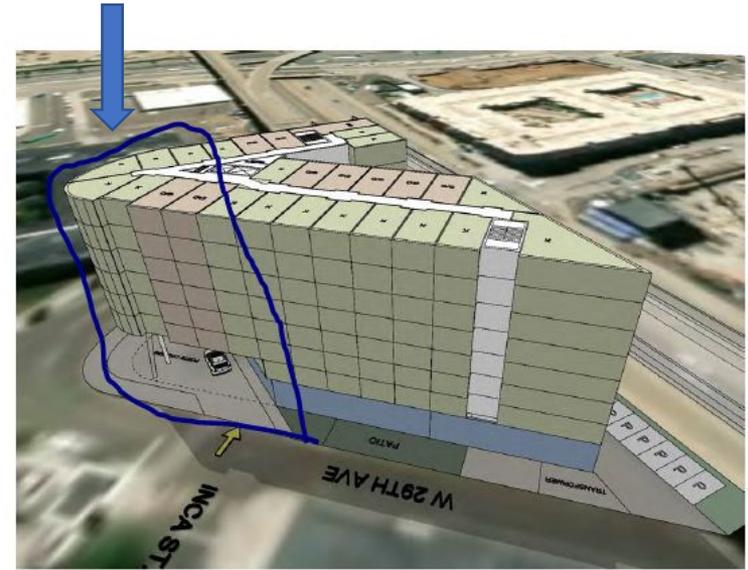
# Property to be Vacated

- A Private company (Chestnut Place LLC) owns 2099 Chestnut (~12,144 Sq. ft)
- The City ROW (~5,950 Sq Ft) will be given (Vacated) to the Developer
- *An 8 Story Hotel will be built on the combined property (1/3 of the Land supplied by the City for FREE.*



# Proposed Hotel

Portion of Hotel on Vacated property outlined in Blue



# The Union Station North neighborhood values the ROW area

- The existing corner is a vibrant area and is the MAJOR entrance to our neighborhood.
- Chestnut St is the main entryway thru which hundreds of Residents walk, bike and drive to/from the neighborhood. This area is the hub of the entrance.
- This is the only area in Union Station North that serves as a meeting place / “park” of sorts for residents to use
- Residents appreciate and VALUE the “Light and Air” provided in this open area



# Why is the City giving 1/3 of the land required to build a hotel to a Private Owner/developer for free?

- USN Residents and Adjacent Property Owners value and desire to retain the ROW area.
- Multiple meetings and discussions where held with community and Developer
- **Adjacent Property Owners overwhelmingly Objected to the Vacation**
  - DPW polled all 21 adjacent Property Owners asking if they objected to the Vacation Request, *15 Objected (71%)*
  - 42 Total Objections were submitted from the neighborhood

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