



201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
p: 720.865.2915  
f: 720.865.3052  
[www.denvergov.org/CPD](http://www.denvergov.org/CPD)

**TO:** Land Use, Transportation and Infrastructure Committee  
**FROM:** Brandon Shaver, Senior City Planner  
**DATE:** October 22, 2020  
**RE:** Official Zoning Map Amendment Application #2020I-00013  
2201 Arapahoe St  
Rezoning from PUD 570 to D-AS-12+

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2020I-00013.

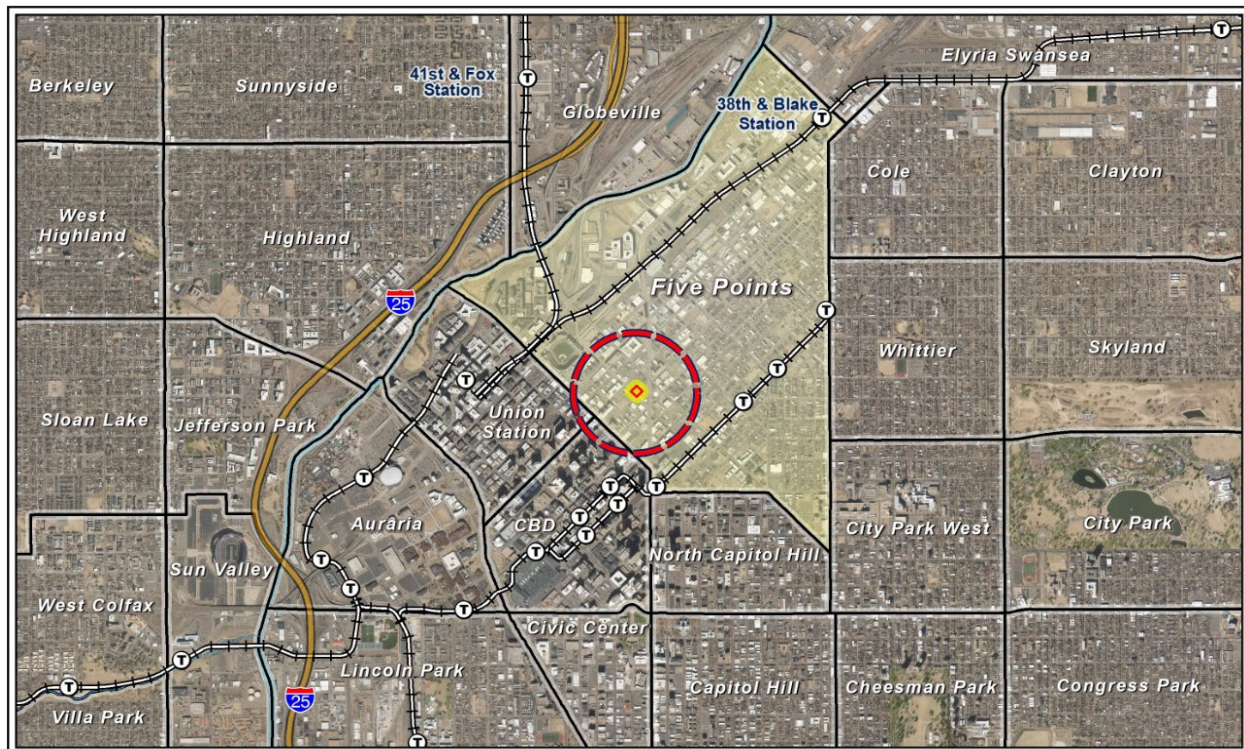
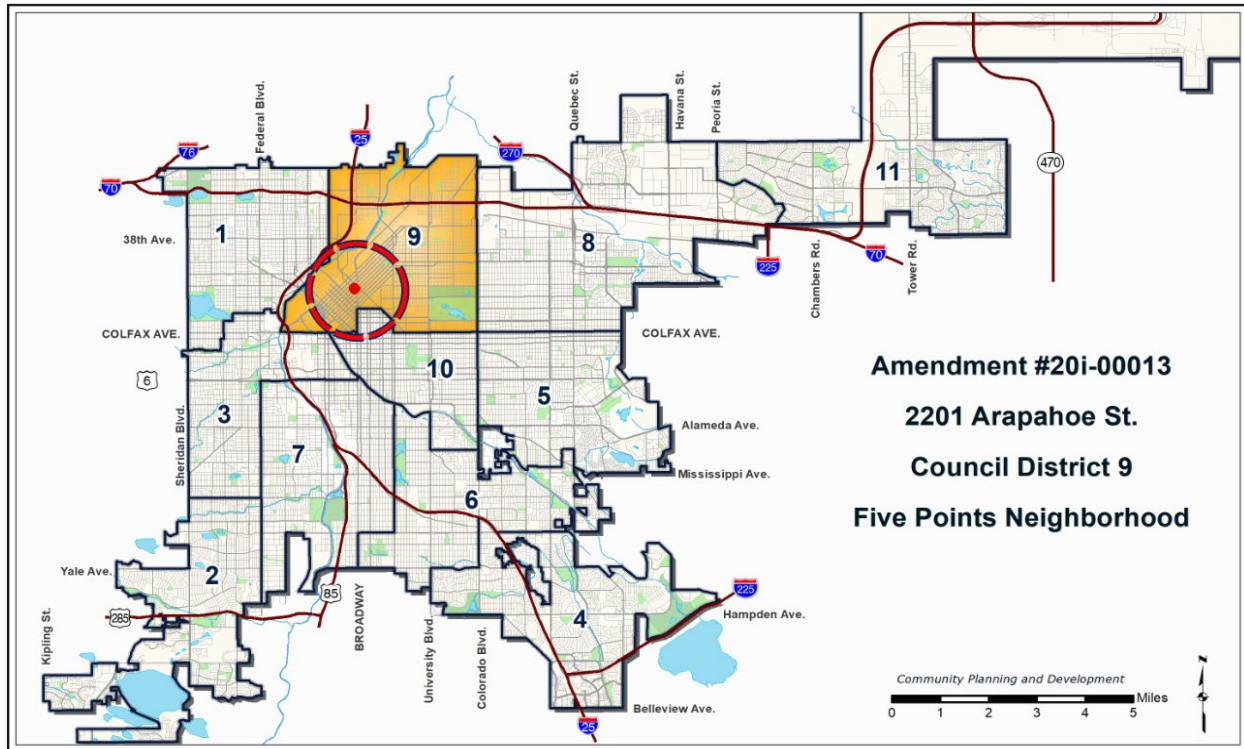
### Request for Rezoning

Address: 2201 Arapahoe St  
Neighborhood/Council District: Five Points / Council District 9  
RNOs: Inter-Neighborhood Cooperation (INC), Center City Denver Residents Organization, Opportunity Corridor Coalition of United Residents, The Points Historical Redevelopment Corp, Ballpark Collective, Curtis Park Neighbors, Northeast Denver Friends and Neighbors (NEDFANS), Rio Norte, UCAN, United Neighbors of Northeast Denver Residents (UNNDR)  
Area of Property: 18,893 square feet or 0.43 acres  
Current Zoning: PUD 570  
Proposed Zoning: D-AS-12+  
Property Owner(s): 2201 Arapahoe LLC  
Owner Representative: Brian Dunn

### Summary of Rezoning Request

- The property is in the Five Points statistical neighborhood at the northwest corner of 22<sup>nd</sup> and Arapahoe streets.
- The property, owned by 2201 Arapahoe LLC, is currently occupied by a brewing and distilling manufacturing facility and taproom.
- The applicant is requesting this rezoning to remove the PUD and return to the base zone district of surrounding properties.
- The proposed zone district, D-AS-12+, can be summarized as follows (see map below illustrating proposed zone district):
  - The D-AS-12+ zone district stands for **D**owntown, **A**rapahoe **S**quare, with a maximum height of 110, 150 or 250 feet (dependent on building form). The D-AS-12+ zone district is a mixed-use zone district that allows a wide range of uses with build-to and transparency requirements intended to promote active pedestrian environments.
  - Further details of the requested zone district can be found in the proposed zone district section of the staff report (below) and in Article 8 of the Denver Zoning Code (DZC).

## Existing Context





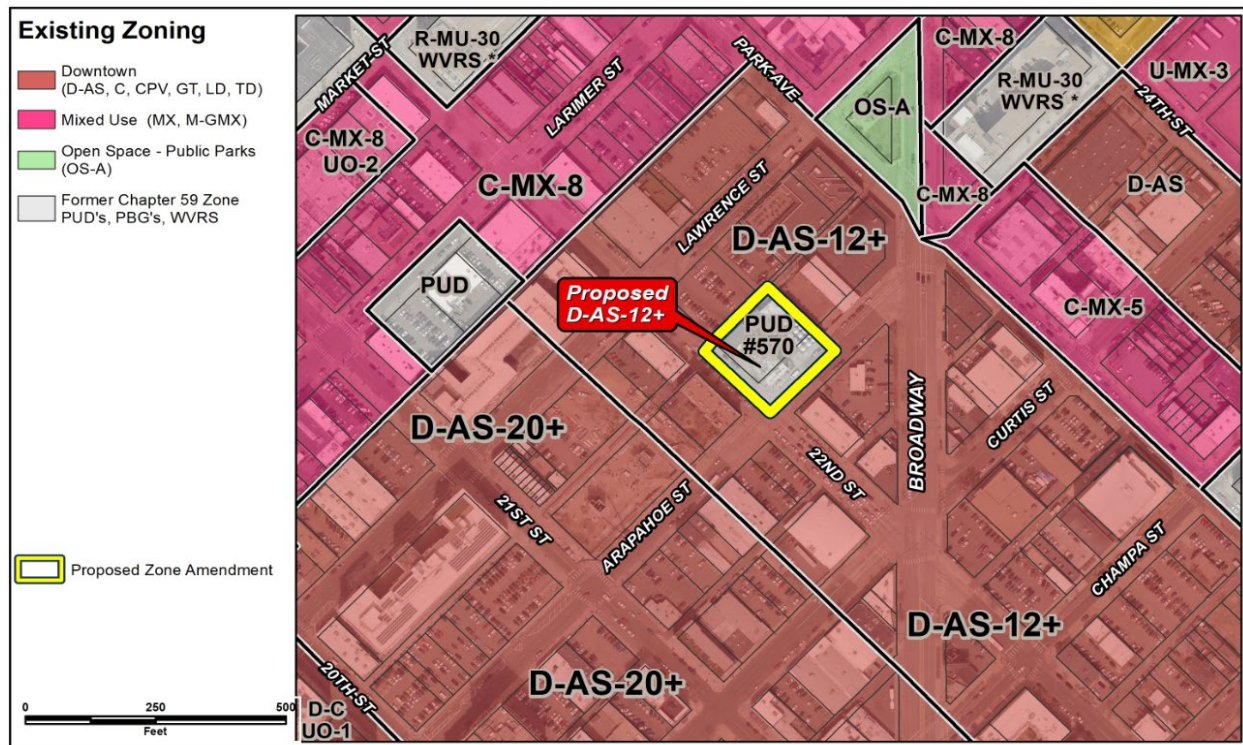


The subject property is located within the Five Points Neighborhood, at the northwest corner of 22<sup>nd</sup> and Arapahoe streets. Significant urban infill, nearby public investment and new zoning regulations for the surrounding area continue to suggest this area will become downtown's next multi-modal neighborhood. The subject site has approximately 150 feet of frontage along Arapahoe Street. In addition to being within a 10-minute walk of the 20<sup>th</sup> & Welton light rail station, the subject property is served by RTD bus routes 8, 44 and 48 along Broadway.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 570	Industrial	2-story brick warehouse building with fenced area containing brewing and distilling equipment	The area is served by the original diagonal Denver street grid with the exception of Broadway which runs north and south just to the east of the subject site.
Northeast	D-AS-12+	Industrial	Surface parking lot and 3-story office building	
Southeast	D-AS-12+	Commercial/retail & Industrial	2-story brick office building and surface parking lot used for automobile rental	
Southwest	D-AS-12+	Multi-unit residential & Mixed-use	2-story brick historic structure and 3-story mixed-use brick structure with courtyard	
Northwest	D-AS-12+	Parking	Surface parking lot	

### 1. Existing Zoning

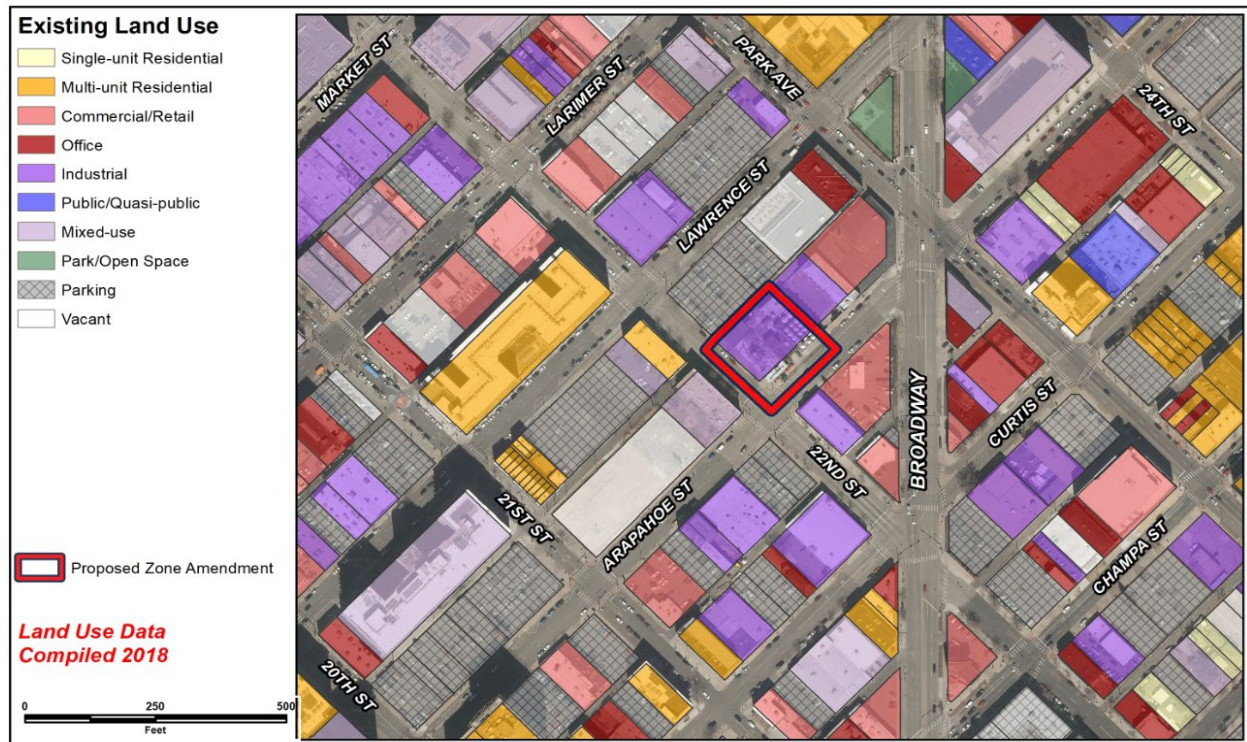


The existing zoning on the subject property, approved in 1995, is PUD 570. This custom zone district is highly prescriptive and tailored to the current user and existing building, like most PUDs written before the adoption of the Denver Zoning Code. The primary use allowed is the manufacturing of malt

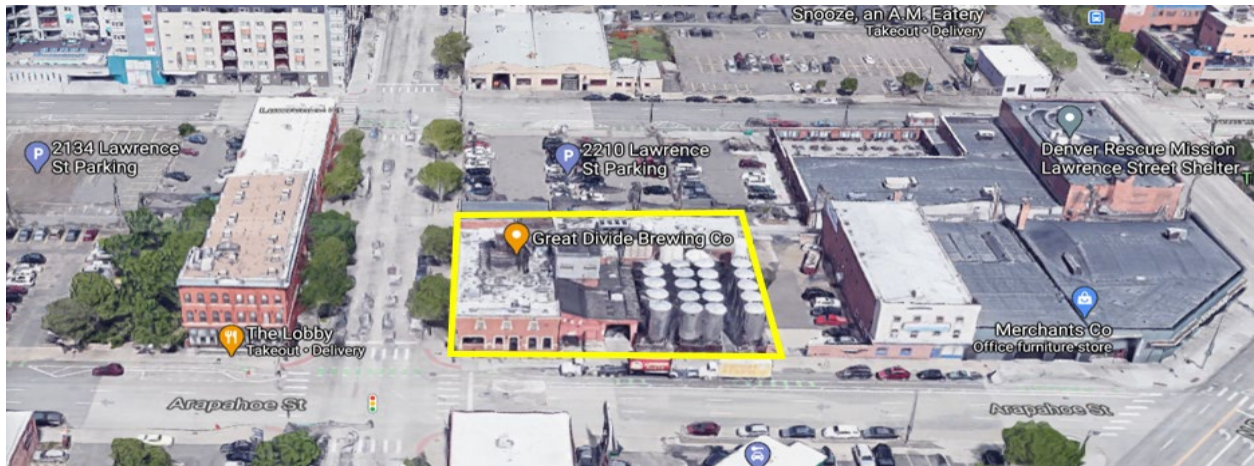


beverage, and wines, brandy and brandy spirits and distilled and blended liquors. This use can occur in a maximum of 15,800 square feet which is the total gross floor area of the existing building. Maximum areas of building coverage, drive aisles and parking and other impervious surfaces are detailed. Lastly, a maximum floor area ratio for the primary use is prescribed (0.841:1). A complete list of requirements can be found in the PUD attached to this staff report. D-AS-12+ zoning is mapped in all directions surrounding the subject property and was the result of a legislative rezoning approved in April 2016. More details on D-AS-12+ zoning can be found in the proposed zoning section of this staff report.

## 2. Existing Land Use Map



### 3. Existing Building Form and Scale



Site - Aerial view, looking northwest (Source: Google Maps)



Site - from Arapahoe Street (Source: Google Maps)

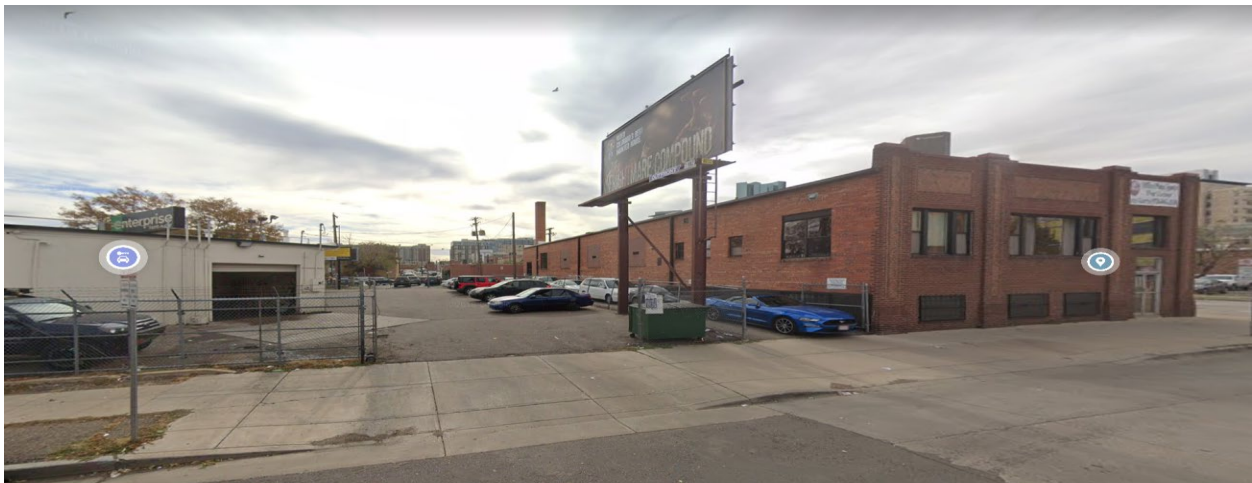


Site - from 22<sup>nd</sup> Street (Source: Google Maps)

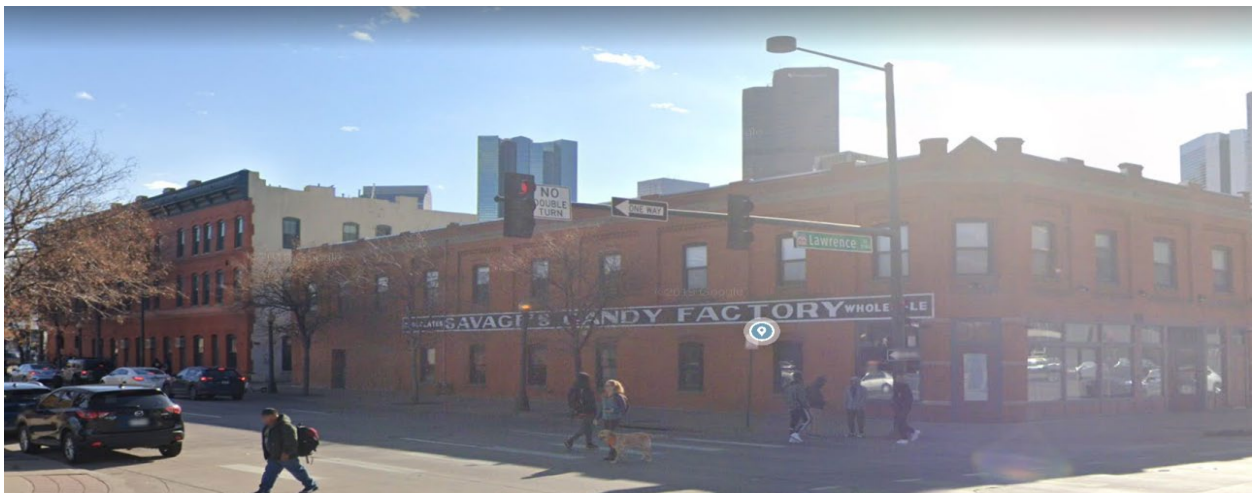




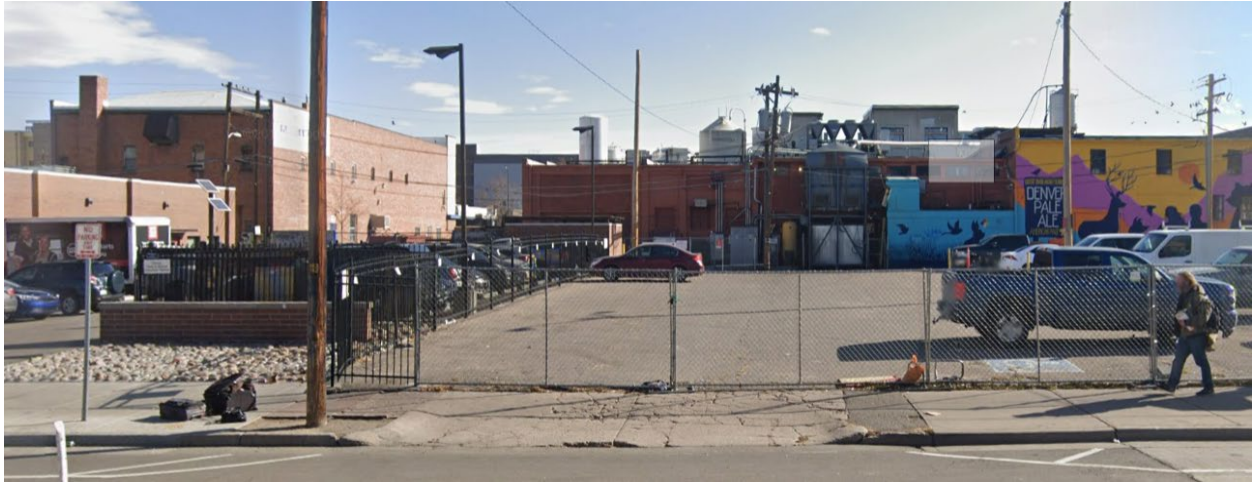
**Northwest** – from Arapahoe Street (Source: Google Maps)



**Southeast** – from Arapahoe Street (Source: Google Maps)



**Southwest** – from Lawrence Street (Source: Google Maps)



Northwest – from Lawrence Street (Source: Google Maps)

## Proposed Zoning

### D-AS-12+ Zone District

The requested D-AS-12+ zone district has a maximum height of 110, 150 or 250 feet (depending on building form) with allowable encroachments. Additional height is allowed in return for either wrapped parking structures or utilizing the point tower building form. A mix of residential and commercial uses are allowed. For additional details regarding building form standards in the D-AS-12+ districts, see DZC Section 8.8.3.3.

The primary building forms allowed in the existing zone district and the proposed zone district are summarized below.

Design Standards	PUD 570	D-AS-12+ (Proposed)
Primary Building Forms Allowed	N/A	General; General with Height Incentive; Point Tower
Height in Stories / Feet (max)	NA/200'	8/110' – General NA/150' – General with Height Incentive NA/250' – Point Tower
Primary Street Build-To Percentages (min)	N/A	70%
Primary Street Build-To Ranges	N/A	0' to 15' 0' to 20' – Residential only buildings
Minimum Zone Lot Size/Width	N/A	N/A
Primary Street Setbacks (min)	0'	0'
Building Coverage	0.841:1 FAR	N/A



## **Design Standards and Guidelines**

The Arapahoe Square Design Standards and Guidelines were adopted in 2016, amended in 2019, and would apply to new development on the subject site. These enhanced zoning standards are intended to promote a vibrant sense of place, encourage an active pedestrian environment, define a unique future character for the area, create an interconnected district with fluid transitions and further social, economic and environmental sustainability. The Downtown Design Advisory Board offers guidance on new projects and major exterior building and site improvements through a stringent design review process.

## **Summary of City Agency Referral Comments**

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response

**Asset Management:** Approved – No comments

**Denver Public Schools:** Approved – No response

**Department of Public Health and Environment:** Approved – No comments

**Denver Parks and Recreation:** Approved – No response

**Public Works – R.O.W. - City Surveyor:** Approved – See comments below

Lots 17 to 22 inclusive, Block 82, East Denver

**Development Services - Transportation:** Approved – No response

**Development Services – Wastewater:** Approved – See comments below

DES Wastewater approves the subject zoning change. The applicant should note that redevelopment of this site may require additional engineering including preparation of drainage reports, construction documents, and erosion control plans. Redevelopment may require construction of water quality and detention basins, public and private sanitary and storm sewer mains, and other storm or sanitary sewer improvements. Redevelopment may also require other items such as conveyance of utility, construction, and maintenance easements. The extent of the required design, improvements and easements will be determined during the redevelopment process. Please note that no commitment for any new sewer service will be given prior to issuance of an approved SUDP from Development Services.

**Development Services – Project Coordination:** Approved – No comments

**Development Services – Fire Prevention:** Approved – No comments

**Public Review Process**

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>4/17/20</b>
Applicant submitted revised application	<b>7/21/20</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>9/22/20</b>
Planning Board Public Hearing (voted unanimously in favor):	<b>10/7/20</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting (tentative):	<b>10/13/20</b>
Land Use, Transportation and Infrastructure Committee of the City Council meeting (tentative):	<b>10/27/20</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations (tentative):	<b>11/16/20</b>
City Council Public Hearing (tentative):	<b>12/7/20</b>

**Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**  
 As of the date of this report, staff has received one written comment from an RNO pertaining to this application.
  - Ballpark Collective
- **Other Public Comment**  
 As of the date of this report, staff has received eight (8) written public comments pertaining to this application.
  - All letters received are in support of the proposed rezoning



## Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7 and 12.4.10.8, as follows:

### **DZC Section 12.4.10.7**

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

### **DZC Section 12.4.10.8**

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

## **1. Consistency with Adopted Plans**

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Northeast Downtown Neighborhoods Plan (2011)*
- *Downtown Area Plan (2007)*

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for expansion of current use and a new mixed-use development, including an increase in allowed housing density. It is therefore consistent with the following strategies in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments (p. 28).*
- Equitable, Affordable and Inclusive Goal 2, Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families (p. 28).*

The proposed rezoning would enable mixed-use infill development at a location where services and infrastructure are already in place. The proposed D-AS-12+ zoning designation would allow for a broader variety of uses including housing, retail services, and will require enhanced building forms at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around transit, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities (p. 34).*

- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life* (p. 34).

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place* (p. 54).
- Environmentally Resilient Goal 8, Strategy B - *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high and medium-capacity transit corridors* (p. 54).

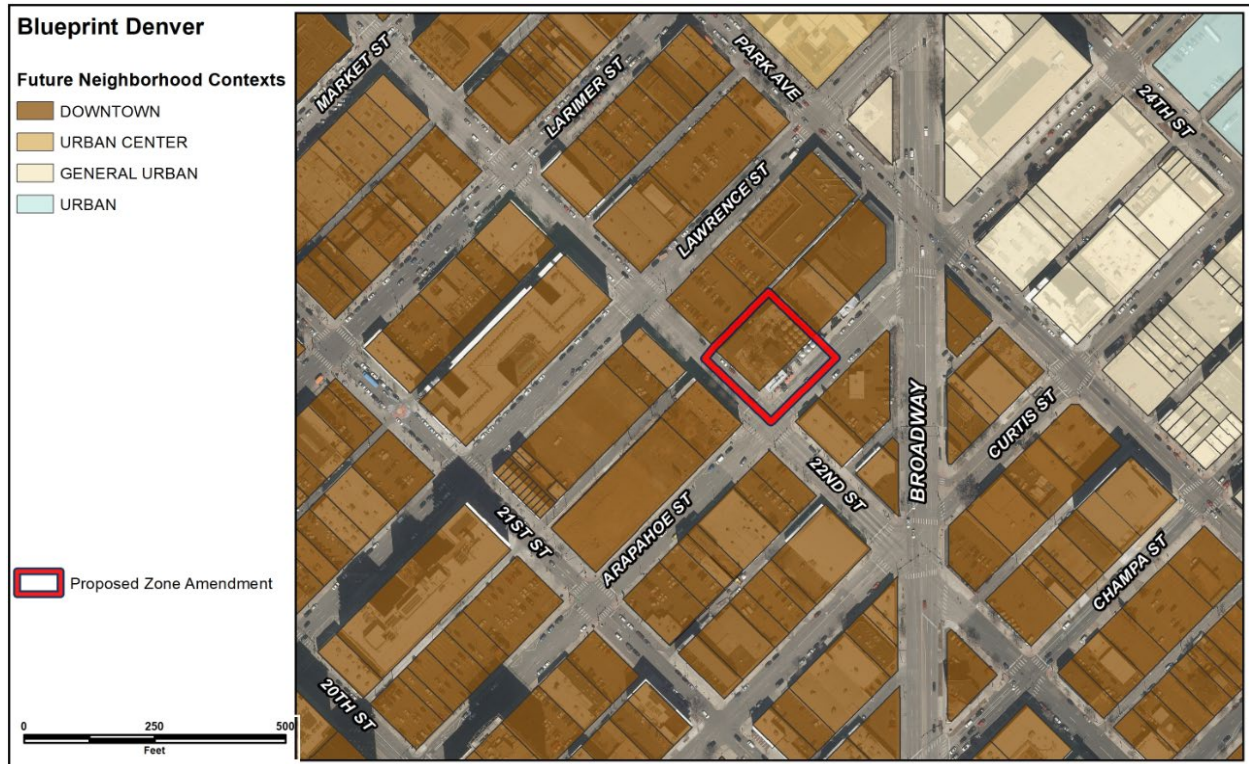
The requested map amendment will enable mixed-use development at an infill location where infrastructure is already in place. The requested zone districts broaden the variety of uses allowing residents to live, work and play in the area, therefore the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

### ***Blueprint Denver (2019)***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Residential Area within the Downtown Neighborhood Context and provides guidance from the future growth strategy for the city.



***Blueprint Denver Future Neighborhood Context***



In Blueprint Denver, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Downtown Neighborhood Context. “This context is the densest and most active. It contains the highest intensity residential and includes the largest employment center in Denver” (p. 265). The proposed D-AS-12+ zone district is part of the Downtown context and is “give prominence to the pedestrian real as a defining element of neighborhood character” (DZC 8.8.1).

As the subject property is adjacent to downtown Denver with good access to transit, the requested zone district is appropriate and consistent with the intent of the neighborhood contexts map in the plan.

**Blueprint Denver Future Places**



The Future Places map shows the subject property as part of a “High Residential Area”. *Blueprint Denver* describes these areas as having “a high mix of uses throughout, including high density multi-unit residential, commercial, civic and institutional uses. The downtown residential areas are distinguished from the downtown regional center by their land use mix being slightly more multi-unit residential in nature. The most intense and greatest heights are found downtown with very high lot coverage and active uses” (p. 274).

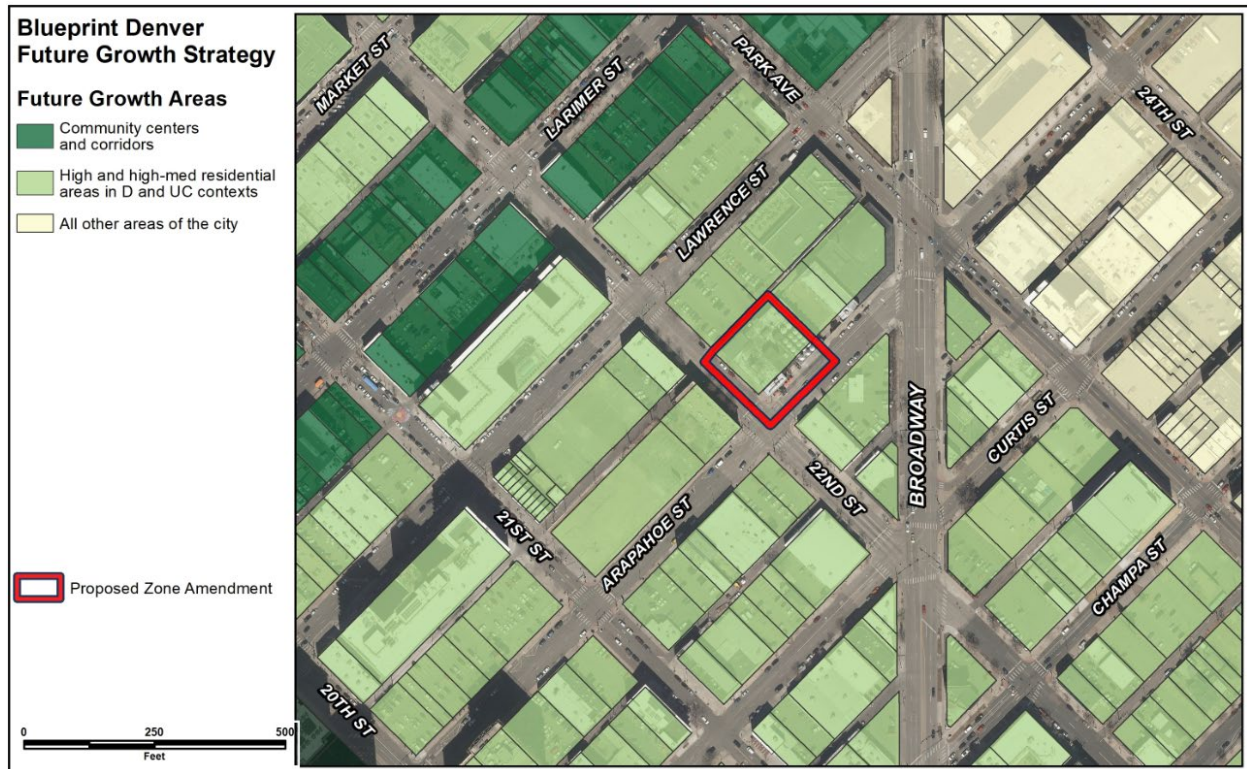
The proposed rezoning to D-AS-12+ is appropriate and consistent with the “High Residential Area” plan direction and will foster a better balance of residential and employment uses than the current zoning allows.

**Street Types**

Blueprint Denver 2019 classifies both 22<sup>nd</sup> and Arapahoe streets as Downtown Arterials. These streets are “surrounded by the most intense land uses including hotels, street level retail and office, residential and mixed-use towers with a high focus on pedestrian and bike connectivity” (p. 158). Arterial streets are designed for the highest degree of through movement. The proposed D-AS-12+ zone district allows a broad range of residential and commercial land uses with a shallow front setback and allows the intense land uses anticipated for this street type. Therefore, the district is consistent with the downtown arterial street types at this location.



## **Growth Strategy**



Blueprint Denver designates the subject property as part of a High Residential Area in a Downtown neighborhood context. High and High Medium Residential Areas in Downtown and Urban Center neighborhood contexts are anticipated to see 15% of new housing growth and 5% of new employment growth by 2040 (p. 50- 51). Focusing growth in these areas helps to provide a variety of housing, jobs and entertainment options within a comfortable distance to all Denverites and is a key element of building complete neighborhoods throughout Denver” (p. 49). The proposed map amendment to D-AS-12+ will allow for continued employment and residential growth in a High Residential Area where it has been determined to be most appropriate. Therefore, the proposed rezoning is consistent with the Blueprint Denver growth strategy.

## **Additional Applicable Strategies**

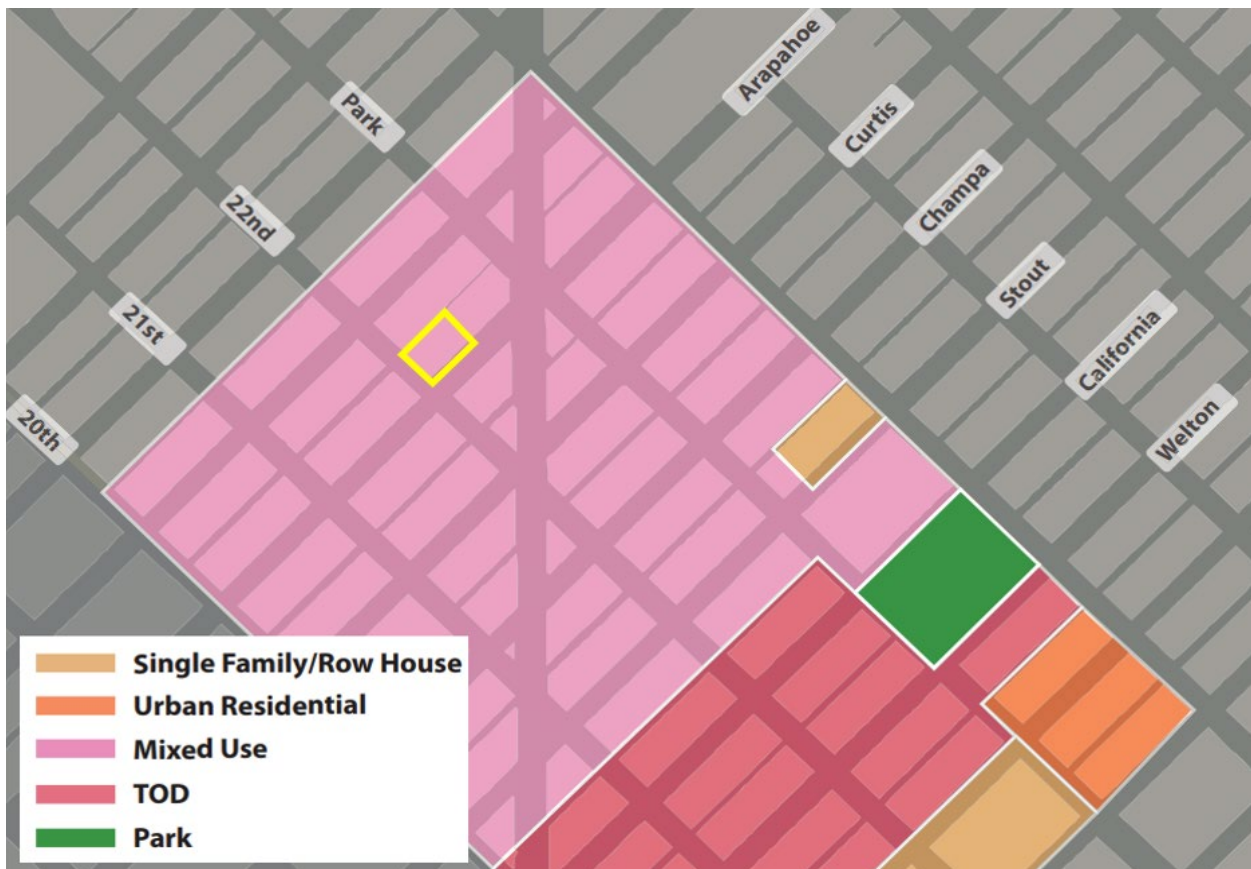
The proposed rezoning is also consistent with the following strategies from *Blueprint Denver*:

- Land Use and Built Form – General Policy 3, Strategy A – *Rezone properties from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code* (p. 73).
- Land Use and Built Form – Economics Policy 6, Strategy A – *Support locally-owned businesses – new and old – to expand and evolve to meet the changing needs of residents and visitors* (p. 93).

The proposed map amendment is consistent with these strategies as it would allow for the expansion of a locally owned business and the rezoning from Former Chapter 59 to Denver Zoning Code will allow developers to enjoy the benefits of modern zoning code regulations.

***Northeast Downtown Neighborhoods Plan (2011)***

This neighborhood plan was adopted by City Council in 2011 and applies to the subject property. It designates the area mixed-use with a 12\*-story maximum. Mixed Use areas are described in the plan as having both a sizable employment base as well as a variety of mid to high density housing options. These areas also place importance on pedestrian access and ensuring that residential and non-residential uses are always within short walking distances from one another. Related to the maximum building heights map, the plan recommends this area for point towers of up to 20 stories in height.







The application of D-AS-12+ is consistent with the goals and objectives of the Northeast Downtown Neighborhoods Plan, including: “promote urban character with a build-to line to provide a consistent street edge and to support pedestrian activity. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation, and access to the street” (p. 74). The building form standards of the requested zone district and supplemental design standards and guidelines will accomplish these goals.

#### ***Downtown Area Plan (2007)***

The Downtown Area Plan, adopted in 2007, contains goals related to the subject site. The plan states, “Arapahoe Square holds vast unrealized potential. Its proximity to other Downtown districts and the historic neighborhoods to the northeast makes it an ideal location for a greater range and greater density of uses” (p. 57). It recommends small area plans and improvements to the pedestrian realm to reinvigorate and revitalize the neighborhood. As the proposed zone district will allow for a greater mix of uses and require building forms that contribute to good street activation and pedestrian connectivity, it is consistent with the Downtown Area Plan.

## **2. Uniformity of District Regulations and Restrictions**

The proposed rezoning to D-AS-12+ will result in the uniform application of zone district building form, use and design regulations.

## **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plan. The proposed rezoning would also facilitate increased housing density near services and amenities and foster the creation of a walkable, urban area within walking distance to downtown and mass transit. An increase in density and broadened mix of uses can also provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can occur within walkable and bikeable distances.

## **4. Justifying Circumstance**

The application is justified by DZC section 12.4.10.8.A.4.c., *"That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 Zoning"*. The current zoning (PUD 570) was put in place in 1995 and as such, the property does not enjoy the flexibility offered by the modern, form and context-based Denver Zoning Code.

## **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

As described in the Denver Zoning Code, the General Character of the Downtown (D-) district will include "a mix of multi-unit residential, commercial, office, civic, institutional, and entertainment uses in large buildings containing one or more uses". It is also described as follows: "Throughout the context, residential and nonresidential buildings tend to have similar forms, most often that of the Apartment or General Commercial Building Forms". Further, the Denver Zoning Code describes mobility in the Downtown context as "the highest priority is given to the pedestrian, transit, and alternative modes of transportation. The Downtown context is the center of the Denver region multi-modal transit transportation system".

According to the zone district intent stated in the Denver Zoning Code, the D-AS-12+ district applies to mixed-use areas within the Arapahoe Square neighborhood that are adjacent to the Downtown Core and provides a cohesive, connected and pedestrian friendly transition to the Downtown Core and the D-AS-12+ district. Typical building heights range from 8 to about 12 stories, with the Point Tower building from providing an opportunity for building heights of about 20 stories in a slender tower (DZC Section 8.2.2.2.F). The site is served by downtown arterial streets. Thus, the street classifications and desired building heights in this area are consistent with the zone district purpose and intent statements.

## **Attachments**

1. Rezoning application
2. PUD 570



## Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	2201 Arapahoe LLC	Representative Name	Brian Dunn
Address	2201 Arapahoe St.	Address	2201 Arapahoe St.
City, State, Zip	Denver, CO 80205	City, State, Zip	Denver, CO 80205
Telephone	303.867.4836	Telephone	303.867.4836
Email	brian@greatdivide.com	Email	brian@greatdivide.com
<p>*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.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>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.</p> <p>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.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2201 Arapahoe St.		
Assessor's Parcel Numbers:	02342-23-012-000		
Area in Acres or Square Feet:	0.43 acres +/-, (18,893 SF)		
Current Zone District(s):	PUD 570		
PROPOSAL			
Proposed Zone District:	D-AS-12+		



## REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<input checked="" type="checkbox"/> <b>Consistency with Adopted Plans:</b> 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.
	<input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions:</b> 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.
	<input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare:</b> The proposed official map amendment furthers the public health, safety, and general welfare of the City.

<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <input type="checkbox"/> The existing zoning of the land was the result of an error. <input type="checkbox"/> The existing zoning of the land was based on a mistake of fact. <input type="checkbox"/> 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. <input checked="" type="checkbox"/> 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: a. Changed or changing conditions in a particular area, or in the city generally; or b. A City adopted plan; or c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. <input type="checkbox"/> 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 9, Division 9.4 (Overlay Zone Districts), of this Code. Please provide an attachment describing the justifying circumstance.
	<input checked="" type="checkbox"/> 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.

## 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:

RNO and City Council member contact log  
RNO and neighbor support letters



## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION/PETITION

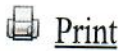
We, the undersigned represent that we are the owners of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify 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.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	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	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
2201 Arapahoe LLC, Attn: Brian Dunn	2201 Arapahoe St. Denver, CO 80205 303.867.4836 brian@greatdivide.com	100%		03/15/20	A	Yes



Legal Description for 2201 Arapahoe St., Denver CO 80205:

L 17 to 22 INC BLK 82 E DENVER



### Real Property Records

Date last updated: Friday, February 28, 2020

#### Real Property Records Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to real property information for this property.](#)

[Link to comparable sales information for this property.](#)

[Link to chain of title information for this property.](#)

[Link to property sales information for this neighborhood](#)

[Link to property tax information for this property.](#)

[Link to property sales information for all Denver neighborhoods](#)

[Link to map/historic district listing for this Property.](#)

[Back to Property List](#)

**The property description shown is data from the Assessor's active, in-progress 2017 file. The "current year" values are from the 2017 tax year for real property tax due in 2018. These values are based on the property's physical status as of January 1, 2017.**

#### PROPERTY INFORMATION

Property Type: INDUSTRIAL - WAREHOUSE

Parcel: 0234223012000

Name and Address Information

Legal Description

2201 ARAPAHOE LLC

2201 ARAPAHOE ST  
DENVER, CO 80205-2512

L 17 TO 22 INC BLK 82 E DENVER

Property Address: 2201 ARAPAHOE ST

Tax District DENV

#### Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	1889300	547900		
Improvements	1000	290		
Total	1890300	548190	0	548190
Prior Year				
Land	1228100	356150		
Improvements	125500	36400		
Total	1353600	392550	0	392550

Style: Other

Reception No.: 0000025806

Year Built: 1941

Recording Date: 02/23/01

Building Sqr. Foot: 18,251

Document Type: Special Warranty

Bedrooms:

Sale Price: 538000

Baths Full/Half: 0/0

Mill Levy: 72.116

Basement/Finished: 0/0

Lot Size: 18,893

[Click here for current zoning](#)

Zoning Used for Valuation: PUD

Note: Valuation zoning

*maybe different from City's  
new zoning code.*

 Print



2201 Arapahoe LLC

2201 Arapahoe St.

Denver, CO 80205

March 13, 2020

Brian Dunn, as acting Manager of 2201 Arapahoe LLC is authorized to act on behalf of 2201 Arapahoe LLC.

Thank you,

A handwritten signature in blue ink, appearing to read 'Brian Dunn', with a long horizontal flourish extending to the right.

Brian Dunn

Manager, 2201 Arapahoe LLC

**ACTION BY WRITTEN CONSENT  
OF THE MANAGER  
OF  
2201 ARAPAHOE LLC**

The undersigned, constituting the sole Manager (the “**Manager**”) of **2201 ARAPAHOE LLC**, a Colorado limited liability company (the “**Company**”), pursuant to Section 7-80-401 of the Colorado Limited Liability Company Act and the Company’s Operating Agreement, hereby adopts the following resolutions by written consent, without a formal meeting and without prior notice, effective as of March 15, 2020:

**REZONING APPLICATION FOR 2201 ARAPAHOE STREET, DENVER CO 80205**

**WHEREAS**, the Manager believes that it is in the best interests of the Company and its members to enter into that certain Rezoning Application, in substantially the form attached hereto as **Exhibit A** (the “**Rezoning Application**”) with the City and County of Denver, a Colorado municipal corporation (the “**City**”), whereas the City will rezone the property from PUD 570 to D-AS-12+;

**NOW, THEREFORE, BE IT RESOLVED**, that the Rezoning Application be, and it hereby is, approved in all respects and the Manager be, and he hereby is, authorized and directed to execute and deliver the Rezoning Application and any and all documents and resolutions contemplated thereby in such form and with such changes and modifications or amendments thereto as the Manager may approve; and

**RESOLVED FURTHER**, that the Manager be, and he hereby is, authorized and directed, in the name and on behalf of the Company, to take all such action and to execute all such documents as he may deem necessary or appropriate for the consummation of the transactions contemplated by the Rezoning Application and the resolutions approved or adopted hereby, and if requested or required, to affix the corporate seal to any documents executed on behalf of the Company and may attest the same, and the execution of any of them or any such other instrument, document, certificate, and paper or the doing of any such act or thing shall be conclusive evidence of his or her determination in that respect and his approval thereof.

**GENERAL AUTHORIZING RESOLUTIONS**

**RESOLVED**, that the Manager be and he hereby is, authorized, empowered and directed, now or at any time hereafter, to certify to, verify, acknowledge, deliver, accept, file and record any and all such documents and instruments and to do and perform all such other acts and things, sign all such other documents and take all such other acts as may be necessary or as counsel for the Company may advise or require, which in the opinion of the Company or its counsel may be considered convenient and proper to carry out the purpose and intent of these resolutions to satisfy

the requirements of the various parties in connection with the transactions contemplated hereby, and any and all acts heretofore taken by the Manager in connection with the transactions contemplated hereby are hereby expressly ratified and confirmed as the acts and deeds of the Company; and

**RESOLVED FURTHER**, that the execution of any documents authorized by these resolutions or any document executed pursuant hereto and the accomplishment of any action or actions so authorized, is or shall become, upon delivery, the enforceable and binding act of the Company, and that the seal of the Company shall not be necessary to cause any such document to be an enforceable and binding act of the Company.

This Action shall be filed with the minutes of the proceedings of the Managers of the Company.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



This Action shall be filed with the minutes of the proceedings of the Manager of the Company.

IN WITNESS WHEREOF, the undersigned have executed this Action by Written Consent as of the date first written above.

MANAGER:

  
\_\_\_\_\_  
BRIAN DUNN



**Brian Dunn**

Great Divide Brewing Co.  
2201 Arapahoe Street  
Denver, Colorado 80205

brian@greatdivide.com  
Phone 303.867.4836

**[www.greatdivide.com](http://www.greatdivide.com)**

City and County of Denver  
Community Planning and Development  
201 W. Colfax Ave., Dept. 205  
Denver, CO 80202

Attn: Brandon Shaver

July 1, 2020

RE: Application for Rezoning of 2201 Arapahoe Street, application number 20201-00013

Ladies and Gentlemen,

I represent Great Divide Brewing Company ("**Great Divide**", the "**Applicant**"), to rezone the approximately 18,900 square foot property generally located at the northeast corner of 22<sup>nd</sup> Street and Arapahoe Street, which is currently zoned (PUD-570).

This letter is intended to supplement the Application and provide the Denver Community Planning and Development ("**CPD**") with additional information to aid CPD in reviewing and approving the requested Rezoning, including information explaining why we believe the Application meets or exceeds the City's criteria for approval of the Rezoning.

The Application is for the following to be approved by CPD:

- Rezoning the Property from PUD-570 zone district to DAS-12+ zone district.

Great Divide requests CPD's approval of the Rezoning in order to return the property to the surrounding zone district because the manufacture of malt beverage is now an allowed use in the DAS-12+ zone district. Prior to a zone map amendment changing the zoning for the neighborhood from B8-A to DAS-12+, the manufacture of malt beverage was not an allowed use under the prior zoning of B-8A, which prompted the original PUD.

The Project is consistent with the Denver Comprehensive Plan 2000 and 2040, Blueprint Denver, Downtown Area Plan, and Northeast Downtown Neighborhood Plan. Additionally, if the Rezoning were approved, it would remove the Property from a PUD zoning designation and put the Property into the zoning district prevailing in the Neighborhood (as defined below). Currently, a majority of the properties surrounding the Property are zoned DAS-12+.

**NEIGHBORHOOD OUTREACH**

The Property is located within Ballpark Neighborhood (the "**Neighborhood**") and we have discussed the Rezoning with The Ballpark Collective, the primary neighborhood organization for the neighborhood. Additionally, we have reached out to inform each of the other registered neighborhood organizations (individually "**RNO**", or collectively "**RNOs**") that are within two hundred feet (200') of the Property.

We have also reached out to each of the property owners within two hundred feet (200') of the Property to discuss the Rezoning and answer any questions or concerns they may have.

## **ANALYSIS**

An application for a rezoning must satisfy the criteria for approval applicable to all zone map amendments and the criteria applicable to non-legislative rezonings. Code, §§ 12.4.10.7 and 12.4.10.8. What follows is an analysis of how the Application for the Rezoning satisfies each of these criteria.

### **I. Criteria for Zone Map Amendments**

The City Council may approve an official zone map amendment if the proposed rezoning complies with specified criteria. Code, § 12.4.10.7. The Rezoning complies with those criteria, as explained in detail below.

1. 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 the adoption of the City's plan.

The Rezoning is consistent with the City's adopted plans, as follows:

#### *a. Comprehensive Plan 2040 and Blueprint Denver (2019)*

The City's Comprehensive Plan 2040 (Comp Plan 2040) was adopted to "agree on the City's long-term purposes, to think through Denver's special inheritance and its effect on those purposes, and then to suggest strategies that will buy that inheritance as much long-term insurance as possible to sustain it for the future." In that vein, the Comp Plan 2040 sets forth numerous strategies to help guide future development within the City. The Rezoning for the Property aligns closely with many of the strategies and recommendations in the Comp Plan 2040, including, but not limited to:

- Environmental Strategy 2-F by "Promoting infill development within Denver at sites where services and infrastructure are already in place, designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods, creating more density at transit nodes and adopting construction practices in new developments that minimize disturbance of the land."
  - The Rezoning supports continued street activation which Great Divide currently provides.
- Land Use Strategy 3-B to "Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses."
  - The Rezoning would remove the Property from a PUD zoning designation and put the Property into the zoning district prevailing in the Neighborhood. This would encourage quality development consistent with the character of the surrounding Neighborhood and the goals of the already-established zoning.
  - The Rezoning would allow the continuation of an existing business and popular amenity that is part of the core of the character of the Neighborhood.
- Land Use Strategy 3-D to "Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist."
  - The Rezoning will enhance an existing focal point in the Neighborhood. Great Divide has been in the Ballpark Neighborhood since 1994. The brewery is part of the Neighborhood and the Neighborhood is part of the Great Divide culture.
- Mobility Strategy 8-A to "Ensure safe and convenient access and accommodation of bicycle riders, pedestrians and transit riders."



- The Rezoning would provide continued activation of the street and will provide convenient access and accommodation to bicycle riders, pedestrians and transit riders.

While the Rezoning would likely accomplish many more strategies and recommendations in the Comp Plan 2040, the above list demonstrates the extent to which the Rezoning is consistent with the adopted Comp Plan 2040.

The City's Comp Plan 2040 is the vision for Denver and its people for the next twenty years. The vision is composed of six elements that set long-term, integrated goals to guide the future of the City and provide guidance for City leaders, institutions and community members to shape the City. The proposed rezoning aligns closely with these six elements in several ways, including, but not limited to:

- The proposed rezoning meets Goal 8, Strategy B – “Encourage mixed-use communities where residents can live, work and play in their own neighborhoods”.
  - Great Divide has an employee base of around 60 employees and many of these employees prefer to walk to work or ride to work. The brewery provides plenty of bike parking for employees in order to encourage commuting by bike and provides RTD Eco Passes for all employees to encourage the use of public transport.
- The proposed rezoning meets Goal 8, Strategy A – “Build a network of well connected, vibrant, mixed-use centers and corridors”.
  - Great Divide has been a center of community activity since the brewery opened in 1994. Residents and visitors are drawn to the Tap Room for fresh beer, social interaction and brewery tours. The visitor traffic that the brewery draws is positive for the neighborhood in both a social and economic standpoint.
- Economically Diverse and Vibrant: The Rezoning will allow for the continued manufacturing of malt beverages with an active tasting room and will add to the economic diversity of the City and the Neighborhood and increase economic opportunity. The Rezoning will sustain and grow the City's neighborhood businesses as a result of the guests that the brewery pulls in.
- Strong and Authentic Neighborhoods: The Rezoning will enhance the Neighborhood by (1) expanding an existing cornerstone of the Neighborhood so that Great Divide can serve more residents and draw other Denverites to the Neighborhood, and (2) if the business grows, will add more jobs to the Neighborhood in a manner that is in keeping with the character and design of the general Neighborhood.

The above list demonstrates the extent to which the Rezoning is consistent with general tenets of the Comp Plan 2040.

#### b. *Blueprint Denver (2019)*

The City's Blueprint Denver “presents a strategy to improve our city by shaping the places where we live, travel, work, shop and play.” It is “the primary step to implement and achieve” the vision outlined in the Comp Plan 2040. Blueprint Denver outlines several key concepts that are “central to Blueprint Denver's successful implementation.”

- The Rezoning meets 5.6 Downtown criteria “Development in this context should contain a high mix of uses, with good street activation”.
  - With the Tap Room on the ground floor, and sidewalk patio, the brewery currently provides great street activation and we would like to continue this.
- The proposed rezoning meets the criteria for Arapahoe St: Downtown – Arterial: “Surrounded by the most intense land uses including hotels, street level retail and office, residential and mixed-use towers. Pedestrian oriented with maximum building coverage of the site. Narrow setbacks and strong engagement of the street”.

- The Tap Room is visible to many people walking from the parking lots to Coors Field and the brewery receives many guests who are on their way to and from baseball games. As a result, the brewery has strong engagement of the street from pedestrian traffic.

The Rezoning will provide the continuation of a balanced mix of uses with the surrounding neighborhood, plentiful pedestrian access, and robust economic activity.

Blueprint Denver has been adopted to supplement the Comp Plan 2040 and provides further structure around the six elements that comprise the vision for Denver set forth in the Comp Plan 2040 and sets forth the recommendations and strategies for achieving the six elements of the City's vision. The Rezone aligns closely with many of the strategies and recommendations in Blueprint Denver, including, but not limited to:

- Land Use & Build Form: General 01 – Promote and anticipate planned growth in major centers and corridors and key residential areas connected by high- and medium-capacity transit corridors. Strategies for implementing this recommendation include encouraging higher density, mixed-use development in transit-rich areas.
- Land Use & Build Form: General 02 – Incentivize or require the most efficient development of land, especially in areas with high transit connectivity. Strategies for implementing this recommendation include allowing increased density in exchange for desired outcomes, such as affordable housing, especially in transit-rich areas.
- Land Use & Build Form: General 09 – Promote coordinated development on large infill sites to ensure new development integrates with its surroundings.
- Land Use & Build Form: Housing 06 – Incentivize the development of affordable housing and mixed-income housing, particularly in areas near transit, services and amenities. Strategies for implementing this recommendation include incentivizing affordable housing through zoning, such as height bonuses, especially in community corridors adjacent to transit, and additional parking reductions for projects that provide income-restricted affordable units.
- Land Use & Build Form: Economics 05 – Promote creative industries and maker spaces as vital components of Denver's innovative economy. A strategy for implementing this recommendation includes identifying opportunities to expand the allowance for hand crafted manufacturing where it's compatible with other uses allowed in the district.
- Land Use & Build Form: Economics 07 – Ensure Denver and its neighborhoods have a vibrant and authentic retail and hospitality marketplace meeting the full range of experiences and goods demanded by residents and visitors. Strategies for implementing this recommendation include (a) supporting locally-owned businesses to expand and evolve to meet the changing needs of residents and visitors, (b) attract the world's innovative retail brands to provide shopping experiences and options for both residents and visitors, and (c) promote Denver's image as the premier destination for active lifestyles, ranging from retail shopping to neighborhood activities and events.
- Land Use & Build Form: Design Quality 02 – Ensure residential neighborhoods retain their unique character as infill development occurs. This includes the use of design overlays as targeted tools in developing or redeveloping areas that have a specific design vision.
- Land Use & Build Form: Design Quality 03 – Create exceptional design outcomes in key centers and corridors. Mixed-use buildings should engage the street level and support pedestrian activity. The bulk and scale should be respectful of the surrounding character, especially in transitions to residential areas.
- Land Use & Build Form: Design Quality 04 – Ensure an active and pedestrian-friendly environment that provides a true mixed-use character in centers and corridors. The Rezoning will allow the business to continue to operate consistent with its current use and operation in the Neighborhood as a craft beer brewery, allowing it to serve more residents, employees, and visitors to the Neighborhood. The Rezoning

will adhere to the zoning requirements of DAS-12+, which is the prevailing zoning designation for the surrounding Neighborhood.

- Neighborhood Context Designation
  - Neighborhood context map and description provides a guide to establishing appropriate zone districts. The Rezoning application to DAS-12+ is consistent with Blueprint Denver's future neighborhood context designation. The Downtown Context is described generally as, "having a high mix of uses with good street activation. Rezoning to DAS-12+ will be compatible with the existing neighborhood character. Rezoning to DAS-12+ will help offer residents a mix of uses with good street activation and connectivity.
- Future Places Map
  - The purpose of the Rezoning is to have the subject property be zoned the same as the majority of the properties in the surrounding zone district, which has the following characteristics:
    - A high mix of uses throughout, including many large-scale multi-unit residential uses. Commercial uses are prevalent. Buildings are generally the tallest of the residential places in this context. There is high lot coverage and shallow setbacks.
    - A continuous and well-connected pedestrian network and high levels of bicycle network connectivity. There is a high availability of diverse transit options. Vehicular access and parking is on-street or within large parking garages.
    - Good access to parks and other open spaces. Plazas are common. Green infrastructure is often integrated into the streetscape or provided on-site. Regularly spaced street trees in planters or structural cells. Trees and other plantings should be included on-site where space allows.
  - There is no plan to redevelop the property and the intended use will not change with a Rezoning approval. The current plan for the property is to continue to operate Great Divide Brewing Company.
- Growth Areas
  - Blueprint Denver identifies the subject area to be High to Medium/High growth, with an expected 5% job growth and 15% residential growth.

c. *Downtown Area Plan 2007*

- The Rezoning meets D.3 Downtown's New Neighborhood Arapahoe Square Goal "Redevelop Arapahoe Square as a cutting-edge, densely populated, mixed-use area and center of innovative businesses"
  - Breweries and Tap Rooms are innovative business which draw guests from the neighborhood and from outside of the neighborhood. Great Divide has a strong presence in the neighborhood and as a result, attracts many people to the neighborhood. These guests often times visit neighboring businesses, such as retail and restaurants. Great Divide does not have a restaurant, so guests when guests choose to leave, they often head to a neighboring restaurant.
- The Rezoning meets the Key Recommendations "Encourage appropriate redevelopment of surface lots and other underutilized properties".
  - The Rezoning would allow for redevelopment of the property at a future date, and some may consider the use by a brewery an underutilized property.

As demonstrated above, The Rezoning meets and exceed the goals and objectives of the Downtown Area Plan and approval of the Rezoning will help fulfill the Downtown Area Plan's vision for the Property.



d. *Northeast Downtown Neighborhood Plan*

- The Rezoning meets the description of Arapahoe Square “Arapahoe Square is an urban area along the edge of Downtown that is currently characterized by its lack of development. Over one third of the land in Arapahoe Square consists of vacant lots or surface parking lots. Because of this underutilization of land, Arapahoe Square is considered to be a major redevelopment opportunity. There are many small businesses in Arapahoe Square, as well as examples of adaptive reuse of older structures”.
  - The Property is a former dairy processing facility that dates back to the 1920’s. The structure of the building, the layout of the building and the utilities of the building made it an ideal property for adaptive reuse for brewing.
- The Rezoning meets the description of N.4 Land use “Arapahoe Square is a mixed-use neighborhood with a distinctly urban character. It is comprised of commercial and mixed-use buildings, multi-family residential, and some light industrial buildings. This is reflected in the future land use map by the “mixed use” land use category”.
  - The Property is a very good fit for a mixed-use neighborhood and Great Divide has been an active property owner in the Neighborhood since opening in 1994.

As outlined above, the Rezoning is consistent with the City’s adopted plans, specifically the Comp Plan 2040 Blueprint Denver, Downtown Area Plan, and Northeast Downtown Neighborhood Plan, and therefore satisfies the first criteria for official zone map amendments.

2. 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.

The Rezoning seeks to rezone the Property to DAS-12+. This would take the Property out of a PUD and put the Property into the zoning district prevailing in the Neighborhood. Currently the majority of the properties surrounding the Property are DAS-12+. Therefore, the Rezoning would result 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.

3. The proposed official map amendment furthers the public health, safety and general welfare of the City.

The City has adopted multiple plans in the interest of public health, safety, and the general welfare, including the Comp Plan 2040 and Blueprint Denver. As described in detail above, the Rezoning furthers the goals, policies, and strategies in these City plans, and thus furthers the health, safety, and general welfare of the City.

II. **Criteria for Non-Legislative Rezoning.** In order for City Council to approve an official map amendment that the City Attorney has determined is not a legislative rezoning, the application must also meet both of the following criteria:

A. *Justifying Circumstances:* one of the following justifying circumstances must exist:

1. The existing zoning of the land was the result of an error;
2. The existing zoning of the land was based on a mistake of fact;
3. 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;
4. 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:

- a. Change or changing conditions in a particular area, or in the city generally, or
- b. A City adopted plan, or
- c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning. 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 9, Division 9.4 (Overlay Zone Districts), of the Code.

Justifying Circumstances are found in Section 12.4.10.8.(A.4). The subject property qualifies under subsection A) 4(c), that the City adopted the Denver Zoning Code and the property retained former Chapter 59 zoning.

B. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements:  
the purpose of the amendment is consistent with the description of the applicable neighborhood context, and the stated purpose and intent of the proposed zone district.

- The requested DAS-12+ zoning is consistent with the adjacent neighborhood context, zone district purpose and intent as the subject property is surrounded entirely by DAS-12+ properties. Blueprint Denver specifically notes this neighborhood area is of Downtown Arapahoe Square context as having a high mix of uses with good street activation. Rezoning to DAS-12+ will be compatible with the existing neighborhood character. The Rezoning will allow for this context to be realized.
- According to the Denver Zoning Code Section 8.8.1, the general purpose of the Downtown Arapahoe Square district is intended to:
  - Continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
  - Give prominence to the pedestrian realm as a defining element of neighborhood character.
  - Promote development of a vibrant sense of place in Arapahoe Square.
  - Further establish a sense of human scale design in Arapahoe Square.
  - Encourage innovative and unique design solutions that help define a special character for Arapahoe Square.
  - Promote harmonious relationships within Arapahoe Square and with surrounding neighborhoods through the arrangement of building heights and scaling devices.
  - Promote environmental, social and economic sustainability.
  - Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other.
  - Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections
- While there is no current plan to develop the property, the Rezoning will be consistent in meeting the Denver Zoning Code goals for Downtown Arapahoe Square district and will provide pedestrian connectivity through the neighborhood.
- The specific intent of the DAS-12+ zone district applies to areas served primarily by major arterial streets where a building scale of 3-12 stories is desired. The Rezoning meets the DAS-12+ intent of the Denver Zoning Code because of the proximity and direct access to a Downtown Arapahoe Square arterial.

Because the Rezoning will (1) bring the Property into conformity with the remainder of the immediately surrounding Neighborhood, and (2) is consistent with the Downtown Area Plan and Northeast Downtown Neighborhood Plan, these criteria are also met. Therefore, the Rezoning satisfies both criteria for approval of a non-legislative rezoning.

## **CONCLUSION**

I hope the foregoing information proves helpful in the City's review of the proposed Rezoning. As

discussed in detail above, the Rezoning satisfies all three (3) criteria in the Code for approval of a zone map amendment and satisfies the two (2) criteria for a non-legislative rezoning. Great Divide has worked hand-in-hand with the City, neighbors, and various other interested parties to ensure that the Rezoning reflects the best use of the Property and allows for development of projects that will enhance and harmonize with the Neighborhood. Therefore, we respectfully request that the City approve the proposed Rezoning.

Sincerely,

Brian Dunn  
Great Divide Brewing Co.





Rezone Application for 2201 Arapahoe Street, Denver CO 80205

Contact log

Party	Type of party	Date of email from Brian Dunn	Response	Date of response
Ballpark Collective	RNO	March 3, 2020		
Center City Denver Residents Organization	RNO	March 3, 2020	Support letter received	March 3, 2020
		March 5, 2020	Request for more information Brian provided more information	March 5, 2020
Curtis Park Neighbors	RNO	March 3, 2020		
		March 4, 2020	Request for additional information Brian provided more information Jeff Baker said he'd present to the board	March 4, 2020 March 4, 2020
Inter-Neighborhood Cooperation (INC)	RNO	March 3, 2020	No response	
Northeast Denver Friends and Neighbors (NEDFANS)	RNO	March 3, 2020	No response	
Opportunity Corridor Coalition of United Residents	RNO	March 3, 2020	No response	
Rio Norte	RNO	March 3, 2020	No response	
The Points Historical Redevelopment Corp	RNO	March 3, 2020	No response	
UCAN	RNO	March 3, 2020	No response	
			No response	
Party	Type of party	Date of contact with Brian Dunn	Reason	Date of response
Office of Councilwoman CdeBaca	City Council	February 26, 2020	Brian emailed a meeting request Scheduling emails	Various
		March 9, 2020	Had a meeting with Ms. Lisa Calderon and short discussion with Councilwoman CdeBaca	
		March 11, 2020	Brian asked Lisa if there are any questions Lisa responded that there are no questions	March 12, 2020



March 3, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that the Ballpark Collective/Ballpark Registered Neighborhood Organization is informed and supportive of the efforts of Brian Dunn to rezone the property from PUD 570 to D-AS-12+. In meeting with Mr. Dunn, we feel his organization is in line with our goals to continue to protect and improve the safety, health, welfare, and quality of life in the neighborhood.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Van Sistine", is written over a horizontal line.

Matthew J. Van Sistine  
President  
Ballpark Collective/Ballpark Neighborhood Association

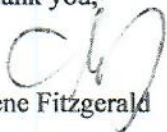
Gene Fitzgerald  
2200 Lawrence Street  
Denver, CO 80205

March 4, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you!

  
Gene Fitzgerald



Mike Kelly  
Cocks – Clark Graphics  
2200 Arapahoe Street  
Denver, CO 80205

March 4, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,

  
Mike Kelly



**DENVER  
RESCUE  
MISSION**

P.O. Box 5206  
Denver, Colorado 80217  
Phone: 303.297.1815  
Fax: 303.294.9503  
DenverRescueMission.org

BRAD MEULI  
PRESIDENT/CEO

Brad Meuli  
Denver Rescue Mission  
1130 Park Avenue West  
Denver, CO 80205

March 5, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,

Brad Meuli



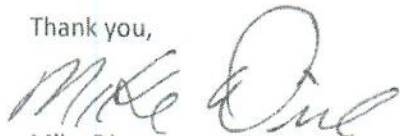
Mike Dire  
Dire's Lock & Key  
2201 Broadway  
Denver, CO 80205

March 4, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,

  
Mike Dire



## Brian Dunn

---

**From:** Richard Sanders <richard@merchantsco.com>  
**Sent:** Wednesday, March 04, 2020 2:10 PM  
**To:** Brian Dunn  
**Subject:** [EXTERNAL] City & County of Denver, Community Planning & Development

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe St., and I am in support of the effort to rezone from PUD570 to D-AS-12+.

**Richard Sanders**  
Principal



2261 N. Broadway | Denver, CO 80205  
[303-297-1100](tel:303-297-1100) | [303-550-8293](tel:303-550-8293)

Chase Campbell  
Mile High Spirits  
2201 Lawrence Street  
Denver, CO 80205

March 4, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,

A handwritten signature in black ink, appearing to read 'Chase Campbell', written in a cursive style.

Chase Campbell

Jay Soneff

Soneff's Master Garage, Inc.

2140 Arapahoe Street

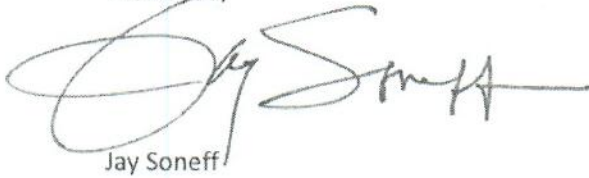
Denver, CO 80205

March 4, 2020

Dear City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,

 property owner 2140 ARAPAHOE ST  
Denver, CO 80205

Jay Soneff




R Merrill Inc  
2197 Arapahoe Street  
Denver, CO 80205

March 4, 2020

TO : City of Denver, Community Planning & Development,

This letter is to confirm that I have met with Brian Dunn in regards to the potential rezoning of 2201 Arapahoe, and I am in support of the effort to rezone the property from PUD 570 to D-AS-12+.

Thank you,



Jeffrey Hopper, manager

R. Merrill, Inc.



# Application For Zone Map Amendment

City and County of Denver  
Zoning Administration

201W. Colfax Avenue, Dept. 205  
Phone: 720-865-3000 Fax: 720-865-3057

1. Application Number	4767
-----------------------	------

2. Date Submitted	3. Fee
February 1, 2005	\$1,000

4. Applicant (attach completed ownership information sheet)  
Brian Dunn  
Manager, 2201 Arapahoe LLC

5. Address  
2201 Arapahoe Street  
Denver, CO 80205

6. Phone Number  
303.296.9460

7. Interest  
Owner

8. Contact Person  
Brian Dunn

9. Contact Person's Address  
2201 Arapahoe Street  
Denver, CO 80205

10. Contact's Phone Number  
303.296.9460

11. Location of proposed change  
2201 Arapahoe Street

12. Legal Description of property: (If Legal Description is lengthy, Please attach additional Sheet. If your text does not fit in the lot, block and addition form fields use the form field under the asterisk)

Lots:	Block:	Addition:
17 through 22 inclusive	82	East Denver Subdivision, City and County of Denver

\*

13. Area of subject property.  
18,792 sq. ft. 0.43 acres

14. Present Zone.  
P.U.D. 350

15. Proposed Zone.  
P.U.D. #570

16. Describe the nature and effect of the proposed amendment.

The parcel of land under consideration is owned and occupied by Great Divide Brewing Company, a microbrewery established ten years ago. The property presently has a P.U.D. that allows for all B-8 uses plus the manufacture of malt beverage, and wines, brandy & brandy spirits, however, the manufacture of malt beverage is limited to 7,000 square feet maximum. This proposed P.U.D. would remove the 7,000 square foot limitation, and allow for the manufacture of malt beverage in the entire building.

17. Explain in detail the legal basis for the proposal: either (a) the error in the map as approved by City Council, or (b) the changed or changing conditions that make the map amendment necessary.

Sales of U.S. craft-brewed beers have increased every year since the mid 1980's. This P.U.D. will give Great Divide Brewing the ability to meet the increasing demand for its beers and the ability to use the entire building that it owns for the business's primary purpose (brewing). The P.U.D. is complementary and harmonious with the makeup of the current neighborhood, and allowing Great Divide the flexibility to grow in its existing location will result in numerous economic benefits to the city and the neighborhood.


18. State the land use and development proposed for the property to be rezoned. Include the time schedule (if any) for development.

The proposed P.U.D. is for an existing 15,800 square foot building that has been the place of business for Great Divide Brewing Company for the past ten years. The building was formerly a dairy processing facility, and consequently has many attributes which make it suitable for adaptive reuse as a microbrewery. Future brewery expansion will most likely entail only interior tenant finish.

19. List all the attached exhibits

District Plan, Existing Conditions Map, Neighborhood Letters of Support, Zoning Map, Ownership Information Sheet

20. Applicant's signature.



**1. SCHEDULE**

- a. Date of pre-application conference October 29, 2004.  
City representative(s) present Doug Hendrixson and Doug Jones.
- b. Submittal date of preliminary application November 11, 2004.
- c. Submittal date of completed application \_\_\_\_\_.
- d. Application is scheduled for a:  
 Planning Board Hearing on \_\_\_\_\_.  
 Planning Office Hearing on \_\_\_\_\_.  
 Planning Staff Review.

**2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)**

The use of terms "Article" or "Section" refer to portions of the Revised Municipal Code of the City and County of Denver. It is required that the current terms and uses already defined in Section 59-2 of the Zoning Ordinance be used in describing this proposal. Terms like "retail" or "light industrial" require further definition. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages, any story of a building where at least seventy-five percent (75%) of that floor is occupied by mechanical equipment or any story where the ceiling is less than four (4) feet above grade. Attach additional sheets if necessary.

**a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE**

	Use	Maximum Square Feet
A.	Manufacture of malt beverage, and wines, brandy, & brandy spirits, and distilled & blended liquors.	15,800 (existing gross floor area)
B.	Future development as per the provisions of the B-8-A zone district, per the provisions of sections 59-207 and 59-212	
C.		
D.		
	Total Square Feet (current)	15,800

MAXIMUM FLOOR AREA RATIO (F.A.R) Use A: .841:1 (existing). Use B: as allowed under section 59-207 and 59-212. Future FAR to be determined upon development of Use B. The floor area ratio is the ratio between the gross floor area of a building to the area of the zone lot on which the building is constructed. NOTE: Land area dedicated for public streets is not included in the area of the zone lot. NOTE: Gross floor area does not include floor area of garages or utilities areas.



MAXIMUM NUMBER OF DWELLING UNITS: N/A.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: N/A.

**b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES \***

	<b>SQUARE FT</b>	<b>% OF SITE AREA</b>
Maximum area of building coverage (including garage(s) and all other accessory structures):	13,400	71
Maximum area of drives and parking:	5,392	29
Maximum area of other impervious surfaces:	0	0
<b>MAXIMUM TOTAL OF BUILDING AND IMPERVIOUS SURFACES</b>	<b>18,792</b>	<b>100</b>

\*The land coverage by buildings and impervious surfaces as set out in the table above is subject to change upon Use B redevelopment of any or all of the subject property.

**c. LANDSCAPED AND/OR PERMEABLE AREAS \***

	<b>SQUARE FEET</b>	<b>% OF SITE AREA.</b>
Minimum area of live or organic landscaped lot coverage:	0	0
Approximate area of non-live material coverage (graveled or other areas with permeable surfaces):	0	0
<b>MINIMUM TOTAL OF LANDSCAPED AND/OR PERMEABLE AREAS:</b>	<b>0</b>	<b>0</b>

\* The landscaped and/or permeable areas as set out in the table above, are subject to change upon Use B redevelopment of any or all of the subject property.

**d. PROJECT AREA TOTALS (totals of "b" and "c" above) \***

	<b>SQUARE FEET</b>
Building and impervious surfaces:	18,792
Landscaped and/or permeable areas:	0
<b>TOTAL SITE AREA: (This area must equal the site area listed on page 1)</b>	<b>18,792</b>

\* The area totals set out in the table above, are subject to change upon Use B redevelopment of any or all of the subject property.

**e. SETBACKS**

The minimum setbacks for buildings are shown on the District Plan. A building envelope may be used to graphically depict the minimum setbacks required.

North:	<u>0</u> feet		Front:	_____ feet
South:	<u>0</u> feet	OR	Rear:	_____ feet
East:	<u>0</u> feet		Side:	_____ feet
West:	<u>0</u> feet			

The minimum spacing between buildings shall be N/A feet

Permitted encroachments into the minimum setbacks for buildings shall conform to Section 59 – N/A of the N/A zone district.

Official Parkway Setback requirements for this P.U.D. are: N/A feet for buildings and N/A feet for signs.

\*

**f. MAXIMUM HEIGHTS OF STRUCTURES**

The maximum height of structures shall be TBD stories which shall not exceed a total of 200 feet and shall be subject to the limitations of section 59-207(c). NOTE: The height of a building shall be determined by the vertical distance from the highest point of a pitched roof or the top of parapet around a flat roof to the average elevation of the corners of the proposed building at the finished grade. NOTE: The current structure is 2 stories.

Rooftop features (such as solar collectors, antennas, chimneys, flues, vents and air conditioning equipment) may exceed the maximum height of structures by 35 feet.

Bulk plane restrictions  shall  shall not be required. If required, bulk plane restrictions shall conform to Section 59 - \_\_\_\_\_ of the \_\_\_ zone district. NOTE: Solar collectors and mechanical equipment are not exempted from bulk plane regulations!!

\*

**g. OFF-STREET PARKING**

This project shall contain off-street parking spaces at the ratios shown in the following chart. If completed to the maximum floor area, the project shall contain a minimum of 13 off-street parking spaces for Use A, subject to Article VI, Off Street Parking for Use B. Parking for residential uses should be expressed in number of spaces per dwelling unit. NOTE: Any floor area utilized by a permitted use listed under 2.a. in a story where the ceiling is less than four (4) feet above grade shall be calculated into the off-street parking requirement.

Manufacture of malt beverage, and wines, brandy, & brandy spirits, and distilled & blended liquors

1:1,215 square feet  
Parking Ratio

Use A

Shall comply with Article VI, Off-Street Parking  
Use B

TBD square feet  
Parking Ratio

            
Use C

           square feet  
Parking Ratio

            
Use D

           square feet  
Parking Ratio

NUMBER OF OFF-STREET PARKING SPACES  
PER DWELLING UNIT:

Per Article VI, Off-Street Parking Requirements

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES: 1.

Does this P.U.D. comply with the use and maintenance requirements of Section 59-585(2)-(9)? Yes  No

Do the parking spaces and/or aisles in this P.U.D. comply with the requirements of Section 59-586, Chart No. 1?  Yes  No. If **no** complete the following section:

PARKING SPACE

Universal space dimensions	<u>8.5 by 19</u>
Compact space dimensions	<u>7.5 by 19</u>
Large space dimensions	<u>          </u>
Ratio of compact spaces to large spaces	<u>          </u>

DRIVING AISLES

Aisle widths	<u>23 feet</u>
Angle of stalls	<u>90 degree</u>

Will this project contain parking for bicycles? Yes  No  If yes, bicycle parking requirements shall be           . Will this (these) bicycle parking area(s) comply with the rules and regulations for dimensional and equipment standards of Section 59-582(e)? Yes  No . If not, bicycle parking fixtures and locations shall be approved by the City Bicycle Planner (720-865-2453).

\*

**h. OFF-STREET LOADING**

This project contains 0 off-street loading space(s). Will this (these) space(s) conform with dimensions required in Section 59-599? Yes  No  If not, off-street loading space dimension requirements shall be: N/A.

\*NOTE: Any future development other than Use A shall abide by section 59-599 for the provision of Off-Street Loading.

**i. SURFACE DRAINAGE**

The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency?  Yes  No Does the site contain wetland areas?  Yes  No For assistance in answering these questions, contact the Wastewater Management Division at 303-446-3400.

\*

**j. INTERIOR STREETS, DRIVES, PARKING AREAS AND PEDESTRIAN WALKWAYS**

Interior streets, drives, parking areas and pedestrian walkways within the P.U.D. district, if any, are shown on the District Plan.

\*

**k. EASEMENTS**

Existing and/or proposed utility and/or access easements are shown on the District Plan or are located as follows: N/A.

\*NOTE: No recorded easements.

**l. LANDSCAPING AND BUFFERING**

Areas to be landscaped must be shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office as a part of this application. All foliage shall be maintained in a healthy, growing and safe condition. NOTE: A detailed landscaped plan is required as a part of the site plan review phase after the rezoning is approved. Future redevelopment will meet landscaping and buffering streetscape standards.

NUMBER OF EXISTING TREES: 2 existing trees on the public right of way.



## MINIMUM NUMBER OF TREES TO BE PLANTED:

On private property: 0.

On public right of way or in tree lawns: 0.

If street trees are proposed or required in the public right-of-way, such trees shall be installed in accordance with the requirements of the City Forester (303-964-2480). If street tree plantings are required within the right-of-way of a state highway, contact the Colorado Department of Transportation for approval (303-757-9930).

## MINIMUM SIZE OF TREES AT TIME OF PLANTING:

Evergreens/Coniferous (height): 6 ft.

Deciduous (caliper): 2 in.

Ornamental (caliper): 1.5 in.

MINIMUM % OF EVERGREEN OR CONIFEROUS TREES: N/A.

MINIMUM NUMBER OF SHRUBS TO BE PLANTED ON PRIVATE PROPERTY: N/A.

MINIMUM SIZE OF CONTAINER AND HEIGHT AND/OR SPREAD REQUIREMENTS FOR PLANTED SHRUBS: N/A.

Does the proposed P.U.D. comply with parking lot landscaping requirements of Section 59-585(11) Yes  No  \*

\* Note: Future redevelopment for Use B will comply with parking lot landscaping requirements.

All foliage shall be maintained in a healthy, growing and safe condition.

## FENCES AND/OR WALLS

The height of fences and/or walls which may be built in the P.U.D. district, except for the front setback space, shall be a minimum of 6 feet and a maximum of 8 feet (Existing fence).

The height of fences and/or walls which may be built within the P.U.D. district front setback space shall be a minimum of 6 feet and a maximum of 16 feet (Existing 16 foot fence as shown on District Plan).

Size and types of materials permitted for such fences and/or walls are shown on the District Plan. Fences and/or walls shall be either solid and view obscuring or open and view permitting as required by the District Plan. NOTE: Any fence heights exceeding the preceding requirements shall be subject to Section 59-38(a)(11), Overheight Fences and Walls.

Will earthen berms or mounds be installed? Yes  No  Such earthen berms or mounds shall be landscaped and shown on the District Plan. The height of earthen berms of mounds shall be a minimum of \_\_\_\_\_ feet and a maximum of \_\_\_\_\_ feet.

\*

**m. BOAT, CAMPER, TRAILER AND RECREATIONAL VEHICLE STORAGE**

Boat, camper, trailer and recreation vehicle storage  is  is not permitted on the property. All such storage facilities shall be shown on the District Plan. If boat, camper, trailer and recreation vehicle storage areas are permitted, screening fences **are required**. Such fences shall be **solid and view obstructing**. Fences shall be a minimum of \_\_\_\_\_ feet and a maximum of \_\_\_\_\_ feet in height.

MAXIMUM LENGTH OF BOAT, CAMPER, TRAILER AND/OR RECREATION VEHICLE PERMITTED: \_\_\_\_\_.

\*

**n. DEDICATIONS AND IMPROVEMENTS**

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional street right-of-way and the construction of certain public improvements. **VACATIONS AND/OR DEDICATIONS MUST BE APPROVED PRIOR TO OR AT THE PUBLIC HEARING ON THIS PROPOSAL.** If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, contact the Public Works Department at 720-865-3124.

\*Not applicable to this PUD application.

**o. EXTERNAL EFFECTS**

Vibration, heat, glare, radiation and fumes shall be regulated by Section 59-206 of the B-8-A zone district.

Reflective glass **may not** be used.

Every use, unless expressly exempted, shall be operated within a completely enclosed structure.  Yes  No

\*

**p. NATURAL TERRAIN**

The existing grade of the site **will not** be altered.

\*

**q. UTILITIES**

Describe where the utilities (public and private) serving the property are located  
Water underground in 22<sup>nd</sup> Street, gas underground in Arapahoe Street, and sewer underground, electrical and phone aboveground in the alley.

For information contact the following:

Denver Water Board	303-628-6100
Qwest	303-451-2706
Excel Energy	303-571-7502
Wastewater Management	303-446-3590

\*

**r. SIGNS**

The project is regulated by the following:

Section 59-537, Signs permitted in all districts  
 Section 59-538, Sign area measurement  
 Section 59- 554 and 551, Sign regulations for the B-8-A zone district.

If no specific regulations are referenced above, please indicate the following:

MAXIMUM NUMBER OF SIGNS: \_\_\_\_\_  
 MAXIMUM SIGN AREA: \_\_\_\_\_  
 TOTAL MAXIMUM SIGN AREA: \_\_\_\_\_  
 NUMBER OF GROUND SIGNS ALLOWED: \_\_\_\_\_  
 NUMBER OF JOINT ID SIGNS ALLOWED: \_\_\_\_\_  
 MAXIMUM SIGN AREA PER JOINT ID SIGN: \_\_\_\_\_  
 TOTAL MAXIMUM JOINT ID SIGN AREA: \_\_\_\_\_  
 TEMPORARY SIGNS ALLOWED: \_\_\_\_\_  
 NUMBER OF CANOPIES AND AWNINGS: \_\_\_\_\_  
 CANOPIES AND AWNINGS WILL BE BACKLIT?     Yes     No

NOTE: All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan.

\*

s. **OUTDOOR STORAGE OF PRODUCTS, MATERIALS OR SOLID WASTE**

Outdoor storage of products and/or materials  is  is not permitted. If permitted, what products and/or materials are allowed? Products and/or materials customary in the manufacture of malt beverage, and wines, brandy & brandy spirits, and distilled & blended liquors, such as, but not limited to, empty pallets, empty kegs etc.

Fences for outdoor storage areas shall be provided. Said fences are open and shall be a minimum of 6 feet and a maximum of 8 feet in height (Existing fence).

Outdoor storage of solid waste is permitted. If permitted, fences for such outdoor storage areas shall be provided. Said fences shall be solid and shall be a minimum of 6 feet and a maximum of 8 feet in height (Existing fence).

NOTE: All outdoor storage areas must be shown on the District Plan.

\*

t. **TRANSPORTATION**

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division (720-865-3150), the Community Planning & Development Agency Office (720-865-2915) or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be so noted on the Existing Conditions Map.

The projected traffic volumes (current traffic volumes on streets in or adjacent to the project + site generated traffic) must be shown on the District Plan. Site generated traffic should be estimated based on the proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in the Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, a more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division for further guidance.

**PUBLIC TRANSPORTATION**

The nearest bus stop is located (where?): Broadway St. and Lawrence St.

\*

u. **SCHOOLS**

Future school sites **will not** be dedicated as a part of this project.



\*

v. HOME OCCUPATIONS

Home occupations are not permitted. If so permitted, home occupations shall conform to Section 59-N/A of the N/A zone district.

\*

w. USES BY TEMPORARY PERMIT

Uses by temporary permit are regulated by Section 59-86 of the B-8-A zone district.

\*

x. ACCESSORY USES

Accessory uses are regulated by Section 59-87 of the B-8-A zone district.

\*

y. INTERIM USES

Prior to the development of this project, the property will be used on an interim basis for the following uses within the existing buildings: uses currently allowed under existing P.U.D 350.

\*

z. PHASING

Will the project be developed in phases?  Yes  No If yes, specify the phasing and the improvements to be constructed in each phase. \_\_\_\_\_.

Anticipated starting date \_\_\_\_\_.

Anticipated completion date \_\_\_\_\_.

NOTE: A separate site plan review is required for all P.U.D.'s prior to obtaining zoning or building permits for construction. Contact the Zoning Administration (720-865-3000) for more details. This process may be started after the Planning Board hearing has been completed.

\*

3. WRITTEN STATEMENT

On an attached page a written statement is given generally describing:

- a. The proposed P.U.D. and the market which it is intended to serve.
- b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District. For help on this contact the Community Planning & Development Agency Office (720-865-2915).

- c. How, the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.

**4. EXISTING CONDITIONS MAP**

The Existing Conditions Map is attached following the written statement described above.

**5. DISTRICT PLAN**

The District Plan is attached following the Existing Conditions Map.

This application includes the following listed and attached drawings or renderings:


- architectural concepts
- building elevations
- facade treatments
- exterior building materials
- and/or other important features (list): \_\_\_\_\_

**6. ACKNOWLEDGMENT**

The applicant for this P.U.D. is the owner or owners of all the property contained within the proposed P.U.D. District or is the agent for the owner or owners of all the property contained within the proposed P.U.D. District. NOTE: Agents must supply proof of agency from the owner or owners of the property at the time of application.

The applicant understands that vested property rights shall be created ninety (90) days after the approval of this District Plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Section 59-29.

Brian Dunn  
Print or type Applicant's Name(s)

  
Applicant's Signature(s)

**PUD SUMMARY SHEET**

**Application #** 4767  
**Address/Location** 2201 Arapahoe Street  
**Total Land Area** 18,792 square feet

Permitted Uses	
Use A	Manufacture of malt beverage, and wines, brandy, & brandy spirits, and distilled & blended liquors.
Use B	Future development as per the provisions of the B-8-A zone district.
Use C	

	Proposed Uses			
	Use A	Use B	Use C	Total
Maximum Gross Floor Area (sq. ft.)	15,800 (existing)	TBD		15,800 (existing)
Floor Area Ratio (nonresidential uses)	.841:1	TBD		.841:1
Maximum Number of Dwelling Units	N/A	N/A		N/A
Density (dwelling units per acre)	N/A	N/A		N/A
Land Coverage				
Buildings:	13,400	TBD		13,400
Drives and Parking:	5,392	TBD		5,392
Other	0	TBD		0
Parking				
Number of Spaces	13	TBD		13
Ratios (spaces:gross floor area):	1:1,215	TBD		1:1,215
Landscaping				
Area of Live Landscaping (sq. ft.):	0	TBD		0
Area of Non-Live Landscaping (sq.ft.):	0	TBD		0

Building Setbacks					
North	0	Feet	Front		feet
South	0	Feet	Rear		feet
East	0	Feet	Side		feet
West	0	Feet			

Parkway Setbacks					
Buildings	N/A	Feet	Signs	N/A	feet
Required Separation Between Buildings:				N/A	feet
Maximum Building Height					
Stories	TBD	Feet	200 (future uses)		

NOTE: FOR COMPLETE PUD REQUIREMENTS, REFER TO APPLICATION # 4767

### **3.a. The proposed P.U.D. and the market it is intended to serve.**

The proposed PUD is intended to serve the growing demand for Great Divide Brewing Company's beers. Colorado, and Denver in particular, is very well known for its craft-breweries. Colorado's strong interest in craft-brewed beers translates to a much higher than the national average for craft-beer sales. An estimated 10% of total beer sales in Colorado are craft-brewed, compared to the national average of 3%.

### **3.b. The proposed P.U.D. and its relationship to the Denver Comprehensive Plan. Where the applicant's objectives are not in substantial conformance with the Denver Comprehensive Plan, the applicant should discuss the changing conditions that justify approval of the proposed P.U.D. District.**

Predicated upon the changed and changing conditions of the area, this P.U.D. proposal is in substantial conformance with the Denver Comprehensive Plan. The changed conditions include the following:

- The undeserved restrictions of current zoning regulations which permit the manufacture of malt beverage, and wines, brandy & brandy spirits only in the 1-2 zone.
- The undeserved restrictions of the current P.U.D. which permits the manufacture of malt beverage, and wines, brandy & brandy spirits in a maximum of 7,000 square feet.

The proposal is in conformance with the Comprehensive Plan in the following areas:

- Retaining existing businesses and relocating new business to relocate to the area.<sup>1</sup>
- Redeveloping vacant and underutilized properties.<sup>1</sup>
- Encouraging adaptive reuse and rehabilitation of existing buildings.<sup>1</sup>
- Encouraging a mix of uses including: residential, arts, light manufacturing, offices, retail, entertainment etc.<sup>1</sup>
- Encouraging measures, including rezoning, which will improve the productivity of business and employment areas. Improved neighborhoods, increased employment and increased property and sales tax revenues are the City's goals.<sup>1</sup>
- Declining or deteriorated industrial areas should be rehabilitated or redeveloped to other uses.<sup>1</sup>
- Development in the inner-city which will accommodate new technologies and industrial and business activities.<sup>1</sup>
- To create permanent jobs and retain existing jobs for low and moderate income Denver residents.<sup>2</sup>
- To stimulate the redevelopment of under-utilized and deteriorated commercial and industrial property in Denver's federally designated Special Impact Area.<sup>2</sup>

- Supporting citywide plan for the rezoning proposal.<sup>3</sup>

1 Northeast Downtown Plan, 1995.

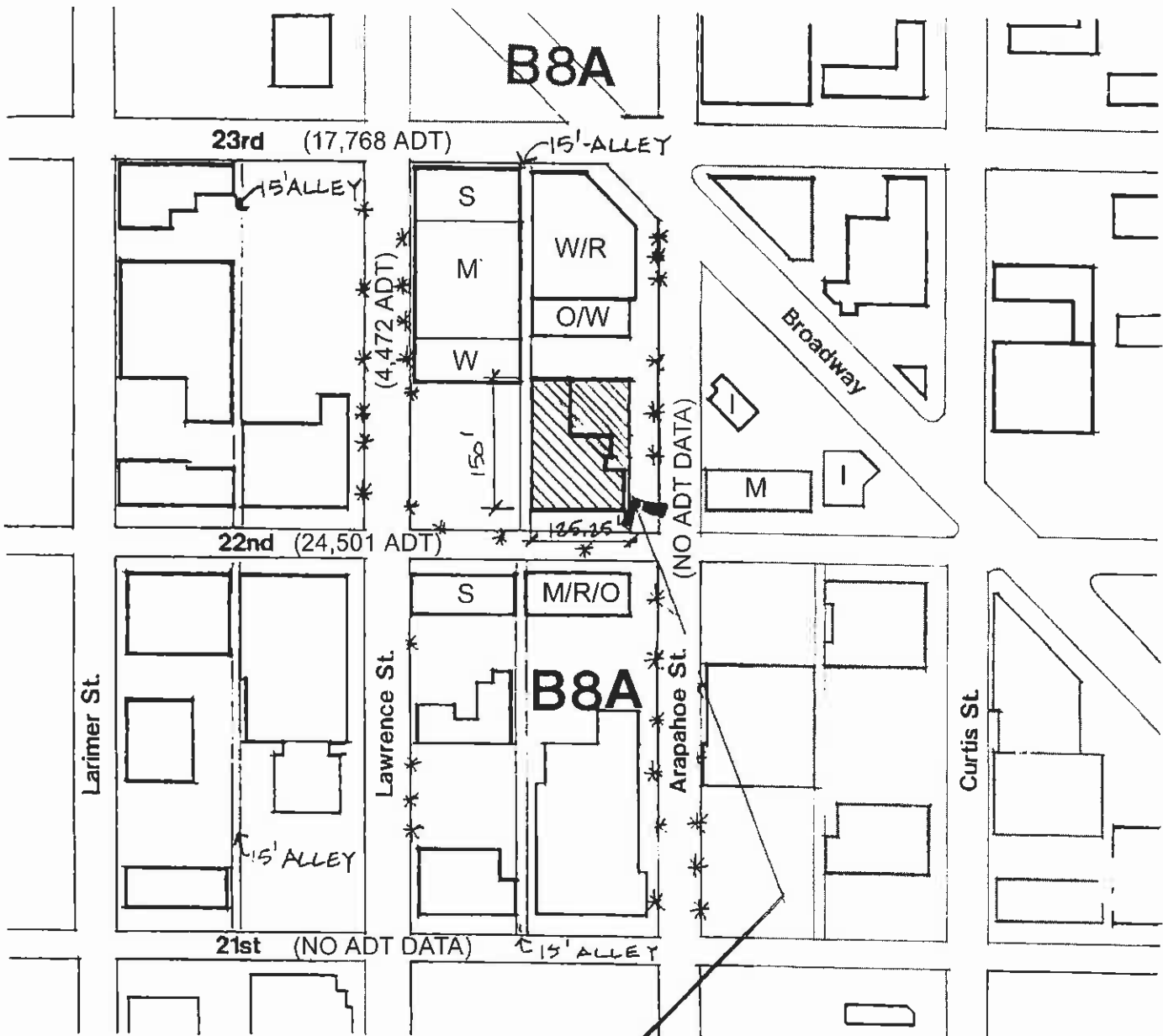
2 Primary Goals of the Revolving Loan Fund (RLF) Program of the City and County of Denver, Mayor's Office of Economic Development (MOED). (Great Divide Brewing Company has a MOED loan. The PUD location is within the Special Impact Area).

3 Blueprint Denver, 2002.

**3.c. How the proposed P.U.D. District is to relate to the character of the surrounding neighborhood.**

Great Divide Brewing Company has occupied the property for the past ten years and is a positive part of the diverse neighborhood. The business owners and residents of this area are very proud of their neighborhood and want to see it continue to improve. Great Divide will assist in helping the area stabilize by owning and occupying the building and by providing neighboring businesses with associated economic benefits. The adaptive reuse of a former dairy processing facility by Great Divide enhances the feel and public's view of the diverse neighborhood.





PROPOSED PUD  
 (18,792 SQ. FT.)

\* DENOTES CURB CUTS

- KEY TO USES
- S - Shelter
  - M - Manufacturing
  - W - Warehouse
  - R - Retail / Restaurant
  - O - Office
  - I - Industrial

**Existing Conditions Map**

December 14, 2004

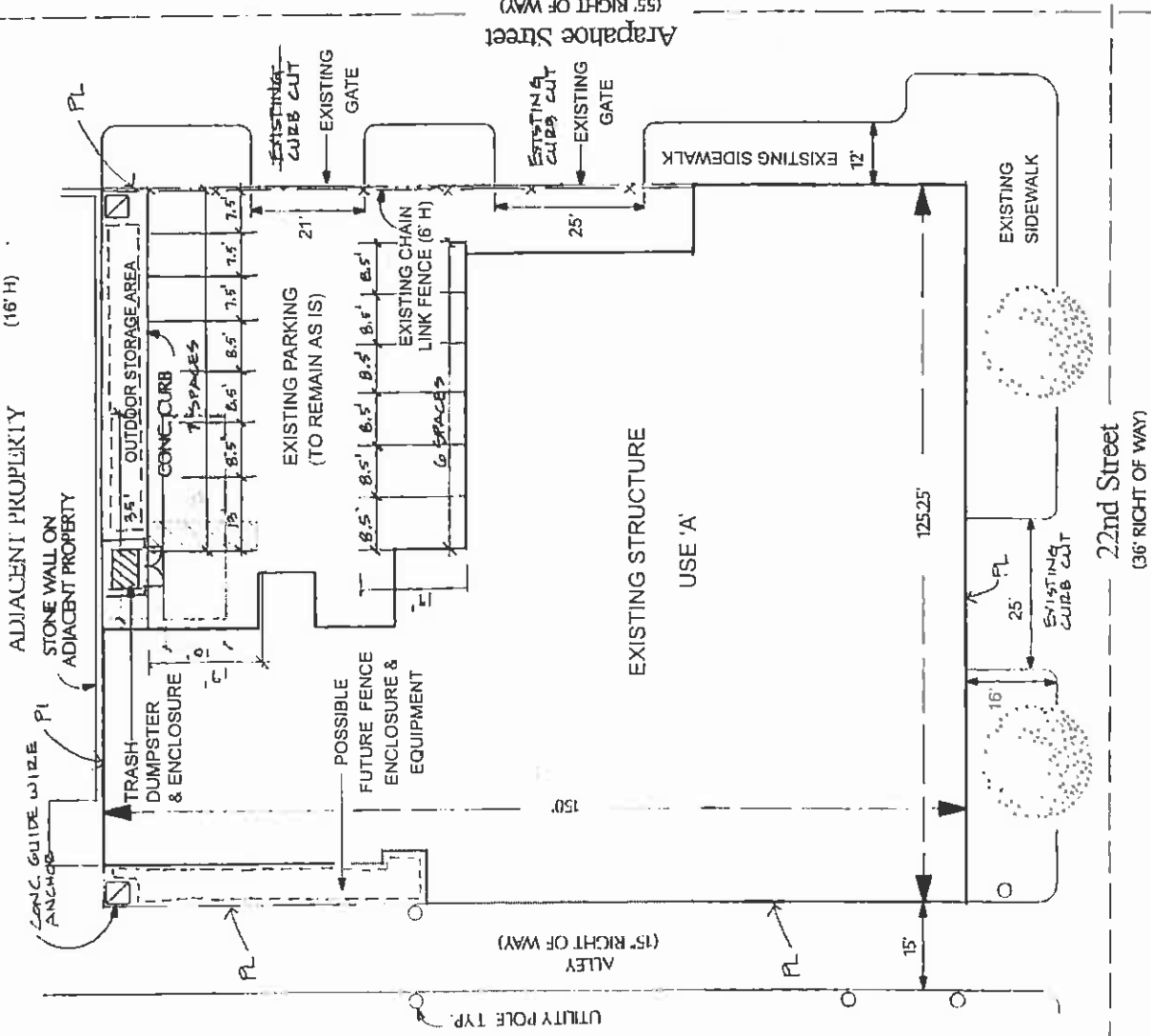
Project Address:  
 2201 Arapahoe Street  
 Denver, Colorado

1"=200'

P.U.D. Application Number 4767



FLUID LOCATED AT 220: ARAPAHOE STREET



**SITE GENERATED**  
 USE 'A', 24 to 40 ADT (current)

**UTILITIES**  
 WATER: 22ND STREET  
 SANITARY SEWER: ALLEY  
 GAS: ARAPAHOE STREET  
 ELECTRIC: ALLEY

**SETBACKS**  
 NORTH: 0 FT  
 SOUTH: 0 FT  
 EAST: 0 FT  
 WEST: 0 FT

**Legend and Notes**

- EXISTING CHAIN LINK FENCE
- CONC. UTILITY WIRE ANCHOR (EXISTING)
- EXISTING UTILITY POLE
- EXISTING TREE & TREE GRATE (COMMON NAME: THORNLESS HONEY LOCUST, gleditsia inracanithos inermis)



SCALE: 1" = 30'-0"



**District Plan** January 25, 2005

Application No. 4767  
 2201 Arapahoe Street  
 Denver, Colorado



**OWNERSHIP INFORMATION SHEET**

City and County of Denver  
Community Planning & Development - Zoning Administration  
201 W. Colfax Avenue, Dept. 205  
Phone: 720-865-3000 Fax: 720-865-3057

The Zoning Ordinance requires that applicants for rezoning provide current and complete ownership information to fulfill consent and notification requirements. If the property has multiple owners, a separate sheet must be completed for each individual owner or entity. Documentation of ownership interest, including but not limited to: copies of deeds, powers of attorney, and or corporate and partnership registrations with the Secretary of State may be required to verify ownership.

Application Number 4767 Property Address 2201 Arapahoe Street, Denver CO, 80205

Owner's Name 2201 Arapahoe LLC

Owner's Address 2201 Arapahoe Street, Denver CO, 80205

**Note:** If the application is for rezoning to B-2, B-3, R-X or PUD and the applicant is not the property owner, this form must be accompanied by a power of attorney statement from the property owner.


Indicate as accurately as possible the form of interest in the property, and the amount held by the individual or entity listed as "owner" above.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Fee title owner (has a deed of ownership) | <input checked="" type="checkbox"/> all   |
|   | <input type="checkbox"/> a portion _____% |
| <input type="checkbox"/> Contract holder                                      | <input type="checkbox"/> all              |
|   | <input type="checkbox"/> a portion _____% |
| <input type="checkbox"/> Holder of a security interest                        | <input type="checkbox"/> all              |
|   | <input type="checkbox"/> a portion _____% |

List the names and addresses of all holders of deeds of trusts for the property, if any, and indicate which holders of deeds of trust are represented by the applicant in the space below.

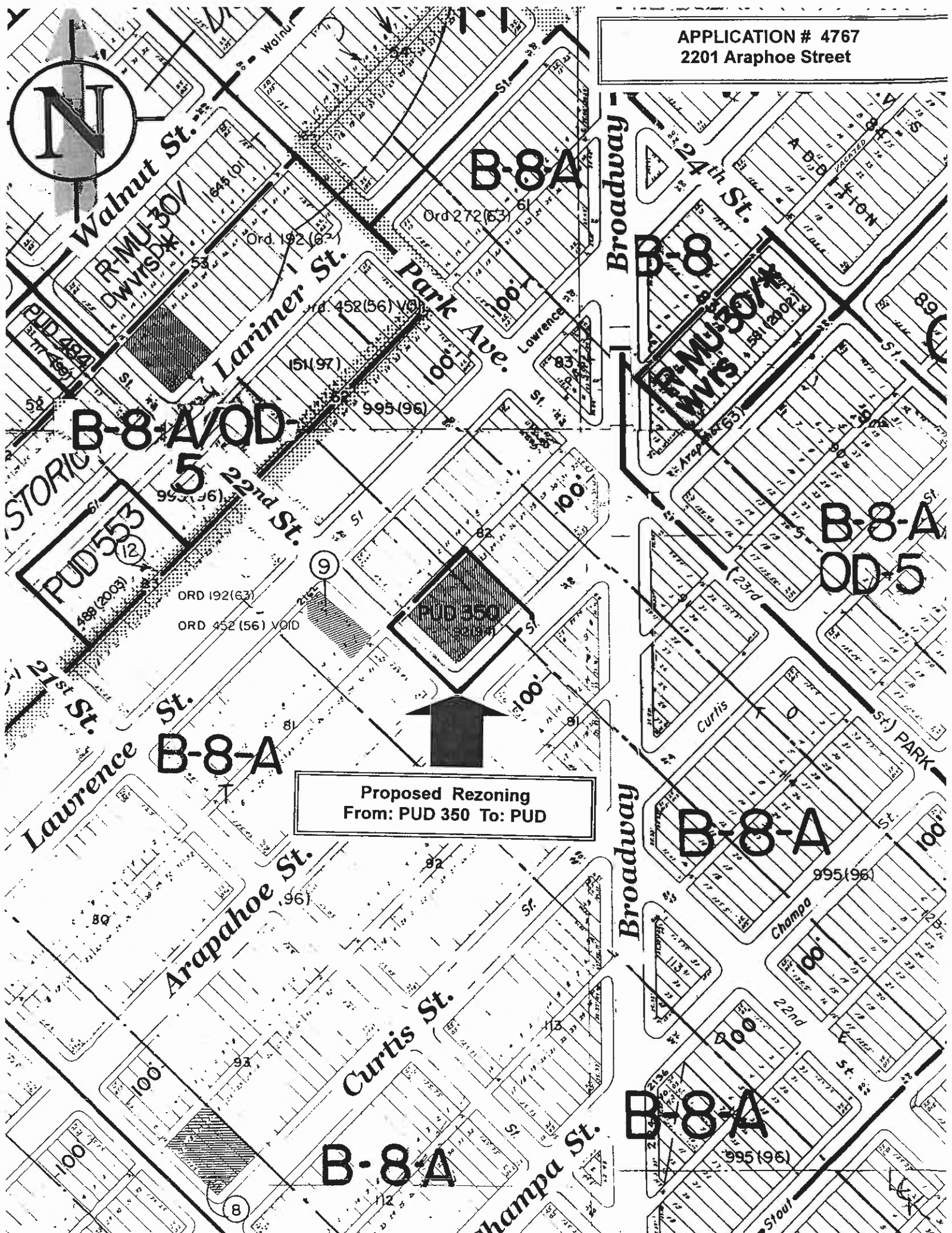
2201 Arapahoe LLC

This is to certify that the owner or owners shown above in fact own all or a portion of the land and/or structures affected by this application.

  
Signature of applicant

2.1.05  
Date

APPLICATION # 4767  
2201 Arapahoe Street



Proposed Rezoning  
From: PUD 350 To: PUD