



Denver Planning Board  
Caitlin Quander, Chair

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TO: Denver City Council  
FROM: Denver Planning Board  
CC: Mike Guertin, Executive Director, Denver Urban Renewal Authority  
DATE: April 17, 2026  
RE: Proposed Welton Street Urban Redevelopment Plan Amendment for Rossonian Hotel

### Planning Board Finding

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The Denver Planning Board is pleased to forward its finding to City Council that the proposed amendment to the Welton Street Urban Redevelopment Plan for the Rossonian Hotel conforms with Denver's adopted Comprehensive Plan 2040 and its applicable supplements. This finding is required by the Colorado Revised Statutes, Sec. 31-25-107(2). Planning Board made its finding by a unanimous vote in favor of the proposal at its regular meeting on April 15, 2026.

### Background

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The Urban Redevelopment Plan Amendment includes an approximately 0.8-acre area made of 6 parcels located in the Five Points statistical neighborhood at the intersection of Welton/27<sup>th</sup>/Washington streets. The property is located at the southeast corner of the key Five Points intersection for which the neighborhood is named. The amendment area is focused on the Baxter Building constructed in 1912 and operated as the Rossonian Hotel until 1973. The building was listed on the National Register of Historic Buildings in 1995 and designated a contributing structure within the Five Points Historic Cultural District in 2016.

The Amendment Area is currently zoned C-MX-8, a Denver Zoning Code Urban Center – Mixed Use – up to 8 stories district that encourages building forms that fully realize the urban character, active ground floor uses and street activation envisioned for this context.

The surrounding area includes a mix of uses including offices, multi-unit residential, mixed-use, and a density of public/quasi-public uses associated with the density of civic, arts, and cultural uses in the area.

A conditions study (referred to in state statute as a "blight study") was conducted. The study found that there are four blight factors present in the Urban Redevelopment Area, including 1) inadequate public improvements or utilities; 2) buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidated deterioration, defective design, physical construction or faulty or inadequate facilities; 3) environmental contamination of buildings or property; and 4) existence of health, safety or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements, thus meeting the standards of "blight" as described in Colorado Revised Statutes § 31-25-101, the Urban Renewal Law.

### Urban Redevelopment Plan

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The proposed Urban Redevelopment Plan Amendment will result in the redevelopment and adaptive reuse of one of Five Points most prominent and cherished intersections. The Urban Redevelopment Plan Amendment is intended to promote complete and equitable neighborhoods through the following objectives:

1. To eliminate the present factors which contribute to the blight in the Urban Redevelopment Area. Such blighting factors are detrimental to the community and limit the development potential of the site.
2. To renew and improve the character and environment of the Area and its surroundings by enhancing and improving an existing historical landmark building which will prevent or ameliorate economic, physical, and environmental deterioration.
3. To encourage commercial and retail development that is socially and economically inclusive and from which the Area and its environs can draw economic strength.
4. To encourage the reuse of existing buildings where appropriate, including historic preservation and adaptive reuse.
5. To promote a diverse, sustainable neighborhood economy.
6. To encourage land use patterns within the Area and its environs where pedestrians are safe and welcome.
7. To encourage the participation of existing property owners within and adjacent to the Area in the redevelopment of their property.
8. To improve and provide for employment centers at areas proximate to multimodal transit centers and access.
9. To assist the City in cultivating complete and inclusive neighborhoods.
10. To improve the economy of the City by stabilizing and upgrading property values.
11. To achieve goals as outlined in adopted City Plans.

The proposed URP amendment would facilitate the revitalization of the existing and vacant structure and encourage commercial and retail development that is socially and economically inclusive.

#### Planning Board Authority

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Colorado Revised Statutes 31-25-107(2) requires that a jurisdiction's planning board or commission make a finding that a proposed urban renewal plan conforms with the jurisdiction's comprehensive plan.

#### Analysis of Comprehensive Plan Conformity

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At the April 15, 2026 Planning Board meeting, CPD staff recommended that the proposed Urban Redevelopment Plan Amendment conforms with the adopted plans that apply to the area, including Denver Comprehensive Plan 2040, Blueprint Denver (2019), and the Northeast Downtown Neighborhoods Plan (2011). See the attached Planning Board staff report for details.

#### The Final Denver Planning Board Finding

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Based on the CPD staff report and board deliberations at its April 15, 2026, meeting, the Denver Planning Board finds that the Rossonian Hotel Redevelopment Plan Amendment conforms with Denver's adopted Comprehensive Plan and its applicable supplements.

#### Attachments

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1. CPD Planning Board staff report