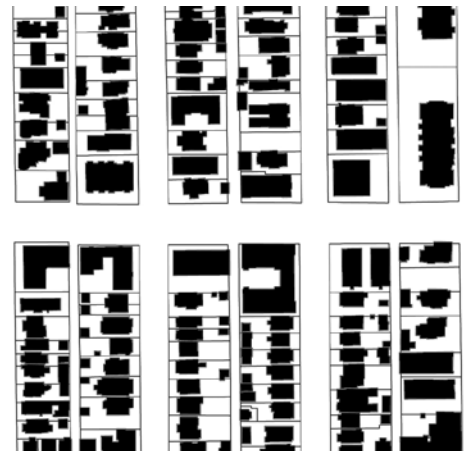
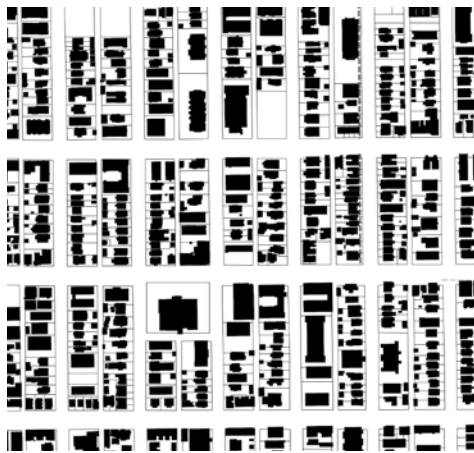


PUD-G 28



2524-2660 Larimer St, 2609,
2623, 2641 Lawrence St
2021I-00175

this page left intentionally blank

Contents

PUD-G 28

CHAPTER 1. ESTABLISHMENT AND INTENT	3
Section 1.1 PUD-G 28 Established	3
Section 1.2 PUD-G 28 General Purpose	5
Section 1.3 PUD-G 28 Specific Intent	5
Section 1.4 Zone Lots Established	6
CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION	7
Section 2.1 General Urban Neighborhood Context Description	7
Section 2.2 Urban Center Neighborhood context description	7
CHAPTER 3. UNDERLYING ZONE DISTRICTS	7
Section 3.1 Subarea A	7
Section 3.2 Subarea B	7
Section 3.3 Subarea C	7
Section 3.4 Subarea D	7
CHAPTER 4. DESIGN STANDARDS	8
Section 4.1 Building Form Intent	8
Section 4.2 Primary Building Form Standards	8
Section 4.3 Supplemental Design Standards	10
Section 4.4 Design Standard Alternatives	12
Section 4.5 Design Standard Exceptions	14
Section 4.6 Integration of Existing Facades	14
CHAPTER 5. USES AND REQUIRED MINIMUM PARKING	15
Section 5.1 Uses	15
Section 5.2 Required Minimum Parking	15
CHAPTER 6. ADDITIONAL STANDARDS	16
Section 6.1 Article 1 of the Denver Zoning Code	16
Section 6.2 Article 9 of the Denver Zoning Code	16
Section 6.3 Article 10 of the Denver Zoning Code	16
Section 6.4 Article 11 of the Denver Zoning Code	16
Section 6.5 Article 12 of the Denver Zoning Code	17
Section 6.6 Article 13 of the Denver Zoning Code	17
CHAPTER 7. RULES OF INTERPRETATION	20
CHAPTER 8. VESTED RIGHTS	20

this page left intentionally blank

CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 28 ESTABLISHED

The provisions of this PUD-G 28 apply to the land depicted on the Official Zoning Map with the label PUD-G 28, and more generally described as land within the Southeast Quarter of Section 27, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 28 for the purpose of applying the zoning standards contained herein. All subareas established are shown generally on Figure 1-1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 19 THROUGH 32, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 17 THROUGH 24, AND A PORTION OF THE ALLEY IN BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET, 27TH STREET, AND LAWRENCE STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST CORNER OF SAID BLOCK 30;
THENCE NORTH 89°23'02" EAST, A DISTANCE OF 56.57 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET, AND THE POINT OF BEGINNING;
THENCE SOUTH 44°23'00" WEST ALONG THE CENTERLINE OF SAID LAWRENCE STREET, A DISTANCE OF 480.68 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LAWRENCE STREET;
THENCE NORTH 45°34'03" WEST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.38 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED SOUTHWESTERLY;
THENCE NORTH 44°23'35" EAST ALONG SAID CENTERLINE AND THE SOUTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 480.53 FEET TO A POINT ON THE CENTERLINE OF SAID 27TH STREET;
THENCE SOUTH 45°36'57" EAST ALONG SAID CENTERLINE, A DISTANCE OF 173.30 FEET TO THE POINT OF BEGINNING.

SUBAREA "A" CONTAINS 83,307 SQUARE FEET OR 1.91 ACRES, MORE OR LESS.

B. Subarea B Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 7, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, AND A PORTION OF 27TH STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID BLOCK 30;
THENCE NORTH 00°36'23" WEST, A DISTANCE OF 56.56 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 27TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
THENCE SOUTH 45°36'57" EAST ALONG THE CENTERLINE OF SAID 27TH STREET, A DISTANCE OF 173.30 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;

THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 215.23 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 7 EXTENDED SOUTHEASTERLY;
 THENCE NORTH 45°35'40" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;
 THENCE NORTH 44°24'10" EAST ALONG SAID CENTERLINE, A DISTANCE OF 215.17 FEET TO THE POINT OF BEGINNING.

SUBAREA "B" CONTAINS 37,298 SQUARE FEET OR 0.86 ACRES, MORE OR LESS.

C. Subarea C Legal Description

A PARCEL OF LAND BEING ALL OF LOTS 8 THROUGH 16, AND A PORTION OF THE ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, ALL OF LOTS 15 AND 16, AND A PORTION OF THE ALLEY, BLOCK 58, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF SAID BLOCK 30;
 THENCE SOUTH 89°25'04" WEST, A DISTANCE OF 56.55 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
 THENCE NORTH 44°24'10" EAST ALONG THE CENTERLINE OF SAID LARIMER STREET, A DISTANCE OF 265.22 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 8 EXTENDED NORTHWESTERLY;
 THENCE SOUTH 45°35'40" EAST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY;
 THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND SAID CENTERLINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 265.30 FEET TO A POINT ON THE CENTERLINE OF SAID 26TH STREET;
 THENCE NORTH 45°34'03" WEST ALONG SAID CENTERLINE, A DISTANCE OF 173.38 FEET TO THE POINT OF BEGINNING.

SUBAREA "C" CONTAINS 45,984 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

D. Subarea D Legal Description

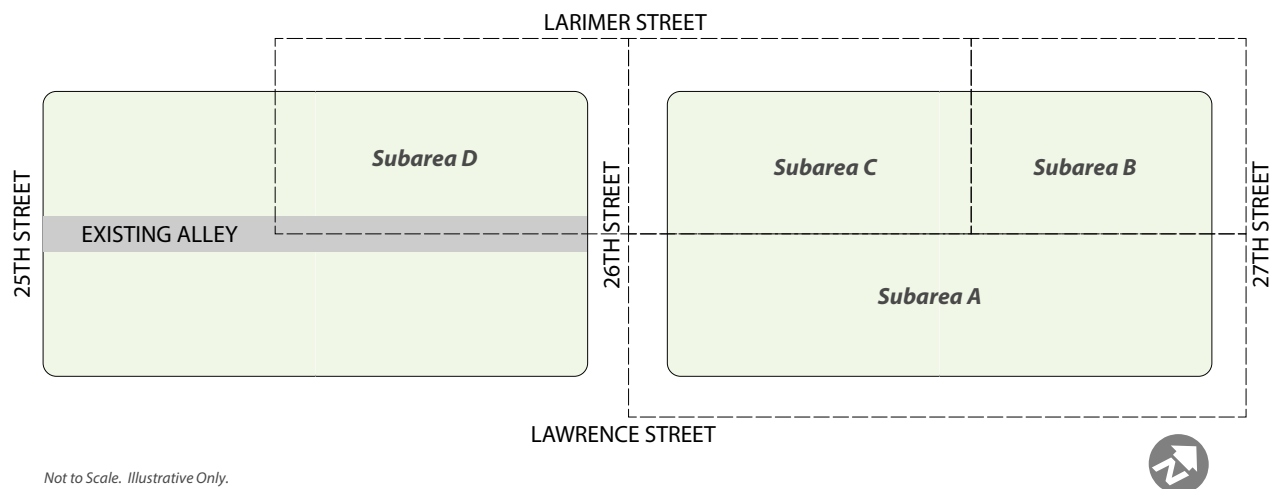
A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 10, AND A PORTION OF THE ALLEY, BLOCK 59, CURTIS AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26TH STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID BLOCK 59;
 THENCE NORTH 00°34'43" WEST, A DISTANCE OF 56.58 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26TH STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;
 THENCE SOUTH 45°34'03" EAST ALONG THE CENTERLINE OF SAID 26TH STREET, A DISTANCE OF 173.61 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY EXTENDED NORTHEASTERLY;

THENCE SOUTH 44°25'34" WEST ALONG SAID EXTENSION AND SAID ALLEY CENTERLINE, A DISTANCE OF 290.59 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID LOT 10 EXTENDED SOUTHEASTERLY;
 THENCE NORTH 45°34'33" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.57 FEET TO A POINT ON THE CENTERLINE OF SAID LARIMER STREET;
 THENCE NORTH 44°25'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 290.61 FEET TO THE POINT OF BEGINNING.

SUBAREA "D" CONTAINS 50,445 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

Figure 1-1: Subareas Established in this PUD-G 28



SECTION 1.2 PUD-G 28 GENERAL PURPOSE

The general purpose of this PUD-G 28 is to provide more prescriptive requirements than the conventional building form regulations found in the Denver Zoning Code to facilitate redevelopment of an underutilized site with mixed residential and commercial uses and open space amenities that are compatible with and contribute to the vibrancy of the surrounding neighborhood.

SECTION 1.3 PUD-G 28 SPECIFIC INTENT

More specifically, PUD-G 28 is intended to:

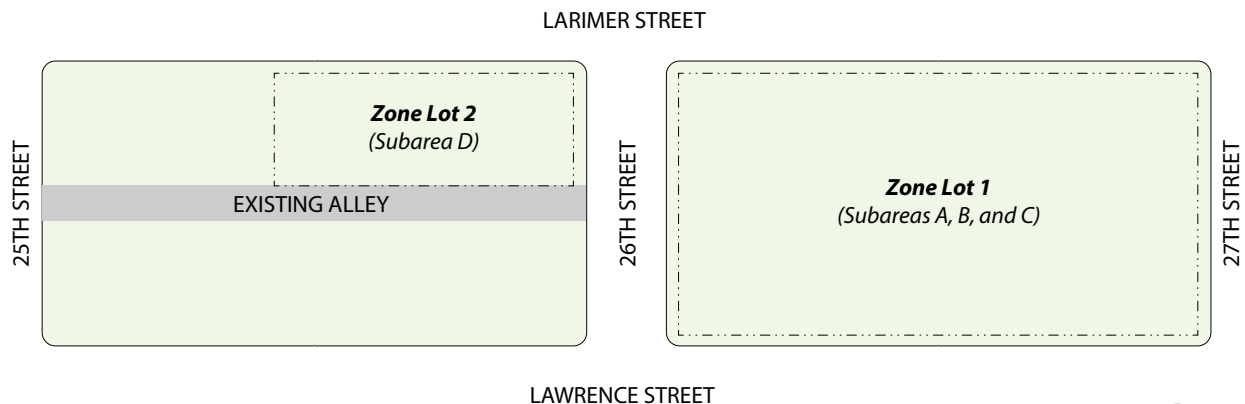
- 1.3.1 Respond to the unique and extraordinary circumstances associated with the land, which circumstances require redeveloping the site in a manner sensitive to the existing and historical context of this neighborhood, including but not limited to:
 - A. facilitating compatible development through appropriate building form and design standards that are not available or required under a traditional form based zone district in the Denver Zoning Code in an effort to respond to and respect the historical context, scale, and mix of uses of the neighborhood;
 - B. allowing mixed-use development that contributes to the vibrancy of the surrounding neighborhood and that facilitates appropriate transitions between uses on the subject site and existing residential uses to the south, east and north;
 - C. connecting the historic aspects and scale of neighboring Ballpark and Curtis Park Historic Districts, by varying the heights of new structures and repositioning, preserving, and complementing character-defining features of existing structures to ensure that they remain relevant and vibrant;

- D. creating more substantial public realm and open space areas to enhance pedestrian activity and connectivity for the community;
 - E. ensuring quality, human-scaled building design that respects the character and historic nature of the corridor; and
 - F. activating and expanding an emerging node of activity along a street identified as a Community Corridor in Blueprint Denver with an innovative, sustainable, and equitable development that will offer affordable housing and a robust retail ecosystem.
- 1.3.2 Facilitate the creation of significant public benefits not allowed or guaranteed by a traditional zone district, including:
- A. affordable housing;
 - B. enhanced open space/public realm;
 - C. human scaled building design with active ground floor uses;
 - D. expanded retail and neighborhood serving uses; and
 - E. preservation of specific buildings or building elements in whole or in part to provide continuity of character and scale with the existing context.

SECTION 1.4 ZONE LOTS ESTABLISHED

This PUD-G 28 initially establishes two Zone Lots whose boundaries are shown generally in Figure 1-2 below. Subareas A, B, and C, excluding public right-of-way, shall be located in Zone Lot 1, and Subarea D, excluding public right-of-way, shall be located in Zone Lot 2. Determination of Primary and Side Street Zone Lot Lines is established in Section 6.6.2.A of this PUD-G 28. Zone Lots within this PUD-G 28 may be amended from their initial boundaries as allowed in Denver Zoning Code, Section 12.4.4, Zone Lot Amendments.

Figure 1-2: Zone Lots Established in this PUD-G 28



Not to Scale. Illustrative Only.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 GENERAL URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.1, General Urban Neighborhood Context Description, as amended from time to time.

SECTION 2.2 URBAN CENTER NEIGHBORHOOD CONTEXT DESCRIPTION

All development within Subareas B, C, and D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as amended from time to time.

CHAPTER 3. UNDERLYING ZONE DISTRICTS

SECTION 3.1 SUBAREA A

Development within Subarea A of this PUD-G 28 shall conform to Denver Zoning Code, Division 6.2, Districts, as specifically applicable to the G-RX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.2 SUBAREA B

Development within Subarea B of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.3 SUBAREA C

Development within Subarea C of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-8 Zone District, as amended from time to time, except as modified in this PUD-G 28.

SECTION 3.4 SUBAREA D

Development within Subarea D of this PUD-G 28 shall conform to Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 28.

CHAPTER 4. DESIGN STANDARDS

Development within this PUD-G 28 shall conform to Denver Zoning Code Division 6.3, Design Standards, as specifically applicable to the G-RX-5 Zone District (Subarea A), or Division 7.3, Design Standards, as specifically applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, with the following modifications, additions, and exceptions.

SECTION 4.1 BUILDING FORM INTENT

Denver Zoning Code Section 6.3.2, Building Form Intent, and Section 7.3.2, Building Form Intent, as amended from time to time, shall apply to this PUD-G 28, with the following additions.

4.1.1 Height

Arrange building heights at the edges of PUD-G 28 to provide a transition to the lower heights allowed in adjacent areas.

4.1.2 Residential Setbacks

Provide transitional space between the edge of a public sidewalk and Street Level residential dwellings.

4.1.3 Upper Story Setback

Maintain the general appearance of a predominantly 3-story maximum height near the sidewalk edge by requiring an Upper Story Setback at taller heights.

4.1.4 Open Space

Encourage the provision of publicly accessible open space that enhances pedestrian connections and creates activated amenity space for users and visitors.

SECTION 4.2 PRIMARY BUILDING FORM STANDARDS

4.2.1 District Specific Standards Summary

- A. Primary Structures in this PUD-G 28 shall use the Shopfront Building Form.
- B. There shall be no maximum number of Structures per Zone Lot in this PUD-G 28.
- C. Primary Structures in this PUD-G 28 may extend across subarea boundaries. The portion of the Structure within each subarea must meet the applicable standards as described in this PUD-G 28 and the underlying zone district.

4.2.2 District Specific Standards

All development, except Detached Accessory Structures, in this PUD-G 28 shall conform to Denver Zoning Code Section 6.3.3.3, District Specific Standards, as applicable to the G-RX-5 Zone District (Subarea A), or Section 7.3.3.3, District Specific Standards, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time, except as modified in this PUD-G 28 with the following exceptions, additions, and modifications set forth in the following table.

SHOPFRONT

HEIGHT	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Height Standards Not Listed Below				
Stories (max)	5	5	7	5
Feet (min/max)	na/70'	24'/70'	24'/89'	24'/70'
Additional Height Limitations	See Section 4.3.1			

SITING	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Siting Standards Not Listed Below				

REQUIRED BUILD-TO

Primary and Side Street (min build-to % within min/max range)	75% 0'/15'
	Frontages Subject to a Residential Setback: 7'/20'

RESIDENTIAL SETBACKS

Primary and Side Street (min)	7'
-------------------------------	----

OPEN SPACE

Private Open Space (min)	10% See Section 6.6.2.B	10% See Section 6.6.2.B	10% See Section 6.6.2.B	na
--------------------------	----------------------------	----------------------------	----------------------------	----

DESIGN ELEMENTS	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Design Elements Standards Not Listed Below				

BUILDING CONFIGURATION

Street Level Height (min)	na	16'	16'	16'
Upper Story Setback above 3 stories or 45' (min % of Primary and Side Street-facing zone lot width/min setback)		60% / 5'		
Upper Story Setback above 5 stories or 70' (min % of Primary and Side Street-facing zone lot width/min setback)	na	na	80% / 10' See Section 4.3.2	na
Limitation on Visible Parking Above Street Level for Structures over 3 stories or 45' in Height (min % of Primary and Side Street-facing zone lot width)	na	70% See Section 4.3.3	70% See Section 4.3.3	70% See Section 4.3.3
Alternative to Limitation on Visible Parking Above Street Level		See Section 4.4.3	See Section 4.4.3	See Section 4.4.3

INCREMENTAL MASS REDUCTION

Incremental Mass Reduction for Stories 3-5 (min)	10%	10%	10%	10%
Incremental Mass Reduction for Stories 6-7 (min)	na	na	15%	na

STREET LEVEL ACTIVATION

Transparency, Primary Street (min for all uses)	60%
Transparency, Side Street (min for all uses)	40%
Additional Pedestrian Access, Primary and Side Street	Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature

USES	Subarea A (based on G-RX-5)	Subarea B (based on C-MX-5)	Subarea C (based on C-MX-8)	Subarea D (based on C-MX-5)
See Underlying Zone Districts for Additional Applicable Uses Standards Not Listed Below				
Street Level Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)		75%		
Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)	na	50% See Section 4.3.4	50% See Section 4.3.4	50% See Section 4.3.4

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

4.3.1 Building Height Areas

A. Intent

To vary the height and massing of buildings to respond to the surrounding context and create a transition to the lower heights allowed in adjacent areas.

B. Applicability

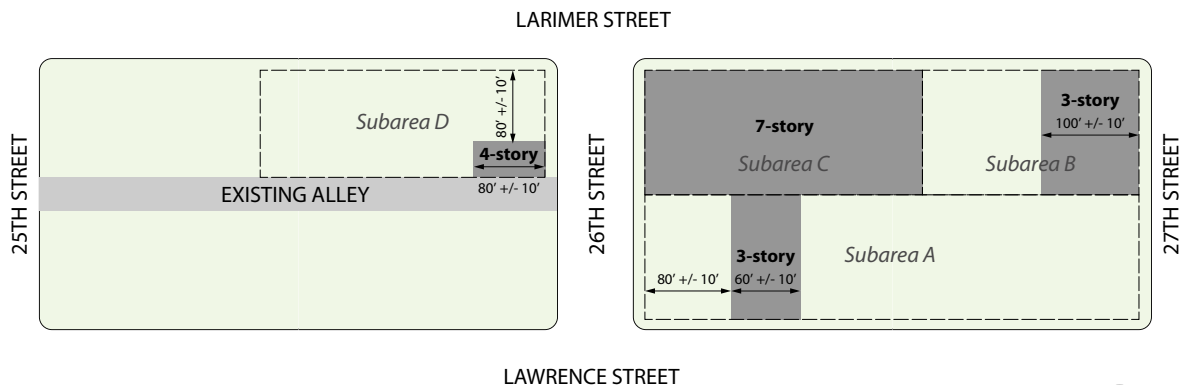
This Section 4.3.1 applies to all Primary Structures in this PUD-G 28.

C. Standard

- Maximum Building Height for Structures in specific areas of this PUD-G 28 shall be limited to 3, 4, 5 and 7 stories with maximum height in feet as indicated in the following table and Figure 4-1.

MAXIMUM HEIGHT IN PUD-G 28	
MAXIMUM HEIGHT IN STORIES	MAXIMUM HEIGHT IN FEET
3 stories	45'
4 stories	60'
5 stories	70'
7 stories	89'

Figure 4-1: Building Height Limitations in this PUD-G 28



Not to Scale. Illustrative Only.

- The location of height definition areas in Subareas A, B, and D only may vary from the boundaries shown in the preceding figure by an amount not to exceed ten feet (10') measured horizontally and parallel to the:
 - Lawrence Street Primary Zone Lot Line in Subarea A;
 - Larimer Street Primary Zone Lot Line in Subarea B; or
 - Larimer Street Primary Zone Lot Line or 26th Street Side Street Zone Lot Line in Subarea D.

4.3.2 Upper Story Setbacks

A. Intent

To break down the general appearance of and provide additional pedestrian space between the tallest portions of buildings from the sidewalk edge.

B. Applicability

This Section 4.3.2 applies to all Primary Structures in Subarea C of this PUD-G 28.

C. Standard

Any portion of a building that extends directly from the Street Level to the maximum 7 stories in height shall meet the required minimum upper story setback above 3 stories or 45 feet as set forth in the building form table.

4.3.3 Limitation on Visible Parking Above Street Level

A. Intent

To minimize the visibility, and impacts of structured parking and promote visual interest on upper story building facades.

B. Applicability

This Section 4.3.3 applies to all Primary Structures in this PUD-G 28 that are greater than 3 stories or 45 feet in height (excluding permitted height exceptions) and include structured parking above Street Level.

C. Standard

1. Uses that meet the Limitation on Visible Parking Above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary or Side Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth).
2. Uses that meet the Limitation on Visible Parking Above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum specified percentage of the Primary or Side Street-facing Zone Lot Width.

4.3.4 Street Level Nonresidential Active Uses

A. Intent

To promote activity on the street and sidewalk and encourage a vibrant urban environment with uses accessible to the general public.

B. Applicability

This Section 4.3.4 applies to all Primary Structures in Subareas B, C, and D of this PUD-G 28.

C. Standard

1. Street Level nonresidential active uses include all permitted primary uses except the following:
 - a. Dwelling, Single Unit;
 - b. Dwelling, Two Unit
 - c. Dwelling, Multi-Unit;
 - d. Dwelling, Live / Work;
 - e. Automobile Services, Light;
 - f. Mini-storage Facility; or
 - g. Wholesale Trade or Storage, Light.

2. Street Level nonresidential active uses include all permitted accessory uses except the following:
 - a. Accessory uses associated with primary uses prohibited by Section 4.3.4.C.1;
 - b. Outdoor Storage, General;
 - c. Outdoor Storage, Limited;
 - d. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - e. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level nonresidential active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level nonresidential active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The portion of the building facade that meets the Street Level nonresidential active use requirement shall contain at least one window or door that meets the requirements in Denver Zoning Code Section 13.1.6.3, Street Level Activation.
6. The length of any build-to alternatives permitted by Section 4.4.1, except the Private Open Space alternative, shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level nonresidential active uses.

4.3.5 Other Supplemental Design Standards in Underlying Zone Districts

All other applicable Supplemental Design Standards set forth in Denver Zoning Code Section 6.3.5 (Subarea A) and Section 7.3.5 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.4 DESIGN STANDARD ALTERNATIVES

4.4.1 Required Build-to Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

B. Applicability

This Section 4.4.1 applies to all Primary Structures in this PUD-G 28

C. Alternative

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard in this PUD-G 28 and may count toward the required build-to no more than as described in the following table, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.5.7.E, Build-to Alternative Requirements:

REQUIRED BUILD-TO ALTERNATIVES				
PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)
25%	25%*	30%*	30%*	100%

*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

4.4.2 Street Level Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Applicability

This Section 4.4.2 applies to all Primary Structures in this PUD-G 28

C. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard in this PUD-G 28 and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Denver Zoning Code Section 13.1.6.3.A.5, Transparency Alternative Requirements:

TRANSPARENCY ALTERNATIVES					
ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
Primary and Side Street	0%	50%	0%	50%	80%

4.4.3 Limitation on Visible Parking Above Street Level Alternative for Integrated Facade Design

A. Intent

To ensure structured parking designs that are compatible with the character and quality of the overall building facade where it is not possible to wrap or screen structured parking with other uses.

B. Applicability

This Section 4.4.3 applies to all Primary Structures in this PUD-G 28 that are greater than 3 stories or 45 feet in height (excluding permitted height exceptions) and include structured parking above Street Level.

C. Allowance

Where 100% of a street-facing building facade containing structured parking meets the standards set forth in 1-3 below, the resulting integrated facade design may be used as an alternative to the Limitation on Visible Parking Above Street Level in this PUD-G 28.

1. Where the alternative is used, Street-facing facades containing structured parking shall be integrated into the overall facade design through use of:
 - a. Similar building materials to those used on adjacent facade areas that do not contain structured parking
 - b. Facade articulation and fenestration patterns that integrate with portions of the building facade that do not contain structured parking

2. Where the alternative is used, Street-facing facades containing structured parking shall minimize the visibility of parking areas through use of:
 - a. Non-transparent facade materials for a minimum height of 4 feet from the finished floor of each story
 - b. Fully-shielded LED or other lighting not exceeding 6,500 lumens in any parking aisle behind a street-facing facade
3. Where the alternative is used, Denver Zoning Code Section 10.4.6.5, Parking Structure Design Standards shall apply in addition to the Standards set forth in this Section 4.4.3.

4.4.4 Other Design Standard Alternatives in Underlying Zone Districts

All other applicable Design Standard Alternatives set forth in Denver Zoning Code Section 6.3.6 (Subarea A) and Section 7.3.6 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.5 DESIGN STANDARD EXCEPTIONS

4.5.1 Height Exceptions

A. Intent

To allow building features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.

B. Applicability

This Section 4.5.1 applies to all Primary Structures in this PUD-G 28.

C. Exception

Height exceptions for Primary Structures set forth in Denver Zoning Code Section 6.3.7.1.C, Height Exceptions (Subarea A) or Section 7.3.7.1.C, Height Exceptions (Subareas B, C, and D) shall apply with the following exceptions, additions, and modifications:

1. A Parapet Wall and/or Safety Railing to may encroach into the upper story setback up to a maximum of 5 feet.
2. No height exception shall exceed the maximum building height in feet set forth by Section 4.2.2, District Specific Standards, or Section 4.3.1, Building Height Areas, of this PUD-G 28 by more than 15 feet.

4.5.2 Other Design Standard Exceptions in Underlying Zone Districts

All other applicable Design Standard Exceptions set forth in Denver Zoning Code Section 6.3.7 (Subarea A) and Section 7.3.7 (Subareas B, C, and D) shall apply to this PUD-G 28.

SECTION 4.6 INTEGRATION OF EXISTING FACADES

4.6.1 Intent

To maintain exterior design features and architectural elements that contribute to the character and context of the neighborhood.

4.6.2 Applicability

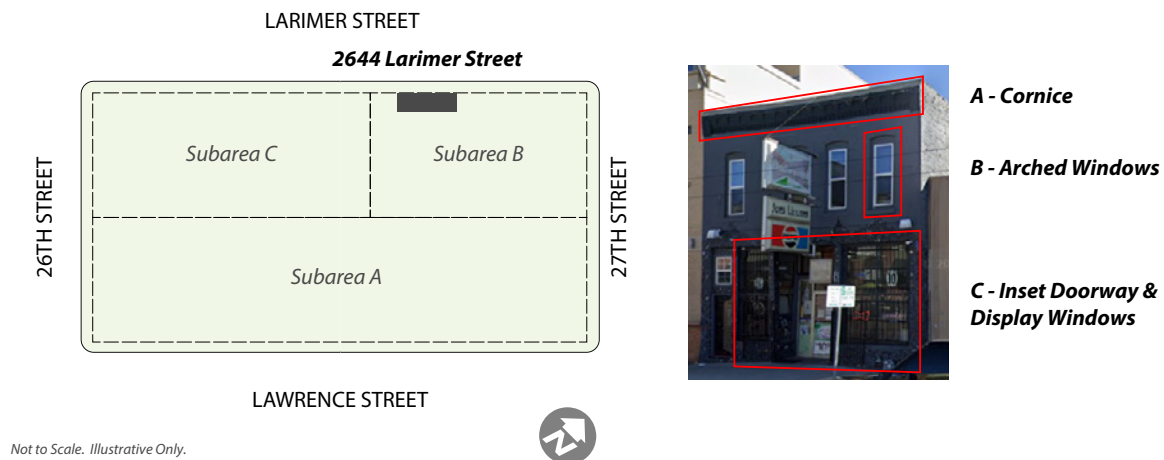
This Section 4.6 applies to all Primary Structures in Subarea B of this PUD-G 28.

4.6.3 Standard

The 2-story brick façade of the Structure at 2644 Larimer St. shall be repaired and integrated into any new development in Subarea B, as shown in Figure 4-2. Elements to be retained or reinstated in their original configuration include:

- A. Decorative masonry cornice at the top of the second story
- B. Second-story arched window openings with irregular spacing
- C. Shopfront with inset doorway and display windows

Figure 4-2: Facade Integration in this PUD-G 28



CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

All uses established in this PUD-G 28 shall conform to Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

SECTION 5.2 REQUIRED MINIMUM PARKING

All uses established in this PUD-G 28 shall conform to the minimum vehicle and bicycle parking requirements set forth in Denver Zoning Code Division 6.4, Uses and Required Minimum Parking, as applicable to the G-RX-5 Zone District (Subarea A), or Division 7.4, Uses and Required Minimum Parking, as applicable to the C-MX-5 Zone District (Subareas B and D) and C-MX-8 Zone District (Subarea C), as amended from time to time.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code, Article 9, Special Districts, as amended from time to time, with the following exceptions, additions, and modifications:

6.2.2 Amendments to Approved PUD District Plans

This PUD-G 28 may be amended by subarea, platted lots, or mete and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendment to Approved PUD District Plans.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 28 shall conform to Denver Zoning Code, Article 10, General Design Standards, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time, with the following exceptions, additions, and modifications:

6.3.2 Bicycle Parking

Bicycle parking required by Denver Zoning Code, Section 10.4.3, Bicycle Parking, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required bicycle parking is also located on the same Zone Lot.

6.3.3 Loading

On-site loading spaces required by Denver Zoning Code, Section 10.4.8, Loading, may be provided on any Zone Lot within this PUD-G 28 regardless of whether the use generating the minimum required on-site loading spaces is also located on the same Zone Lot.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Establishment of uses in this PUD-G 28 shall conform to Denver Zoning Code, Article 11, Use Limitations and Definitions, as applicable to the G-RX-5 Zone District (Subarea A), C-MX-5 Zone District (Subareas B and D), or C-MX-8 Zone District (Subarea C), as amended from time to time, with the following exceptions, additions, and modifications.

6.4.2 Outdoor Eating and Serving Areas Accessory to Eating/Drinking Establishment Use

Instead of the limitations for Outdoor Eating and Serving Areas set forth in Denver Zoning Code Section 11.10.14.1.B, the following shall apply within this PUD-G 28:

- A. The Outdoor Eating and Serving Area shall be less than 100 feet from the Eating and Drinking Establishment to which it is accessory. For the purposes of this PUD-G 28, this shall be measured as the linear distance from any publicly accessible entry of the Eating and Drinking Establishment to the nearest point the Outdoor Eating and Serving Area.
- B. The Outdoor Eating and Serving Area shall not include any structure or enclosure more than 42 inches tall, except for the following:

1. Temporary canvas awnings or umbrellas may serve as sun shades.
 2. Permanent structures that form a covering over the Outdoor Eating and Serving Area, provided that a detached permanent structure shall comply with the applicable Detached Accessory Structure building form standards except the detached building form's setback standards shall not apply.
- C. The Outdoor Eating and Serving Area shall have a hard, all weather surface.
- D. No required off-street parking spaces shall be used for the Outdoor Eating and Serving Area.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 Applicability

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

All development in this PUD-G 28 shall conform to Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions, additions, and modifications:

6.6.2 Rules of Measurement for Height for All Other Zone Districts

Flexibility for measurement of Height in stories allowed by Denver Zoning Code Section 13.1.3.3.B.5, Parking Structure Stories, shall not apply to this PUD-G 28.

6.6.3 Rules of Measurement for Siting Form Standards

A. Determination of Primary and Side Street Zone Lot Lines

1. Intent

To determine Zone Lot Lines that address the site's unique attributes, including prominent commercial frontages on Larimer Street, pedestrian and bicycle-focused frontages along 26th Street and 27th Street, and the transition to more residential character on Lawrence Street.

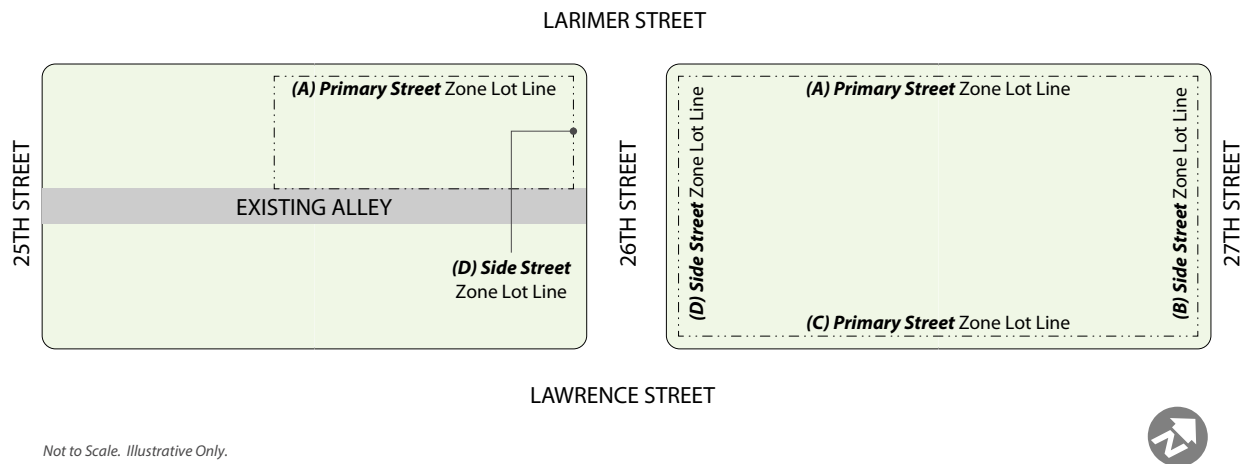
2. Applicability

This Section 6.6.3.A applies to all Zone Lots in this PUD-G 28.

3. Standard

- a. The following Primary Street and Side Street Zone Lot Line determinations shall apply to development within PUD-G 28, and administrative adjustments or variances to such determinations are prohibited:
 - i. The Zone Lot Line abutting Larimer Street is designated as a Primary Street Zone Lot Line [(A) in Figure 6-1]
 - ii. The Zone Lot Line abutting 27th Street is designated as a Side Street Zone Lot Line [(B) in Figure 6-1].
 - iii. The Zone Lot Line abutting Lawrence Street is designated as a Primary Zone Lot Line [(C) in Figure 6-1].
 - iv. The Zone Lot Line abutting 26th Street is designated as a Side Street Zone Lot Line [(D) in Figure 6-1].

Figure 6-1: Primary and Side Street Zone Lot Lines in this PUD-G 28



Not to Scale. Illustrative Only.

- b. All other Zone Lot Lines shall be determined per the rules set forth in Denver Zoning Code Section 13.1.5.2, Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line for All Zone Districts EXCEPT CC, MX, MS, C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts, and Section 13.1.5.3 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts.

B. Private Open Space

1. Intent

- a. To create quality privately owned and maintained open spaces that provide visual interest, activate the pedestrian realm, and are adjacent and connected to surrounding public right of way.
- b. To ensure that open space is publicly accessible, while still allowing for special events and programming.
- c. To utilize open space to provide pedestrian connections through the PUD-G 28 area.

2. Applicability

This Section 6.6.3.B applies to Subareas A, B, and C of this PUD-G 28.

3. Standards

Private Open Space in this PUD-G 28 shall conform to Denver Zoning Code Section 13.1.6.1.B, Private Open Space, as amended from time to time, with the following exceptions, additions, and modifications:

- a. Private Open Space shall be located on the Zone Lot(s) within the boundaries of Subareas A, B, and C, and calculated as a percentage (%) using the total area of Private Open Space, subject to the below requirements, divided by the total gross square footage of all Zone Lots within the boundaries of Subareas A, B, and C, and multiplied by 100.
- b. The rule of measurement that a Private Open Space shall be fully visible from a Primary Street or Side Street shall not apply.
- c. The rule of measurement requiring at least one Minimum Contiguous Area shall not apply.

- d. Private Open Space shall be connected and contiguous and provide publicly accessible pedestrian connections with a minimum width of twelve feet (12') between 26th Street, Lawrence Street, and Larimer Street.
- e. At least 60% of Private Open Space shall be open to the sky, but canopies, awnings and other unenclosed Structures are allowed within the total area open to the sky. The Private Open Space may include tables, chairs, benches, sculptures, planters, movable kiosks and carts, signage, public art, landscaping, outdoor seating (all-located to retailers or the general public), fountains and water features, plantings, and other similar elements.
- f. The Private Open Space may not be enclosed in its entirety by railings, fences, gates, or walls that do not allow public access during business hours.
- g. Private Open Space may include the operation of any unenclosed primary, accessory or temporary uses permitted by this PUD-G 28.
- h. Private Open Space may include Private Open Space used as a Build-to alternative.
- i. Reasonable and customary rules and regulations for the development, construction, use, occupation, and management of the Private Open Space may be established, posted and enforced by the owner(s) with the intent of managing public health, safety and welfare and shall permit the owner(s) to temporarily close all or a part of the Private Open Space to the public in connection with: initial construction; the right of tenants; occasional private events; safety and security; and maintenance, repair, snow removal and cleaning.

C. Incremental Mass Reduction

1. Intent

To reduce the perceived mass and scale of buildings, preserve access to daylight, and promote creative building designs.

2. Applicability

This Section 6.6.3.C applies to all Primary Structures in this PUD-G 28.

3. Standards

Incremental Mass Reduction in this PUD-G 28 shall conform to Denver Zoning Code Section 13.1.6.1.D, Incremental Mass Reduction, as amended from time to time, with the following exceptions, additions, and modifications:

- a. For each specified range of Stories, Incremental Mass Reduction is calculated using a percentage (%) of the Subarea size, excluding public right-of-way area, multiplied by the number of Stories in the specified range, which yields the minimum "gross area of mass reduction" that must occur within the specified range of Stories.
- b. Incremental mass reduction that occurs as a result of reduced building height areas set forth in Section 4.3.1 of this PUD-G 28 may be included in the calculation of incremental mass reduction.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 7 of this PUD-G 28, whenever a section of the Denver Zoning Code is referred to in this PUD-G 28, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 28, this PUD-G 28 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 28 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 28. The property rights vested through approval of this PUD-G 28 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 28.