



June 11, 2021

Attn: Ms. Vanessa West
Department of Transportation & Infrastructure
Public & Analytics Dept.
201 W. Colfax Ave., Dept. 507
Denver, CO 80202-5329

RE: Letter of Intent to rename dedicated Packing House Rd. and a portion of N. Franklin St. – National Western Center

Dear Vanessa,

As we discussed on April 7, 2021, this letter is to serve as a summary of a request to rename the following streets as a part of the redevelopment of the National Western Center (NWC) Phases 1 and 2.

- **N. Franklin St.** - located south of N. Race Ct.
- **Packing House Rd.** – from E. 46th Ave. running north approximately 500’

As a part of the platting process for the redevelopment of the National Western Center, the City will be subdividing the site to consolidate all their properties, as well as six other third party ownership properties, creating new parcels (lots) and street rights of way.

There is a street design for the future subdivision that has been approved, and with the new street layout, N. Franklin St. and Packing House Rd. will need to be renamed as their current locations fall within the newly configured and named streets. The renaming of these streets is one part of what is necessary to allow the realignment of the Campus’s street system. We would also like to request that the renaming of both streets be made a part of one Ordinance.

Right of way history

- **N. Franklin St.** was dedicated by Road Petition in 1892, and all that portion of it south of 51st Ave was vacated without reservations in 1907 by Ordinance 187, 1907. The remaining portions south of Race Ct. will be either renamed or vacated (separate submittal) to fit the new dedicated street name (N. National Western Dr.).
- **Packing House Rd. (PH Rd.)** was dedicated from E. 46th Ave., north approximately 500’ in 1960 as a 40’ right of way by Ordinance 106, Series 1960. At the time of the dedication, Denver did not have title to the underlying land until it was acquired in 1985. The 1985 acquisition strip continued north to the south end of N. Franklin St. Everything north of the dedicated portion has since been used as a public roadway. As a part of the site development and platting, some of PH Rd. will be dedicated as National Western Dr. and the remainder abandoned. There are four properties that will be affected by renaming of the two streets. The first three as to Packing House Rd., and the fourth as to N. Franklin St. All four property owners have been made aware of the renaming of these streets.
 - **Douglas L. and Marjorie R. McDonald** - Their current address is 4647 Packing House Rd. This property will be a part of the subdivision plat.

Mayor’s Office of the National Western Center
5125 Race Court | Denver, CO 80216
www.nationalwesterncenter.com
p. 720-865-2839

- **Neorama, LLC** - Their current address is 4701 Packing House Rd. This property will be a part of the subdivision plat.
- **Board of Governors of the Colorado State University System** - Their current address is 4747 Packing House Rd. This property is one of two parcels that are being developed by CSU for their Water Resources facility. This parcel and the one to the north will share the same address. CSU is expecting a N. National Western Dr. address. This property will also be a part of the subdivision plat.
- **LEB Alliance, LLC** – Their current address is 4701 N. Marion St. There has been no physical N. Marion St. for decades so this address will require a change to N. National Western Dr.
- **Denver Stockyard Inn and Saloon** – Their current address is 4710 Packing House Rd. per the City’s database, but they receive mail at 4710 National Western Dr. They currently lease the restaurant from LEB Alliance, LLC (see previous bullet)
- **KAI IWA Investments** - Their address is 5141 N. Franklin St. This property will not be a part of the subdivision plat.

Please see attached the following exhibits (all in one pdf) and descriptions.

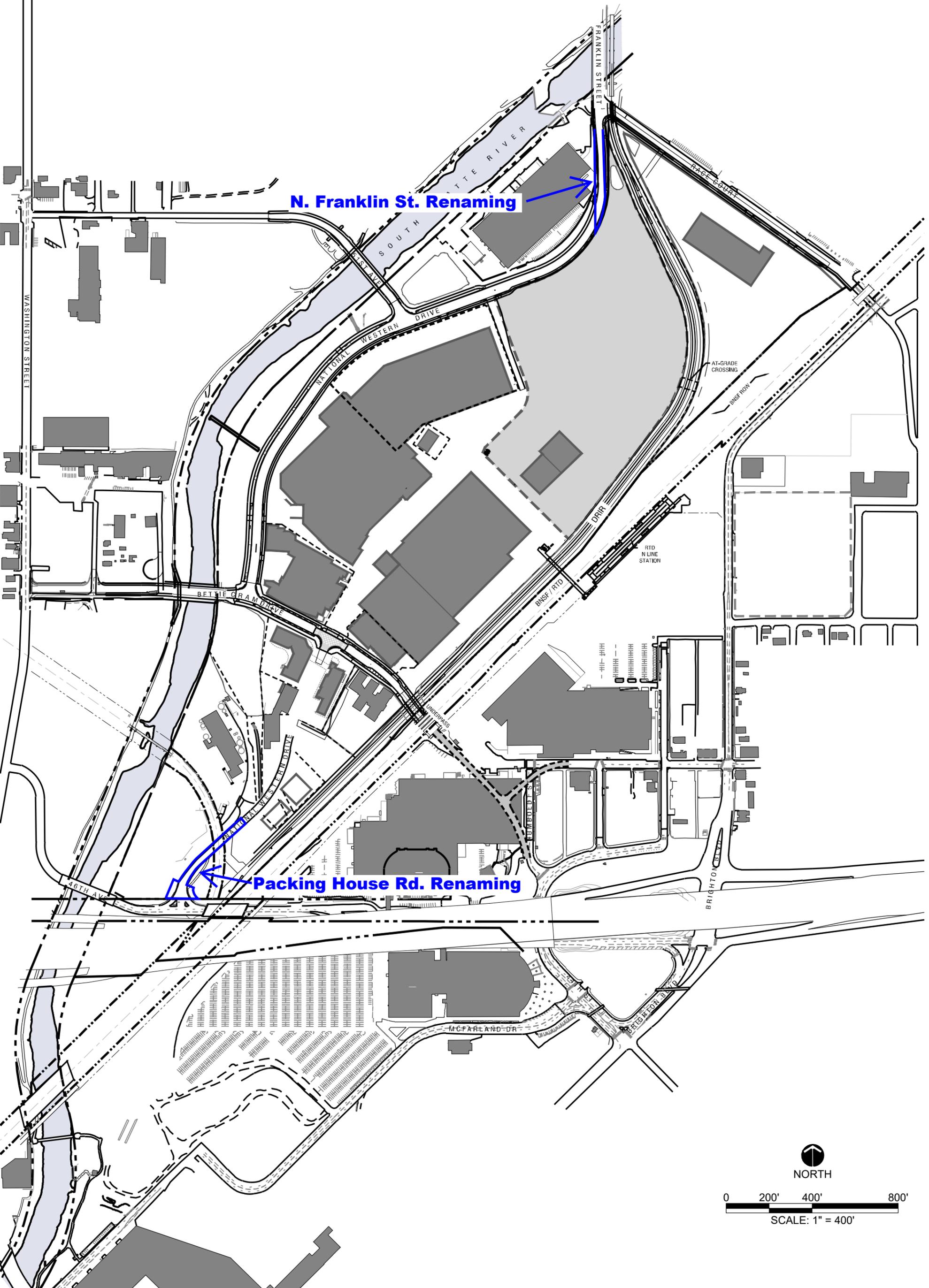
- **2020 Site Plan with Renaming** - National Western Center Phase 1 & 2 Site Plan showing the locations of the streets to be renamed.
- **NWC Overall Street Renaming Exhibit** – An overall view with 2018 aerial photography. The properties with addresses that will be affected are shaded in yellow.
- **N. Franklin St. Renaming** – Detail of the N. Franklin St. area with 2018 aerial photography.
- **FRANKLIN & 51st - Street Renaming plan view** – Detail of the N. Franklin St area in plan view.
- **Packing House Rd renaming detail** – Detail of the Packing House Rd. with 2018 aerial photography.
- **Descriptions for streets to be renamed** (pdf & word documents).
 - N. Franklin St.
 - Packing House Rd.

Thank you for your consideration, and should you need any clarification or additional materials, please let me know.

Kevin Ritter

Kevin Ritter | Regulatory Manager
 Mayor’s Office of the National Western Center | City & County of Denver
 720-498-7701 | ritter@s1permits.com

2020 Site Plan with Renaming



NWC Overall Street Renaming Exhibit

N. Franklin St. and Packing House Rd.



N. Franklin St. to be renamed National Western Dr.

shaded area of N. Franklin St. to be vacated (separate request)

shaded area of E. 51st Ave. to be vacated (separate request)

Packing House Rd. undedicated portion to be abandoned

Packing House Rd. undedicated portion to be abandoned

Packing House Rd. undedicated portion to be platted as National Western Dr.

Packing House Rd. dedicated portion to be renamed National Western Dr.

Board of Governors of the Colorado State University System
4747 Packing House Rd.

Douglas L. McDonald & Marjorie R. McDonald
4847 Packing House Rd.

Denver Stock Farm & Saloon
4701 Packing House Rd.

LEB Alliance LLC
4701 N. Marion St.

Neorama, LLC
4701 Packing House Rd.

Packing House Rd. Ordinance 136, Series 1999

KAI IWA Investments
5141 N. Franklin St.

Platte River

46th Ave.

N. Franklin St. Renaming

N. Franklin St.

Race Ct.

KAI IWA Investments
5141 N. Franklin St.

LOT 2, BLOCK 7
National Western Dr.

LOT 2, BLOCK 1

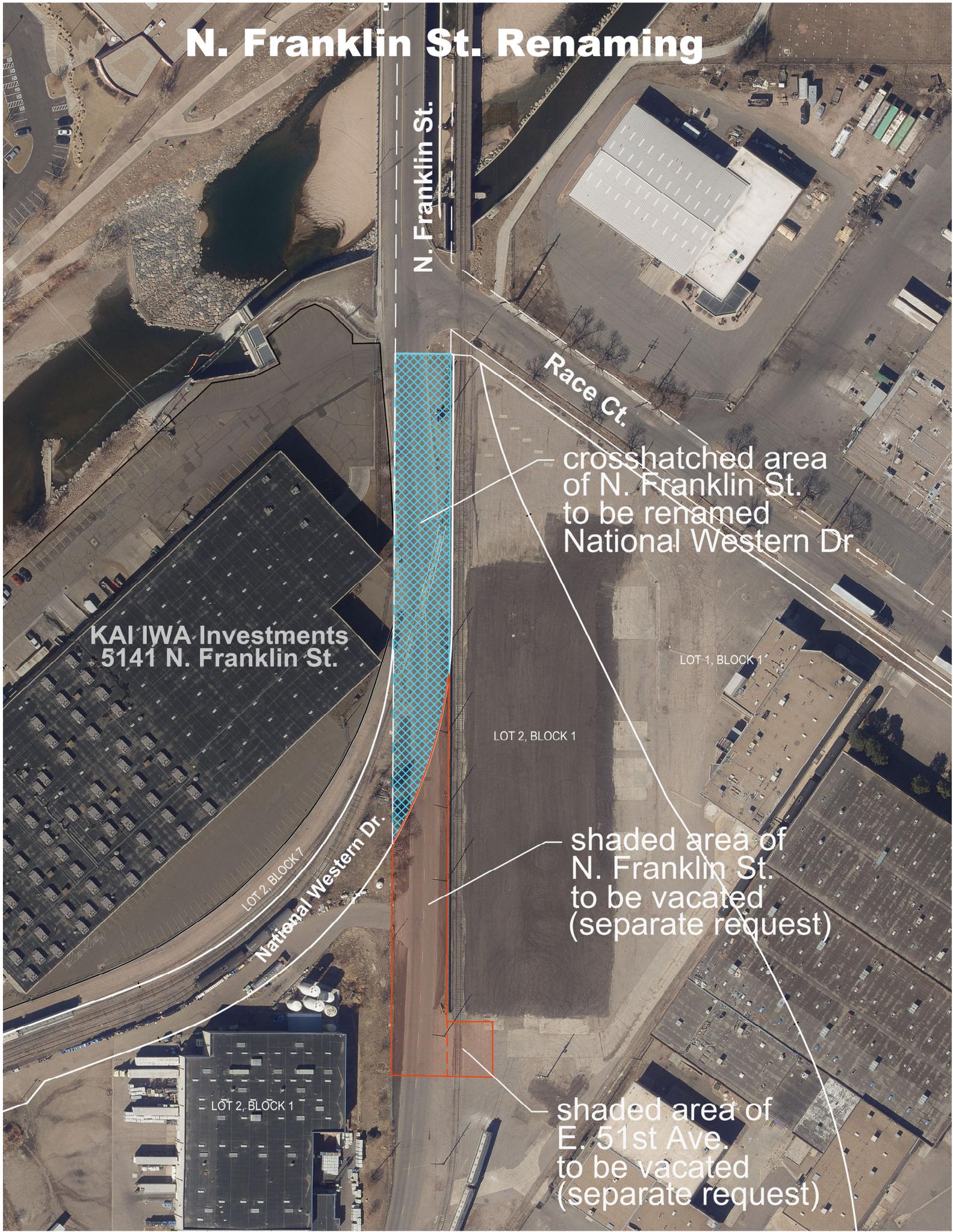
LOT 1, BLOCK 1

LOT 2, BLOCK 1

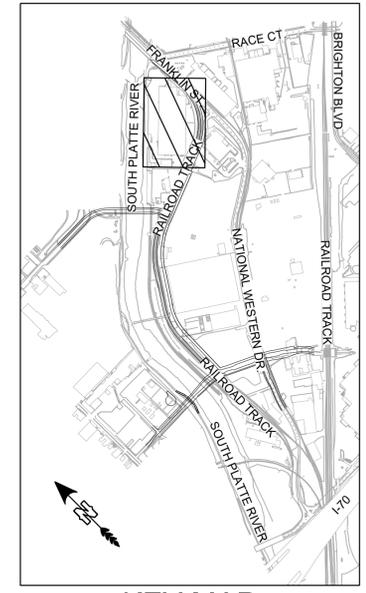
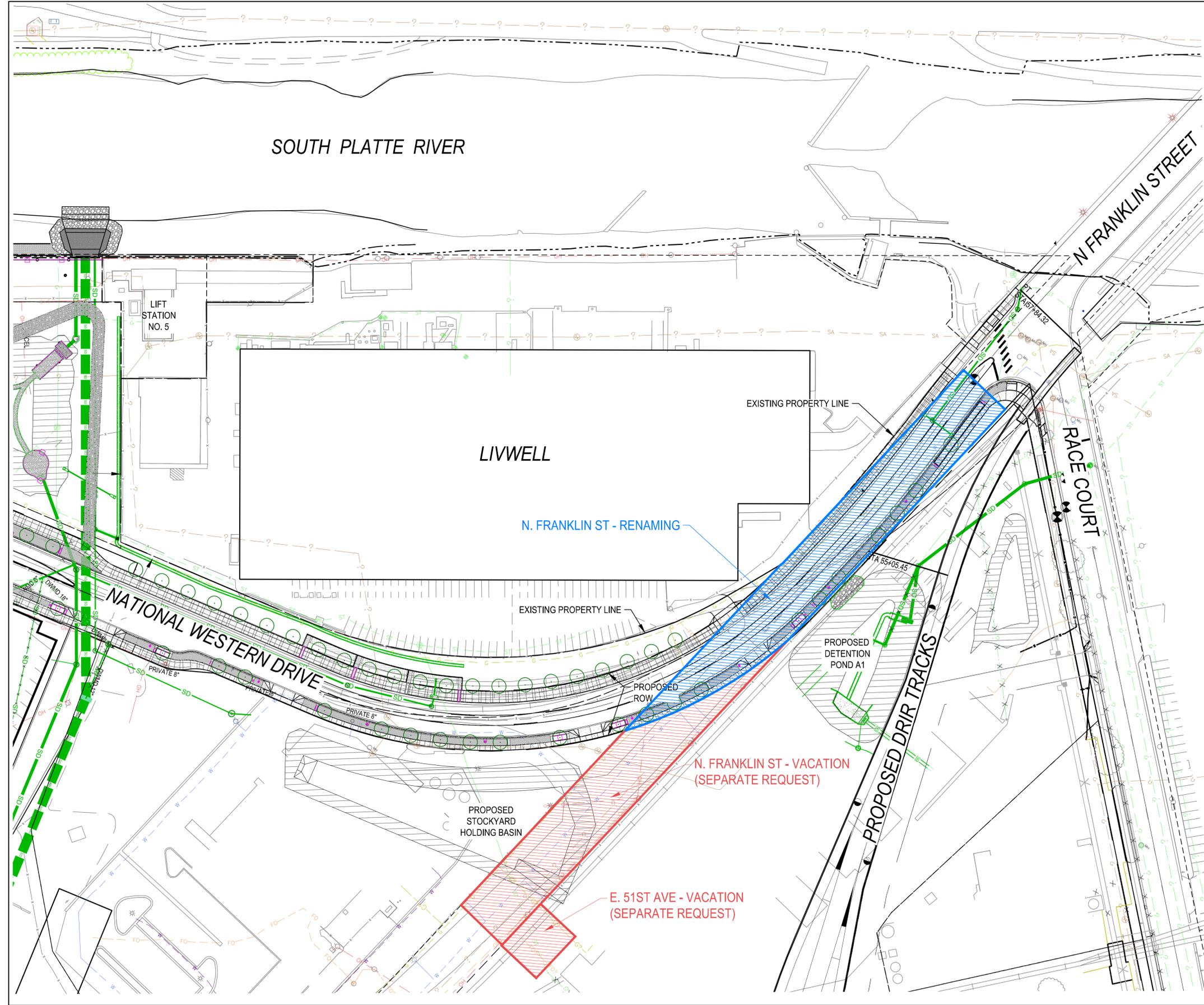
crosshatched area
of N. Franklin St.
to be renamed
National Western Dr.

shaded area of
N. Franklin St.
to be vacated
(separate request)

shaded area of
E. 51st Ave.
to be vacated
(separate request)



FRANKLIN & 51ST - Street Renaming plan view



KEY MAP
SCALE: NTS

File Location: C:\pw_work\klatkaco01\name\merrick.brown\dms33488\9870-FRANKLIN & 51ST-Exhibit.dwg Plot Date: 3/8/2021 2:01 PM Last Saved By: NBROWN

MERRICK
5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
PH: (303) 751-0741

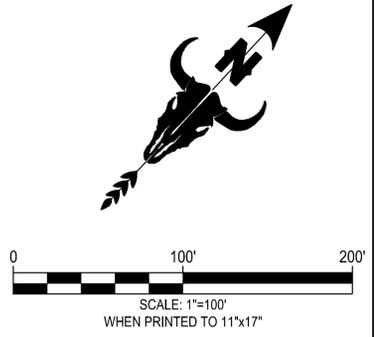
811
Know what's below.
Call before you dig.

REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY

DESIGN BY:	NBROWN
DRAWN BY:	NBROWN
CHECKED BY:	BBERN
APPROVED BY:	

NATIONAL WESTERN CENTER
PROJECT NO. 65119870
DENVER NO. 2017PM0000472
FRANKLIN ST AND 51ST AVE
STREET RENAMING

DATE:	03/08/2021
SHEET:	EX01
PAGE:	01



Packing House Rd. renaming detail

Packing House Rd. undedicated portion to be abandoned

Packing House Rd. undedicated portion to be platted as National Western Dr.

Packing House Rd. dedicated portion to be renamed National Western Dr.

Board of Governors of the Colorado State University System
4747 Packing House Rd.

Denver Stockyard Inn & Saloon
4701 Packing House Rd.

Douglas L. McDonald & Marjorie R. McDonald
4647 Packing House Rd.

LEB Alliance LLC
4701 N. Marion St.

Neorama, LLC
4701 Packing House Rd.

Bettie Cram Dr.

National Western Dr.

National Western Dr.

Packing House Rd. dedicated by Ordinance 106, Series 1960

46th Ave.

LOT 5, BLOCK 3

LOT 4, BLOCK 3

LOT 4, BLOCK 2

LOT 1, BLOCK 2

LOT 4, BLOCK 3

LOT 2, BLOCK 3

LOT 3, BLOCK 3

LOT 3, BLOCK 2

LOT 4, BLOCK 2

LOT 5, BLOCK 2

LOT 1, BLOCK 4

LOT 1, BLOCK 6

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: Asset Management Review Review Status: Approved

Reviewers Name: Katherine Rinehart
Reviewers Email: Katherine.Rinehart@denvergov.org

Status Date: 06/04/2022

Status: Approved

Comments: I was able to pull some documents from the Electronic Review web-site, but I did not see an application (Vacation Submittal Checklist) on file anywhere. I believe this document SHOULD be included.

There is a document titled, "Microsoft Word - NWC Street Renaming Letter of Intent_06-11-2021.docx", which describes the request, and is in line with what is included in the project description in Accela. Thus, I am approving this, but would like to see a Vacation Submittal Checklist on future requests.

Reviewing Agency: Building Department Review Review Status: Approved

Reviewers Name: Keith Peetz
Reviewers Email: Keith.peetz@denvergov.org

Status Date: 06/21/2022

Status: Approved

Comments:

Reviewing Agency: CenturyLink Referral Review Status: Approved

Status Date: 06/24/2022

Status: Approved

Comments: PWPRS Project Number: 2021-VACA-0000005 N Franklin St and Packing House Rd Street Rename National Western

Reviewing Agency/Company: CenturyLink
Reviewers Name: Lisa Gallegos
Reviewers Phone: 406-443-0583
Reviewers Email: lisa.gallegos@lumen.com
Approval Status: Approved

Comments:

Attachment: CTL Response to Road Name Change.pdf

REDLINES uploaded to E-review webpage

Reviewing Agency: CDOT Referral Review Status: Approved - No Response

Status Date: 06/24/2022

Status: Approved - No Response

Comments:

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewing Agency: City Councilperson and Aides Referral Review Status: Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: City Forester Review Review Status: Approved

Reviewers Name: Nick Evers
Reviewers Email: Nick.Evers@denvergov.org

Status Date: 06/22/2022
Status: Approved
Comments: Approved. No expected PRW tree conflict.

Reviewing Agency: Comcast Referral Review Status: Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DS Project Coordinator Review Review Status: Approved - No Response

Reviewers Name: Stephen Wilson
Reviewers Email: Stephen.Wilson2@denvergov.org

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: DES Transportation Review Review Status: Approved

Reviewers Name: Viktoriya Luckner
Reviewers Email: Viktoriya.Luckner@denvergov.org

Status Date: 06/22/2022
Status: Approved
Comments:

Reviewing Agency: DES Wastewater Review Review Status: Approved

Reviewers Name: Jack Kasprzak
Reviewers Email: Jack.Kasprzak@denvergov.org

Status Date: 06/14/2022
Status: Approved
Comments:

Reviewing Agency: Office of Disability Rights Review Review Status: Approved

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Juan Pasillas
Reviewers Email: Juan.Pasillas@denvergov.org
Status Date: 06/24/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000005 N Franklin St and Packing House Rd Street Rename National Western
Reviewing Agency/Company: Division of Disability Rights
Reviewers Name: Juan Pasillas
Reviewers Phone: 720-913-3309
Reviewers Email: juan.pasillas@denvergov.org
Approval Status: Approved

Comments:
*Approved.

*Final construction, including any later modifications to the public sidewalk (which is considered a public Accessible Route), as well as any other areas open to the general public (Public Event Areas, Accessible Routes, Walkways, Etc.) must comply with all applicable 2010 ADA requirements.

Reviewing Agency: Denver Water Referral **Review Status:** Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Denver Fire Department Review **Review Status:** Approved

Reviewers Name: Richard Tenorio
Reviewers Email: richard.tenorio@denvergov.org
Status Date: 06/21/2022
Status: Approved
Comments: Denver Fire Dept. Approved - RT

Reviewing Agency: Landmark Review **Review Status:** Approved - No Response

Reviewers Name: Rebecca Dierschow
Reviewers Email: Becca.Dierschow@denvergov.org
Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Metro Wastewater Referral **Review Status:** Approved

Status Date: 06/24/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000005 N Franklin St and Packing House Rd Street Rename National Western
Reviewing Agency/Company: Metro Water Recovery
Reviewers Name: Tyler Hopkins

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Phone: 3032863251
Reviewers Email: thopkins@metrowaterrecovery.com
Approval Status: Approved

Comments:
Metro will not require a review.

Reviewing Agency: Office of Emergency Management Referral Review Status: Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Dev and Planning Services Review Review Status: Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Parks and Recreation Review Review Status: Approved

Reviewers Name: Jennifer Cervera
Reviewers Email: Jennifer.Cervera@denvergov.org

Status Date: 06/16/2022
Status: Approved
Comments:

Reviewing Agency: ERA Transportation Review Review Status: Approved

Reviewers Name: Paul Weller
Reviewers Email: Paul.Weller@denvergov.org

Status Date: 06/22/2022
Status: Approved
Comments: No Small Cell facilities or other encroachments found

Reviewing Agency: ERA Wastewater Review Review Status: Approved

Reviewers Name: Michael Sasarak
Reviewers Email: Mike.Sasarak@denvergov.org

Status Date: 06/09/2022
Status: Approved
Comments:

Reviewing Agency: Construction Engineering Review Review Status: Approved

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Reviewers Name: Kim Blair
Reviewers Email: Kim.Blair@denvergov.org
Status Date: 06/15/2022
Status: Approved
Comments:

Reviewing Agency: Policy and Planning Review **Review Status:** Approved - No Response

Reviewers Name: Emily Gloeckner
Reviewers Email: Emily.Gloeckner@denvergov.org
Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Street Maintenance Review **Review Status:** Approved - No Response

Reviewers Name: Brian Roecker
Reviewers Email: Brian.Roecker@denvergov.org
Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Survey Review **Review Status:** Denied

Reviewers Name: John Clarke
Reviewers Email: John.Clarke@denvergov.org
Status Date: 06/21/2022
Status: Denied
Comments: see SurveyRedLines

REDLINES uploaded to E-review webpage

Reviewing Agency: TES Sign and Stripe Review **Review Status:** Approved - No Response

Reviewers Name: Brittany Price
Reviewers Email: Brittany.Price@denvergov.org
Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: CPM Wastewater Review **Review Status:** Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID: 2017-PROJMSTR-0000472 **Project Type:** ROW Vacation
Review ID: 2021-VACA-0000005 **Review Phase:**
Location: **Review End Date:** 06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments:

Reviewing Agency: RTD Referral Review Status: Approved

Status Date: 06/24/2022
Status: Approved
Comments: PWPRS Project Number: 2021-VACA-0000005 N Franklin St and Packing House Rd Street Rename National Western
Reviewing Agency/Company: RTD
Reviewers Name: C. Scott Woodruff
Reviewers Phone: 303-299-2943
Reviewers Email: clayton.woodruff@rtd-denver.com
Approval Status: Approved

Comments:

Reviewing Agency: Solid Waste Review Review Status: Approved - No Response

Status Date: 06/24/2022
Status: Approved - No Response
Comments:

Reviewing Agency: Xcel Referral Review Status: Approved w/Conditions

Status Date: 06/24/2022
Status: Approved w/Conditions
Comments: PWPRS Project Number: 2021-VACA-0000005 N Franklin St and Packing House Rd Street Rename National Western
Reviewing Agency/Company: Public Service Company of Colorado (PSCo) dba Xcel Energy
Reviewers Name: Donna George
Reviewers Phone: 13035713306
Reviewers Email: donna.l.george@xcelenergy.com
Approval Status: Approved with conditions

Comments:

Generally approved, provided that the name change is correct and final, per our mapping department. The City and County of Denver must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to dlAnnexationNotifications@xcelenergy.com. This will allow our mapping department to make the necessary updates to our mapping system.

Reviewing Agency: Case Manager Review/Finalize Review Status: Comments Compiled

Reviewers Name: Devin Price
Reviewers Email: Devin.Price@denvergov.org

Status Date: 06/24/2022
Status: Comments Compiled

Comment Report

N Franklin St and Packing House Rd Street Rename National Western

06/24/2022

Master ID:	2017-PROJMSTR-0000472	Project Type:	ROW Vacation
Review ID:	2021-VACA-0000005	Review Phase:	
Location:		Review End Date:	06/22/2022

Any denials listed below must be rectified in writing to this office before project approval is granted.

Comments: