

Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT	
Property Owner Name	Denver Metropolitan Major League Baseball Stadium District	Representative Name	Greg Feasel
Address	2195 Blake Street, Suite 300	Address	2001 Blake Street
City, State, Zip	Denver, Colorado	City, State, Zip	Denver, Colorado 80205
Telephone	303-356-4002	Telephone	303-292-0200
Email	msugar@dmmlbsd.com	Email	greg.feasel@rockies.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2030-2032 Blake Street, Denver, Colorado 80205		
Assessor's Parcel Numbers:	0227909045000 and 0227909046000		
Area in Acres or Square Feet:	Approx. 28,678 sq. ft.		
Current Zone District(s):	PUD #329		
PROPOSAL			
Proposed Zone District (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD	
Proposing SubAreas:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	C-MX-5		
Deviations from Standard Zone District: As an attachment, please provide a list of proposed deviations and a detailed explanation of why the deviation is needed.	Deviation	Why deviation is necessary	
	See deviations from standard zone		
	district list		
PRE APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>Meeting held November 5, 2020</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

REZONING GUIDE

Rezoning Application for PUD Page 2 of 5



PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/>	CHECK IF POINT OF CONTACT FOR APPLICATION
<input type="checkbox"/>	CHECK IF POINT OF CONTACT FOR FEE PAYMENT***
Representative Name	Amanda Greenberg
Address	950 17th Street, Suite 1600
City, State, Zip	Denver, Colorado, 80202
Telephone	303-575-7523
Email	agreenberg@ottenjohnson.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	

REVIEW CRITERIA	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> Consistency with Adopted Plans: 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.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its' own subsection.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> Uniformity of District Regulations and Restrictions: 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.</p> <p><input checked="" type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box and include a section in the review criteria narrative attachment.</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><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:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><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.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria</p> <p>DZC Sec. 12.4.10.9</p> <p>Check boxes to the right to affirm and include a section in the review criteria narrative for each.</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).* <p>*Provide a section describing how the PUD district responds to A.-D. of the General Purpose and Intent statement in DZC Section 9.6.1.1.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions. <input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. <input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).
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Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor’s Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. 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.
- Review Criteria Narratives. See page 2 for details.
- Deviations from Standard Zone District List. See page 1 for details.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged)
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- Other Attachments.** Please describe. _____



REZONING GUIDE

Rezoning Application for PUD Page 5 of 5

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) 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, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
EXAMPLE 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>	01/12/20	(A)	YES
Denver Metropolitan Major League Baseball Stadium District	2032 Blake Street, Denver, Colorado, 80205 Schedule #: 0227909045000	~61%	<i>[Signature]</i>	08/19/21	B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Public Service Company of Colorado	2030 Blake Street, Denver, Colorado, 80205 Schedule #: 0227909046000	~39%	<i>[Signature]</i>	09/16/21	B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
						YES
						YES

Last updated: June 29, 2021

Return completed form to rezoning@denvergov.org

311 | FOR INFORMATION &
CITY SERVICES

201 W. Colfax Ave., Dept. 205

Denver, CO 80202

720-865-2974 • rezoning@denvergov.org

Deviations from Standard Zone District List

The proposed Rockies Plaza will be a one-of-a-kind event and gathering space at the front door of a prominent world-class Major League Baseball stadium. There is not a standard zone district under the Denver Zoning Code that would permit the Plaza without an unreasonable number of variances, waivers or conditions. The Plaza will be designed so as to accommodate both game day and non-game day uses and events, in addition to the activation and use of the neighboring Xcel Energy Substation, and will require a high level of flexibility to operate on a year-round basis that standard zone districts simply cannot provide.

Further, under the terms of a reciprocal easement agreement by and between Public Service Company of Colorado and the applicant, the property is presently subject to a “no build” restriction prohibiting vertical development. The nature of this restriction, particularly in the heart of downtown, severely hampers the potential land uses on the property. As the underlying C-MX-5 District is designed primarily for buildings, numerous deviations from this zone district are necessary for the creation and operation of the proposed Plaza, which may include but are not limited to:

- Use. Event Space with Alternate Parking and Loading is not permitted in the C-MX-5 District, which must be permitted for the proposed operation of the Plaza.
- Design Standards. As no buildings will be constructed in conjunction with the Plaza, the design standards applicable to the C-MX-5 District are largely inapplicable. For example, required build-to and parking standards in the C-MX-5 District will not apply to the Plaza. Rather, specific design standards tailored to the proposed Plaza will be necessary, including but not limited to those set forth below.
- Event Space Design Standards. Event space design standards specific to the proposed Plaza are needed, including but not limited to:
 - Site Improvements.
 - Minimum tree and planting requirements.
 - Minimum shading requirements, including specified architectural elements to provide for the same.
 - Surface paving requirements, including limitations on the materials to be used.
 - Site Enclosure/Fencing.
 - Specific standards for fencing including fencing materials, transparency, height limitations, and requirements for open frontage of the Plaza along Blake Street and 21st Street.

- Other Improvements.
 - Minimum seating requirements.
 - Moveable furniture standards and requirements.
 - Specific standards applicable to waste and recycling receptacles.
- Event Space Specific Requirements. Additional requirements specific to the proposed Plaza will be required, including but not limited to:
 - Minimum number of events to be held throughout the year.
 - Standards and limitations on parking, including a maximum number of private parking days allowed on the subject property.
 - Requirements for the operational hours of the Plaza.

ROCKIES PLAZA PUD LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 37, EAST DENVER AND BLOCK 37 STECK'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID BLOCK 37;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 37, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 21ST STREET, S45°29'57"E A DISTANCE OF 57.97 FEET;

THENCE S44°37'42"W A DISTANCE OF 13.20 FEET TO A POINT OF CURVATURE;

THENCE 45.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.06 FEET, A CENTRAL ANGLE OF 90°06'39", AND A CHORD WHICH BEARS S00°25'37"E A DISTANCE OF 41.14 FEET;

THENCE S45°28'57"E A DISTANCE OF 19.56 FEET;

THENCE S44°35'45"W A DISTANCE OF 104.61 FEET;

THENCE S45°24'15"E A DISTANCE OF 18.41 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 6, BLOCK 37;

THENCE ALONG SAID SOUTHEASTERLY LINE OF LOTS 6 THROUGH 10, BLOCK 37, EAST DENVER,

S44°35'45"W A DISTANCE OF 104.03 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 10;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, N45°28'15"W A DISTANCE OF 125.06 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 10;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37 AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, N44°36'06"E A DISTANCE OF 250.95 FEET TO THE POINT OF BEGINNING.

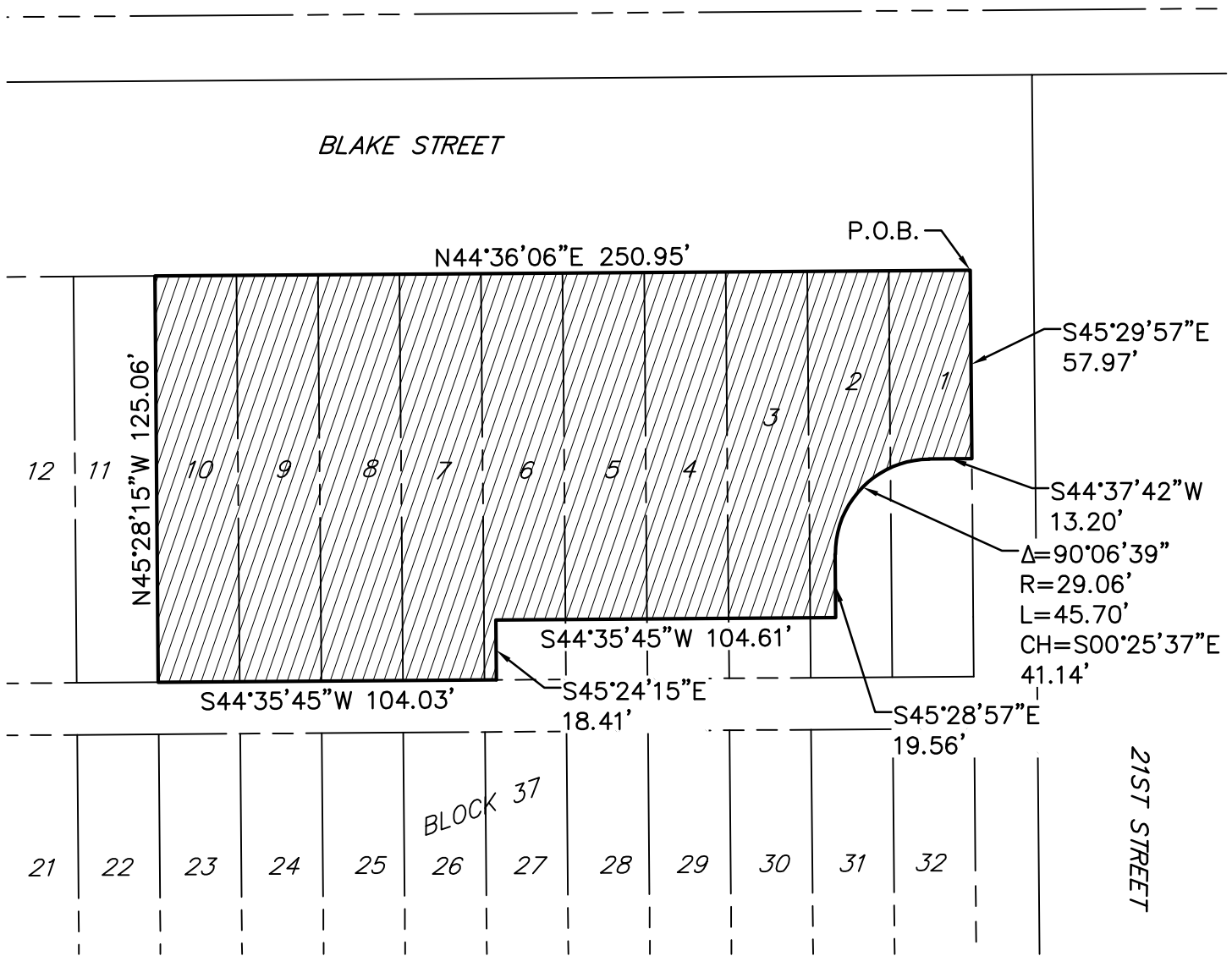
SAID PARCEL CONTAINS 0.615 ACRES OR 26,801 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.

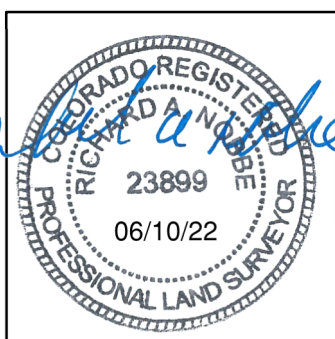
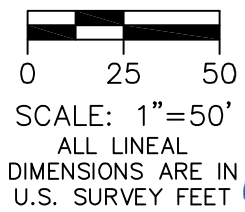
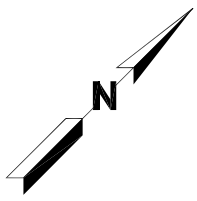
BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N44°36'06"E ALONG THE 20 FOOT RANGE LINE WITHIN BLAKE STREET BETWEEN 20TH STREET AND 22ND STREET BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE IN RANGE BOX AT THE INTERSECTION 20TH STREET AND BLAKE STREET AND A FOUND 3-1/4" ALUMINUM CAP PLS #27259 IN RANGE BOX AT THE INTERSECTION OF 22ND STREET AND BLAKE STREET.

ILLUSTRATION FOR
EXHIBIT A



DRAWING LOCATION: \\mncivil.martin.local\civil\PALING\21.0117-Rockies Plaza\SURVEY\SDP\Exhibits\Rockies Plaza Event Area.dwg



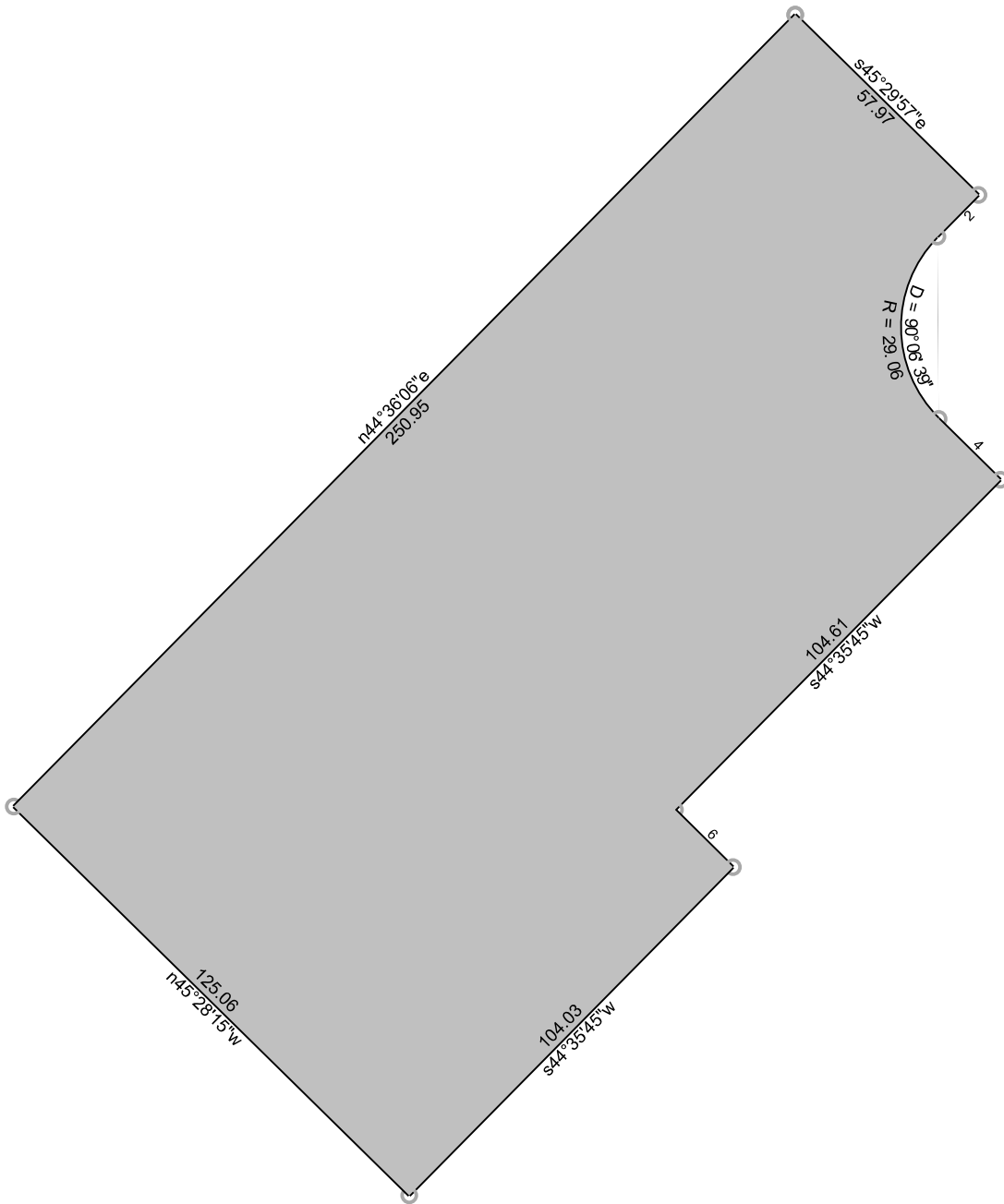
P.O.B. = POINT OF BEGINNING

JUNE 10, 2022

MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.



6/10/2022

Scale: 1 inch= 40 feet

File: Event Area.ndp

Tract 1: 0.6153 Acres (26800 Sq. Feet), Closure: s32.3646w 0.01 ft. (1/66852), Perimeter=739 ft.

01 s45.2957e 57.97

08 n45.2815w 125.06

02 s44.3742w 13.20

09 n44.3606e 250.95

03 Lt, r=29.06, delta=090.0639, chord=s00.2537e 41.14

04 s45.2857e 19.56

05 s44.3545w 104.61

06 s45.2415e 18.41

07 s44.3545w 104.03

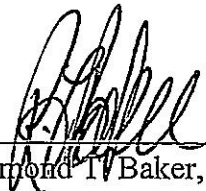
DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT

RESOLUTION 7-14

A quorum being present, the following resolution was adopted on a vote of 5 in favor and 0 opposed, with 1 abstention, on the 17th day of September, 2014.

RESOLVED, that the Chair is authorized to execute any documents in conjunction with the rezoning of the Xcel Lot and to take such other and further action as may be necessary or appropriate to effect the purposes of this resolution is approved by the board.

AUTHENTICATED:



Raymond T. Baker, Chairman

Delegation of Authority to Act as Authorized Agent

TO: Amy Schneider, Vice President, Corporate Secretary and Securities

FROM: Darla Figoli, Executive Vice President Human Resources and Employees Services, Chief Human Resources Officer

DATE: June 1, 2021

RE: DELEGATION OF AUTHORITY TO ACT AS AGENT

In keeping with the need to conduct normal business in an expeditious manner, the following delegation of authority is provided:

1. This delegation of authority constitutes my authorization, effective October 15, 2015, as required by Company resolutions or bylaws to act on behalf of Public Service Company of Colorado (PSCo), Northern States Power Company-Minnesota (NSP-MN), Northern States Power Company-Wisconsin (NSP-WI), Southwestern Public Service Company (SPS) and Xcel Energy Services Inc. (XES) for matters related to real estate.
2. Matthew M. Boehlke, Director, Real Estate Services, is authorized to Act as an AGENT for PSCo, NSP-MN, NSP-WI, SPS and XES. Authority is granted to sign and execute agreements, contracts, deeds, license or permit applications, and other similar documents ("Agreements") in the name of PSCo, NSP-MN, NSP-WI, SPS and XES up to a value of \$500,000.00. For Agreements greater than this amount or where the Agreement is not of a routine nature, the signature of the Officer is still required.
3. Provisions of this memo will expire December 31, 2021.



Darla Figoli
Executive Vice President, Human Resources and Employee Services
Chief Human Resources Officer

Distribution:
Law Department (contract authority)
Purchasing (purchase order authority)
Accounts Payable (invoice payment authority)
Corporate Secretary Department



09/30/2016 08:55 AM
City & County of Denver
Electronically Recorded

R \$26.00

WD

D \$283.50

AFTER RECORDING, RETURN TO:

Otten Johnson Robinson Neff + Ragonetti, P.C.
950 17th Street, Suite 1600
Denver, Colorado 80202
Attention: Amanda S. Greenberg

SPECIAL WARRANTY DEED

PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation, whose street address is 414 Nicollet Mall, Mezzanine, Minneapolis, MN 55401, Attention: Matt Boehlke, Director, Real Estate Services ("**Grantor**"), for the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to **DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT**, a body corporate and politic and political subdivision of the State of Colorado, whose street address is 2195 Blake Street, Suite 300, Denver, Colorado 80205, Attention: Chair ("**Grantee**"), the following real property in the City and County of Denver and State of Colorado, to wit:

Doc fee 283.50

See Exhibit A attached hereto and incorporated herein by this reference

with all its appurtenances and warrants the title to the same against all persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes and assessments for the current year and subsequent years, a lien not yet due and payable, reservations in patents, laws and governmental regulations, such state of facts as may be shown on an accurate and current survey or by inspection and all matters as may appear of record, and all matters arising by, through or under Grantee.

Signed this 30 day of September, 2016.

[SIGNATURE FOLLOWS ON NEXT PAGE]



C20098826

AFTER RECORDING, RETURN TO:

Otten Johnson Robinson Neff + Ragonetti, P.C.
950 17th Street, Suite 1600
Denver, Colorado 80202
Attention: Amanda S. Greenberg

SPECIAL WARRANTY DEED

PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation, whose street address is 414 Nicollet Mall, Mezzanine, Minneapolis, MN 55401, Attention: Matt Boehlke, Director, Real Estate Services (“**Grantor**”), for the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to **DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT**, a body corporate and politic and political subdivision of the State of Colorado, whose street address is 2195 Blake Street, Suite 300, Denver, Colorado 80205, Attention: Chair (“**Grantee**”), the following real property in the City and County of Denver and State of Colorado, to wit:

See Exhibit A attached hereto and incorporated herein by this reference

with all its appurtenances and warrants the title to the same against all persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes and assessments for the current year and subsequent years, a lien not yet due and payable, reservations in patents, laws and governmental regulations, such state of facts as may be shown on an accurate and current survey or by inspection and all matters as may appear of record, and all matters arising by, through or under Grantee.

Signed this 30 day of September, 2016.

[SIGNATURE FOLLOWS ON NEXT PAGE]




C2009886

Doc fee 283.50

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor the day and year first above written.

GRANTOR:

PUBLIC SERVICE COMPANY OF COLORADO,
a Colorado corporation

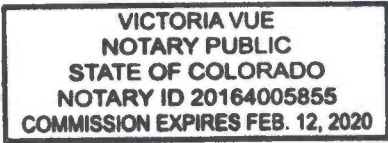
By: 
Name: David L. Eves
Title: President

STATE OF Colorado)
~~MINNESOTA~~) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 22 day of September, 2016, by David L. Eves, as President of PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: 2/12/2020




Notary Public

EXHIBIT A

(Attached to and forming a part of
the Special Warranty Deed
from Public Service Company of Colorado, as grantor,
to Denver Metropolitan Major League Baseball Stadium District, as grantee)

Legal Description of Property

A PARCEL OF LAND LYING WITHIN BLOCK 37, EAST DENVER, AND BLOCK 37, STECK'S ADDITION TO DENVER, BEING WITHIN THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, SAID BLOCK 37, STECK'S ADDITION TO DENVER, WHENCE THE MOST EASTERLY CORNER OF LOT 32, SAID BLOCK 37, EAST DENVER, BEARS S45°00'16"E A DISTANCE OF 265.92 FEET;

THENCE S45°00'16"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 37, STECK'S ADDITION TO DENVER, A DISTANCE OF 32.97 FEET;

THENCE S45°07'23"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 13.14 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°45'02", A RADIUS OF 54.06 FEET, A CHORD BEARING S12°44'52"W A DISTANCE OF 57.90 FEET, AND AN ARC DISTANCE OF 61.10 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°38'23", A RADIUS OF 40.00 FEET, A CHORD BEARING S12°41'32"W A DISTANCE OF 42.77 FEET, AND AN ARC DISTANCE OF 45.13 FEET;

THENCE S45°00'44"W TANGENT WITH THE FOLLOWING AND PREVIOUS DESCRIBED CURVES A DISTANCE OF 67.31 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 29.41 FEET, A CHORD BEARING S00°00'44"W A DISTANCE OF 41.59 FEET, AND AN ARC DISTANCE OF 46.19 FEET;

THENCE S45°06'11"W ALONG A LINE 9.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 8, 9 AND 10 OF SAID BLOCK 37, EAST DENVER, A DISTANCE OF 56.16 FEET;

THENCE N45°00'49"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, BLOCK 37, EAST DENVER, A DISTANCE OF 116.04 FEET;

THENCE N45°00'44"E ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37, EAST DENVER, AND BLOCK 37, STECK'S ADDITION TO DENVER, A DISTANCE OF 251.17 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:
MERRICK ENGINEERS & ARCHITECTS
2450 SOUTH PEORIA STREET
AURORA, COLORADO 80014

15.00
T

WARRANTY DEED

THIS DEED, Made this 31st day of August, 19 90
between BLAKE STREET VENTURE, a partnership

partnership
a corporation duly organized and existing under and by virtue of the laws of the State
of Colorado grantor, and

PUBLIC SERVICE COMPANY OF COLORADO

a corporation duly organized and existing under and by virtue of the laws of the State
of Colorado grantee; whose legal address is 550 15th Street
Denver, Co. 80202

WITNESSETH, That the grantor, for and in consideration of the sum of ---Ten Dollars and other good
and valuable considerations-----DOLLARS.
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,
convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being
in the City and * County of Denver and State of Colorado, described as follows:

That real property more particularly
described in Schedule A attached hereto

State Documentary Fee
Date
\$ CORRECTION DEED

also known by street and number as: Vacant Land

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor,
either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns
forever. And the grantor for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns,
that at the time of the encasing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in
manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, incumbrances
and restrictions of whatever kind or nature soever, except general real estate taxes for 1990,
utility and drainage easements of record and the Notice of Escrow dated
December 21, 1987 recorded October 31, 1988 at \$-88-0327171.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee,
its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its president, and its corporate
seal to be hereunto affixed, attested by its secretary, the day and year first above written.

BY: Stephen J. Roesinger
STEPHEN J. ROESINGER, partner
BY: Arnold L. Goldblatt
ARNOLD L. GOLDBLATT, partner
BY: Donald P. Esser
DONALD P. ESSER, partner

BY: Jordan Heller
BLAKE STREET VENTURE, a partnership by
HELOCO CORPORATION, a Colorado Corporation
general partner

By: Jordan Heller
Vice-President
Helco Corp.

STATE OF COLORADO,



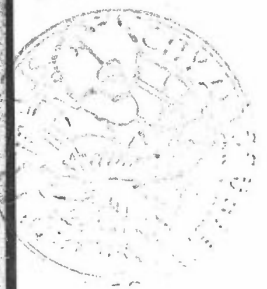
County of Denver } ss.
I, Jordan Heller, do hereby certify that the foregoing is a true and correct copy of the original document recorded in my office.
as Vice-President and
Secretary of Helco Corporation, a Colorado Corporation
general partner of Blake Street Venture, a partnership

My commission expires April 9, 1991
Witness my hand and official seal.

Jordan Heller
Notary Public
1800 Lawrence Street, Denver, Co. 80202

*If in Denver, insert "City and."

5235130



CERTIFICATION

CITY AND COUNTY OF DENVER, State
of Colorado does hereby certify this
document to be a full, true and
correct copy of the original
document recorded in my office.



Clerk and Recorder
by Aaron Hurlburt
Deputy County Clerk
Date 10/16/2017

Aaron Hurlburt

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990 by Arnold L. Goldblatt, partner of Blake Street Venture, a partnership

My commission expires: April 9, 1991

Witness my hand and official seal.

[Signature]
Notary Public

1800 Lawrence Street, Denver, Co. 80202

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990 by: Donald P. Esser, partner of Blake Street Venture, a partnership

My commission expires: April 9, 1991

Witness my hand and official seal.

[Signature]
Notary Public

1800 Lawrence Street, Denver, Co. 80202

STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990, by: Stephen J. Roesinger, partner of Blake Street Venture, a partnership

My commission expires:
April 9, 1991

Witness my hand and official seal.

[Signature]
Notary Public

1800 Lawrence Street, Denver, Co. 80202

SCHEDULE A

PARCEL A:

All that part of Lots 2, 3 and 4,
Block 37,
EAST DENVER,
lying within the Congressional Grant;
Also

Lots 1 to 4,
Block 37,
in what is commonly known as
STECKS'S ADDITION TO DENVER,
in the S1/2 of SW1/4 of Section 27, Township 3 South, Range
68 West of the 6th P.M.;

Also

Lots 5 and 6,
Block 37,
located partly in
EAST DENVER
and partly in what is commonly known as
STECK'S ADDITION TO DENVER,
said STECK'S ADDITION TO DENVER
being located in the S1/2 of the SW1/4 of Section 27,
Township 3 South, Range 68 West of the 6th P.M.,

Also

Lots 7 to 10,
Block 37,
EAST DENVER;
TOGETHER WITH that portion of the Northwesterly 1/2 of the
vacated alley adjoining Lots 1 to 10, inclusive,
Block 37,
EAST DENVER

PARCEL B:

Lots 25 to 32,
Block 37,
EAST DENVER;
TOGETHER WITH that portion of the Southeasterly 1/2 of
the vacated alley adjoining Lots 25 to 32, inclusive,
Block 37,
EAST DENVER

RETURN to: KELLY, STANFIELD + O'DONNELL
550 15th St., Suite 900
DENVER, Co. 80202
Attn: FRED WITSELL

Denver Metropolitan Major League Baseball Stadium District
2195 Blake Street, Suite 300
Denver, Colorado 80205

August 19, 2021

Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Authorization with respect to the proposed land use application for certain real property located at 2032 Blake Street (“**Property**”) in the City and County of Denver (“**City**”)

To Whom it May Concern:

The undersigned (“**Owner**”), as owner of the Property, hereby designates Amanda Greenberg and Greg Feasel (collectively, “**Representatives**”), as authorized representatives of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City in connection with the rezoning and related land use applications with respect to the Property and any development approvals in connection therewith. The Representatives are also contemplated to serve as the authorized representatives of Public Service Company of Colorado (“**PSCO**”) as to 2030 Blake Street with respect to the foregoing, pursuant to a separate authorization executed by PSCO. In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to the Representatives, pursuant to such contact information provided by the Representatives to the City.

OWNER:

DENVER METROPOLITAN MAJOR LEAGUE
BASEBALL STADIUM DISTRICT, a body
corporate and politic and political subdivision of the
State of Colorado

By: 
Name: F. Robert Lee
Title: Chair of the Board

Public Service Company of Colorado
1800 Larimer Street, Suite 1100 Denver, CO 80202

September 16, 2021

Community Planning and Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Limited specific authorization (“**Authorization**”) with respect to the proposed land use application for certain real property located at 2030 & 2032 Blake Street (“**Property**”) in the City and County of Denver (“**City**”)

To Whom it May Concern:

The undersigned (“**Owner**”), as owner of a portion of the Property, hereby designates Amanda Greenberg and Greg Feasel, on behalf of the Denver Metropolitan Major League Baseball Stadium District (collectively, “**Representatives**”), with specific limited authority on behalf of Owner:

(i) to submit and process this application (along with supporting materials required thereunder or otherwise requested by the City) for the proposed rezoning of the Property (the “**Rezoning Application**”); and

(ii) to meet with and correspond with the City and address questions and issues raised by the City in connection with the Rezoning Application; provided that Representatives have no authority (without further written consent from Owner) to amend or modify the Rezoning Application.

This Authorization shall continue until revoked by Owner, and Owner expressly reserves the right to revoke this Authorization at any time upon written notice to the City at the address at the top of this Authorization, along with a copy to the Representatives at the following address: Otten, Johnson, Robinson, Neff, & Ragonetti, P.C., Attn: Amanda Greenberg, 950 17th Street, Denver, Colorado 80202.

OWNER:

PUBLIC SERVICE COMPANY OF COLORADO, a
Colorado corporation

By:  _____

Name: Matt Boehlke

Title: Director, Real Estate Services

As agent for Public Service Company of Colorado

September 21, 2021

AMANDA S. GREENBERG
303 575 7523
AGREENBERG@OTTENJOHNSON.COM

VIA E-MAIL: BRANDON.SHAVER@DENVERGOV.ORG

Attn: Brandon Shaver
Community Planning & Development
City and County of Denver
201 W. Colfax Avenue
Denver, Colorado 80202

Re: Rezoning Application for 2030 and 2032 Blake Street

Dear Brandon:

This firm represents Denver Metropolitan Major League Baseball Stadium District, a body corporate and political subdivision of the State of Colorado (the “**Applicant**”), with respect to certain real property located at 2032 Blake Street (collectively with that certain real property located at 2030 Blake Street, owned by Public Service Company of Colorado (“**PSCo**”), the “**Property**”) in the City and County of Denver (the “**City**”). This letter is submitted in support of the Applicant’s application for rezoning of the Property. The Applicant seeks to rezone the Property (the “**Rezoning**”), which is a part of current Planned Unit Development District (“**PUD District**”) #329 (the “**Current PUD**”), to a new PUD District (the “**Proposed PUD**”) under the Denver Zoning Code (the “**Code**”). Parcels outside of the Property will remain subject to the Current PUD.

Property Background and Context

The Property is an approximately 28,678 square foot parcel located on the southwest corner of the intersection of Blake Street and 21st Street within the Ballpark neighborhood of the City. The Property is unattractive, underutilized and has sat vacant, in the center of an otherwise thriving neighborhood, for the better part of the last three decades. Adjacent to the first base entrance to Coors Field, a world class Major League Baseball stadium, and host of the 2021 Major League Baseball All-Star Game, the Property has historically been used for occasional game day parking and otherwise for ancillary uses associated with PSCo’s neighboring electric substation (the “**Substation**”). In its current state, the Property does not contribute meaningfully to the surrounding area.

Under the terms of a reciprocal easement agreement by and between PSCo and the Applicant, the Property is presently subject to a “no-build” restriction prohibiting vertical development. This easement was entered into with PSCo when a portion of the Property was sold to Applicant and serves to allow PSCo access onto the Property for activation and other required activities for the Substation. The nature of this restriction, particularly in the heart of downtown, severely hamstrings the potential land uses on the Property. In the

context of this restriction, and with the paired goals of putting the Property to its highest and best land use, and enhancing the Ballpark neighborhood, the vision of Rockies East Plaza (the “**Plaza**”) was born.

Approval of the Rezoning will facilitate the transformation of the Property into the Plaza — allowing it to become a vibrant, pedestrian and community-oriented gathering and event space designed to provide year-round entertainment, fun and equitable access to recreation to City residents and visitors. The Plaza will provide much needed outdoor community gathering space, will reflect the identity of the Ballpark neighborhood, and will help to retain the neighborhood’s standing as an ever-evolving, first-class urban destination. The Plaza is contemplated to be open to the public without charge on most days throughout the year, and will provide an open, inclusive gathering space for all. Building on the City’s goals for the downtown area, the Plaza will integrate fun features aimed at attracting children and youth downtown, while simultaneously creating a venue for residents, workers and visitors to gather, relax and balance urban life with the outdoors. The Plaza will have exemplary pedestrian connections and accessibility, and will allow for seamless entry along Blake Street and 21st Street. The Plaza will support creative placemaking within the City, and will strengthen the downtown community by providing an additional outdoor amenity along the 5280 Trail that is available and accessible to all by walking and biking.

The Ballpark neighborhood’s identity is derived from Rockies baseball and Coors Field. Approval of the Rezoning will pave the way for the Plaza, creating a fittingly themed baseball experience that embraces and enhances the Ballpark neighborhood’s baseball roots and identity, while simultaneously activating what is now an unfinished gateway to Coors Field. 21st Street has been identified and planned as a “Festival Street” and design work is underway along with recent funding to transform this street into a unique and dynamic experience. The Plaza will help to solidify and enhance 21st Street as a Festival Street and this experience for years to come through contributing not only accessible open space, but a flexible events plaza to help activate the area year round. Additionally, approval of the Rezoning will allow for the flexibility of the Property and Plaza to evolve over time, so that the Applicant can enhance the Property on an ongoing basis in a manner benefiting the neighborhood and City as a whole.

In recent years, the City’s Parks and Recreation Department engaged in a search for additional park or open space in the area of the Property. While the City was not able to add any additional park space in the neighborhood, the Plaza will help to satisfy the area’s real lack of open, accessible outdoor space. With the Plaza amounting to over 25,000 square feet of flexible, usable event and open space, this type of contribution to the neighborhood at the end of the proposed festival street will provide a significant public benefit to all.

In culmination, the Plaza seeks to contribute to the City and the Ballpark neighborhood what is often called for in citywide and neighborhood plans but rarely realized—a thoughtfully designed, open and accessible gathering space that can be activated for community events and enhance livability, recreational opportunities and quality of life for everyday residents and visitors.

General Criteria for Rezoning

Pursuant to the Code, all applications for rezoning must meet all of the “general review criteria” set forth in Section 12.4.10.7, as well as (i) at least one of the “justifying circumstances” of the first group of “additional review criteria” set forth in Section 12.4.10.8.A, and (ii) the additional review standard set forth in Section 12.4.10.8.B. The Rezoning to the Proposed PUD meets these review criteria as follows:

General Review Criteria: Consistency with Adopted Plans. 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. Code § 12.4.10.7.A.

The City has adopted four major plans that guide the use and development of the Property: (1) Blueprint Denver, (2) Denver Comprehensive Plan 2040, (3) the Downtown Area Plan and (4) the Northeast Downtown Neighborhoods Plan, in addition to various supplemental City plans. The proposed Rezoning is consistent with each of these plans as set forth in further detail on Exhibit A attached hereto and incorporated herein by reference.

General Review Criteria: Uniformity of District Regulations and Restrictions. 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. Code § 12.4.10.7.B.

The proposed official map amendment is necessary to account for the unique characteristics and qualities of the Property and the Plaza. Because a rezoning to a PUD District is required in this instance, there will be no zone district in the City with the same classification or designation on the official map. However, as discussed in further detail below, the Proposed PUD is consistent with the intent and purpose of PUD Districts generally, as stated in Article 9, Division 9.6 (Planned Unit Development) of the Code.

General Review Criteria: Public Health, Safety, and Welfare. The proposed official map amendment furthers the public health, safety and general welfare of the City. Code § 12.4.10.7.C.

Approval of the Rezoning will further the public health, safety and general welfare of the City by implementing the City's adopted land use plans, as set forth on Exhibit A. Moreover, the Rezoning will facilitate a pedestrian and family friendly outdoor event space open to the general public throughout the year. The Rezoning will contribute to a sense of community by providing shared gathering space, will provide a connection to nature within the heart of downtown, and will offer entertainment and fun for all ages. The Plaza will operate during set hours, and the perimeter of the Plaza will be tastefully enclosed when not in use. The Plaza will be a unique event space unlike any other in the City, and will contribute to the vibrancy and allure of the Ballpark neighborhood and the City. It will revitalize the area, help to ensure that there are enough high-quality outdoor public spaces within the City to keep pace with the City's growth, and will activate an otherwise underutilized entrance to the baseball stadium.

Further, the Plaza will expand the City's urban design and green infrastructure network, through the planting of trees and permeable pavers, and will create an environment that will support physical activity and healthy living within the City. In the Downtown Neighborhood Context in particular, flexible outdoor spaces and hardscaped plazas are lacking, yet integral to the general welfare of those that live, work and play or visit downtown. The Plaza will help to fill this essential need in the area by providing a high-quality, well-maintained and flexible outdoor plaza in the otherwise intensely built-up Downtown Neighborhood Context.

Additional Review Criteria: Justifying Circumstances. 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 Code and the property retained Former Chapter 59 zoning. Code § 12.4.10.8.A.

The Rezoning satisfies the criteria in clauses (a) and (b) above, as follows:

With respect to clause (a), since the Current PUD was approved in 1993, lower downtown has vastly changed, perhaps more so than any area within the City. Prior to the first games being played at Coors Field, what is now affectionately known as “**LoDo**” was largely undeveloped. The opening of Coors Field, now the third oldest ballpark in the National League, has served as a glowing example to planners nationwide of how a stadium can successfully revitalize a neighborhood and City.

The arrival of Coors Field, and the redevelopment of LoDo that followed, helped to catalyze change in the area. Restaurants, bars and new urban residential living now make up what is now a thriving and highly sought after neighborhood in which to live, work, visit and play. This has dramatically altered the context in which the Property relates to the surrounding area. However, under the Current PUD, the Property remains undeveloped and underutilized, subject to restrictions designed primarily to allow for the activation of the Substation by PSCo on a portion of the Current PUD property.

In light of the historical changes to LoDo, and given that the Rezoning will permit the Applicant to contribute to the success of the thriving Ballpark neighborhood, will provide additional outdoor community gathering space, and will further LoDo’s standing as an ever-evolving, first-class urban neighborhood destination, the Rezoning is in the public interest.

With respect to clause (b), each of the four City plans that guide the use and development of the Property—Blueprint Denver, Denver Comprehensive Plan 2040, the Downtown Area Plan and the Northeast Downtown Neighborhoods Plan—as well as other City supplemental plans, as discussed in further detail on Exhibit A, were adopted after the Property was last zoned to the Current PUD in 1993. Approval of the Rezoning is in the public interest in order to meet and fulfill the new and revised goals and policies of each of these City plans as they relate to the Property, including site-specific and significant changes for the area overall.

Additional Review Criteria: Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements. 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. Code § 12.4.10.8.B.

The proposed Rezoning is consistent with the description of the Downtown Neighborhood Context. Notably, Blueprint states that a high quality, well-maintained network of parks, flexible outdoor spaces, plazas and landscaped streets are essential in the intensely built up Downtown Neighborhood Context. The Plaza will fulfill this essential need, while simultaneously providing an outdoor space designed in part to attract children and families to the downtown portion of the City. The highest priority in the Downtown Neighborhood Context is given to pedestrians and pedestrian mobility, which flexible outdoor spaces, plazas and landscaped streets are essential to. Notably, there are currently no major parks or open spaces in the Ballpark neighborhood. As a result, the City’s area specific land use plans have specifically determined the neighborhood to be a prime candidate for future public spaces to be developed.

The Plaza will help contribute to the need for high-quality open spaces in the Downtown Neighborhood Context, which are necessary to keep pace with the City's growth. It will be an additional downtown amenity available to all, and will be largely accessible by biking or walking. The Plaza will be designed to prioritize pedestrians, to contribute additional, needed green infrastructure to the Downtown Neighborhood Context, and will provide an opportunity for the City to repurpose part of the adjacent roadways, in line with the 5280 Trail and Festival Street concepts that has been identified for 21st Street, in order to further enhance the pedestrian realm downtown.

The Plaza will also incorporate key aspects of the City's vision to create Complete Neighborhoods within the City. The Plaza will contribute much needed green infrastructure downtown, will contribute to the City's high-quality transportation system by including street trees, bike racks and outdoor benches for pedestrians, and will serve as a multi-functional recreation space, providing a social space where people may gather to interact and engage with each other and the natural environment.

Additionally, and as discussed more below, the proposed Rezoning is consistent with the stated purpose and intent of PUD Districts generally, as stated in Article 9, Division 9.6 (Planned Unit Development) of the Code.

Additional Review Criteria for Rezoning to PUD District

The Code requires applications for rezoning to a PUD District to also meet the "additional review criteria for rezoning to PUD District" set forth in Section 12.4.10.9. The Rezoning to the Proposed PUD meets these additional review criteria as follows:

Additional Review Criteria for Rezoning to PUD District: Consistency with Intent and Purposes of PUD Districts. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code. Code § 12.4.10.9.A.

A. The Code sets forth the City's general intent and purpose of PUD Districts in Section 9.6.1.1.A:

The general purpose of a PUD District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

Creation of the Plaza, and the numerous public benefits that will follow, is impossible without the Rezoning to the Proposed PUD because there is not a conventional zone district with the intention or flexibility required to bring the Plaza to life. Additionally, the no-build restriction and PSCo's plans for the Substation add a unique and extraordinary circumstance further limiting the Property and necessitating an alternative to conventional land use regulations in order for the Property to be improved. The flexibility of the Proposed PUD is warranted in these current circumstances to bring the vision of the Plaza to fruition thoughtfully and without the need for myriad variances, waivers and conditions that would otherwise be required under a standard zone district.

B. The Code defines “unique and extraordinary circumstances” that justify the use of a PUD District in Section 9.6.1.1.B as follows:

(1) where a development site has special characteristics, including but not limited to irregular or odd shaped lots, or lots with significant topographical barriers to standard development or construction practices; (2) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district; (3) where a development site is subject to an existing PUD District and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans; or (4) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.

The Rezoning satisfies the criteria in clauses (1), (2) and (3) above as follows:

1. With respect to clause (1), the Property has special physical characteristics relating to the surrounding development and environment in that it (i) borders the Substation, and (ii) is adjacent to an entrance of a world-class Major League Baseball stadium. Given the special characteristics of this site, careful planning considerations must be made to put the Property to its highest and best land use possible, while simultaneously considering PSCo’s neighboring substation use and corresponding no-build private restriction as well as the continued activation of Blake Street and 21st Street in a way most complimentary to Coors Field and the Ballpark neighborhood.
 2. With respect to clause (2), although the Property is not itself within a historic district, it is uniquely positioned among and bounded by Coors Field, the Ballpark Neighborhood Historic District and the Lower Downtown Historic District. The Rezoning will protect the character of these historic districts by permitting a natural, low intensity transition between them, with the Plaza providing a beautifully connected gathering space. The Rezoning will in turn make the neighboring historic districts more viable, through the addition of a valuable recreational amenity to the area, which in turn may increase the value of the neighboring historic structures themselves.
 3. With respect to clause (3), approval of the Rezoning from the Current PUD to the Proposed PUD District will bring the Property closer to conformance with current zoning regulations and the City’s adopted plans, as discussed in more detail in Exhibit A. The Property is currently zoned under the Current PUD, approved in 1993, and subject to restrictions designed primarily to allow for the activation of the Substation by PSCo on a separate portion of the Current PUD property. Such zoning for the Property is outdated, particularly for a site in such a prime downtown location. Upon the Rezoning, all development within the Property, except as otherwise modified by the Proposed PUD, will need to conform to the C-MX-5 zone district under the Code. This zoning will be consistent with other property similarly zoned C-MX in the area immediately surrounding the Property.
- C. Further, the Code establishes that a PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development’s economic feasibility. Code § 9.6.1.1.C.

The Proposed PUD is certainly not intended as a vehicle for development inconsistent with the neighborhood character or to enhance the development's economic feasibility. Quite to the contrary, the Rezoning will facilitate the development of the Plaza, which will enhance the character of LoDo and the Ballpark neighborhood's baseball roots. Rather than being inconsistent with the Downtown Neighborhood Context, the Proposed PUD will instead fill a need identified for the area by the City. Recent adopted plans call for flexible, outdoor, private open spaces and hardscaped plazas that are lacking in the Downtown Neighborhood Context, yet integral to the Complete Neighborhoods concept and general welfare of those that live, work and visit downtown. The Plaza will help to fill this essential need in the area by providing a high-quality, well-maintained and flexible outdoor plaza, providing much needed open space and recreational amenities for all in an otherwise intensely built-up area. The Plaza will help to solidify and enhance the goal of 21st Street as a Festival Street by contributing a flexible events plaza to help activate the area year-round.

Additionally, rather than being solely economically driven, the goal of the Plaza will be primarily to provide an active, unique event space for use by the community throughout the year. Applicant will incur significant costs and expenses in order to further activate and contribute to the vibrancy of the area, while simultaneously providing publicly accessible open space within City that the City itself doesn't have to improve, manage or maintain.

- D. The Code provides that in return for the flexibility in site design with respect to the arrangement, heights, and setbacks of buildings, densities, open space and circulation elements, development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan. Code § 9.6.1.1.D.

Under the Proposed PUD, the Plaza will epitomize the provision of significant public benefit not achievable through the application of a standard zone district. The innovative concept and design of the Plaza will provide much needed outdoor gathering space in the heart of LoDo. It will have exemplary pedestrian connections allowing seamless entry to and through the Plaza from Blake Street and 21st Street, adding a much-needed activation of the intersection, and will provide unique outdoor recreational amenities not achievable with the City's standard zone districts. The Plaza will be designed in a manner to not only compliment, but to significantly enhance, the character and design of LoDo and the Ballpark neighborhood. All of this will further the goals and objectives of each of the City's adopted plans as described on Exhibit A.

The Plaza will provide year-round entertainment, fun and equitable access to City residents and guests. It will integrate features aimed at attracting children and youth downtown, while simultaneously creating an outdoor venue for the community to gather and interact within. The Plaza will be a thoughtfully designed, open and accessible gathering place that will enhance the livability and quality of life for downtown residents and visitors alike. The plaza will help activate the area, will help to ensure that there are enough high-quality, outdoor public spaces within the City to keep pace with the City's growth, will expand the City's green infrastructure network, and will create an environment that will support physical activity and healthy living within the City.

Additional Review Criteria for Rezoning to PUD District: Compliance with Applicable Standards. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6. Code § 12.4.10.9.B.

As previously noted, the Proposed PUD and the Proposed PUD District Plan comply with the applicable standards and criteria outlined in Division 9.6 and are consistent with the general purpose and intent of PUD Districts.

Additional Review Criteria for Rezoning to PUD District: Feasibility of Development under Other Zone Districts. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions. Code § 12.4.10.9.C.

The proposed Plaza will be a one-of-a-kind event and gathering space at the front door of a prominent world-class Major League Baseball stadium. There is not any standard zone district within the City that would permit the Plaza on the Property without a slew of variances, waivers and conditions. The Plaza will be designed so as to accommodate both game day and non-game day uses and events, the neighboring Substation activation and use, and will require a level of flexibility to operate on a year-round basis that standard zone districts simply cannot provide.

Additional Review Criteria for Rezoning to PUD District: Compatibility with Existing Land Uses. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. Code § 12.4.10.9.D.

Not only will the Proposed PUD and Proposed PUD District Plan establish permitted uses compatible with LoDo, the Ballpark neighborhood, and Coors Field specifically, the proposed Plaza will go a step further to actively enhance these areas and other nearby developments. Over the years, LoDo has evolved into a meeting place for City residents and guests of all ages on both game days and non-game days alike. The Plaza will provide outdoor recreational amenities and space offering an inviting connection to the stadium and other LoDo destinations.

Further, within the Downtown Neighborhood Context overall and the Ballpark neighborhood specifically, there is a lack of parks and open space. The City's adopted land use plans contemplate that, particularly within the intensely built up downtown environment, there will be green infrastructure, open space and plazas, and social spaces designed to allow people to interact and engage with each other and the natural environment. Thus, not only would the Plaza be compatible with existing land uses adjacent to the Property, it is essential and complementary to such uses, and satisfies a need in the Downtown Neighborhood Context identified within the City's plan guidance.

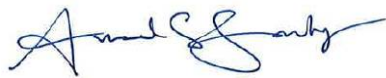
Additional Review Criteria for Rezoning to PUD District: Compatibility with Adjacent Building Forms. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design). Code § 12.4.10.9.E.

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Given that the Property is subject to the no-build restriction, the Plaza will not be characterized by vertical development, but rather will be activated through the use of high-quality, decorative pavers, landscaping and innovative design concepts, all of which will create a stunning and inviting destination and will provide a seamless, vibrant pedestrian oriented gateway between the Lower Downtown Historic District and the Ballpark Neighborhood Historic District.

For the foregoing reasons, the Rezoning meets and complies with the applicable rezoning criteria. As such, on behalf of the Applicant, we respectfully request that the City approve the Rezoning.

Very truly yours,



Amanda S. Greenberg
For the Firm

ASG/vpf

Enclosures
Exhibit A Attached

cc: Matt Sugar
Greg Feasel
John Yonushewski



EXHIBIT A

Consistency with Adopted Plans



WHAT'S INSIDE

- I. Comprehensive Plan 2040..... 1
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 - A. Denver Moves Pedestrian and Trails..... 14
 - B. Denver Game Plan 15
 - C. Outdoor Downtown Plan..... 16
 - D. 5280 Trail Vision Plan on 21st Street 18

OVERVIEW

The proposed map amendment for 2032 Blake Street is consistent with multiple adopted neighborhood and citywide plans in Denver that will guide the use and development of the site, meeting the general review criteria for rezonings as set forth in § 12.4.10.7.A of Denver’s Zoning Code. This includes several major City plans, namely: (i) Denver Comprehensive Plan 2040, (ii) Blueprint Denver 2019, (iii) the Downtown Area Plan; and (iv) the Northeast Downtown Neighborhoods Plan, in addition to various supplemental City plans, as more fully set forth in this Exhibit A.



I. COMPREHENSIVE PLAN 2040

https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver_Comprehensive_Plan_2040.pdf

This plan creates a vision and goals to tie together the City's plans and policies. It is the guiding document for shaping the City we will become over the next 20 years.

Six Vision Elements—Together we want:



Equitable, Affordable, and Inclusive

A city that's equitable, affordable and inclusive



Strong and Authentic Neighborhoods

A city made up of strong and authentic neighborhoods



Connected, Safe and Accessible Places

A city with well-connected, safe and accessible places



Economically Diverse and Vibrant

A city that is economically diverse and vibrant



Environmentally Resilient

A city that is resilient in the face of climate change



Healthy and Active

A city with access to amenities and experiences that make Denver unique

1. Equitable, Affordable, and Inclusive

The rezoning is consistent with this vision element by achieving the following goals:

GOAL 1.1 Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities:

1. The Rezoning will further this goal by improving equitable access to resources by inserting a community gathering space in the heart of LoDo open to the public without charge. The Plaza will provide much needed open space that is inclusive and available to all, regardless of age, background or income.
2. Strategies Implemented:
 - C. Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.

GOAL 1.7 Make neighborhoods accessible to people of all ages and abilities:

1. The proposed Plaza will be an amenity in the Ballpark neighborhood available to people of all ages and abilities. It will provide outdoor community gathering space for people of all walks of life, and will provide entertainment and fun for all ages. The proposed Plaza will have exemplary pedestrian connections and accessibility, allowing seamless entry from 21st Street and Blake Street for all.
2. Strategies Implemented:
 - A. Encourage the integration of age-friendly community features into public and private development.
 - C. Design and program public spaces and recreation centers to accommodate people of all ages and abilities.

2. Strong and Authentic Neighborhoods

A Denver made up of strong and authentic neighborhoods. The rezoning is consistent with this vision element by achieving the following goals:

GOAL 2.2 Enhance Denver’s neighborhoods through high-quality urban design:

1. The Plaza will be a people-oriented gathering place fully embracing the character of the Ballpark neighborhood. It will provide seamless access to 21st Street, Blake Street and Coors Field, and will be thoughtfully designed, themed and tailored to the Ballpark neighborhood, creating an engaging and interactive public realm. The Plaza will activate an underutilized vacant lot in the center of an otherwise thriving neighborhood. This will enhance the quality of life in the neighborhood.

2. Strategies Implemented:

C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.

D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.

GOAL 2.5 Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods:

1. The Ballpark neighborhood’s identity is derived from Rockies baseball and Coors Field. Approval of the Rezoning will pave the way for the proposed Plaza, creating a vibrant, one-of-a-kind outdoor community gathering space. This fittingly themed space will enhance the Ballpark neighborhood’s baseball roots and identity, and will provide a family friendly public gathering space designed to facilitate social connections within the neighborhood.

2. Strategies Implemented:

A. Ensure that parks and recreational programs reflect the unique context and cultural identity of the neighborhoods they share.

B. Design public spaces to facilitate social connections and enhance cultural identity.

GOAL 2.7 Leverage the arts and support creative placemaking to strengthen community.

1. The Plaza will support creative placemaking by providing a one-of-a-kind outdoor gathering space in the heart of LoDo. It will be tastefully designed to reflect the neighborhood’s baseball identity, will provide a connection to the outdoors in an otherwise intensely built up urban environment, and will provide an equitable community gathering space available to all most days throughout the year. The Plaza will fully embrace the neighborhood’s character, and will fill a need for open space in the area.

2. Strategies Implemented:

A. Infuse arts, culture and creativity into all aspects of community planning and design.

B. Embrace existing communities and their cultural assets.

C. Integrate community-inspired art and artistic expression into the public realm.

In 2040, Denver’s neighborhoods are complete, unique, and reflective of our city’s diverse history.



Our neighborhoods vary not only by size and character, but also through their cultural identity and community assets. While architecture styles, housing preferences and local business may change through the years, it is often the people and culture—and the reflection of that culture in the built environment—that create the character of a neighborhood. An authentic neighborhood is one which is able to stay true to its spirit, culture and roots as it evolves. Ensuring the building blocks of a strong and authentic neighborhood are available and easily accessible is central to Denver’s success.

3. Connected, Safe, and Accessible Places

A City with well-connected, safe and accessible places that are easy to get to, no matter how we want to travel. The rezoning is consistent with this vision element by achieving the following goals:

GOAL 3.3 Maximize the public right-of-way to create great places:

1. The proposed Plaza will be a step toward the City's plans for establishing 21st Street as a "Festival Street," will be a stop along the 5280 Trail, and will encourage pedestrian and bicycle traffic around the stadium. The Plaza will enhance Blake Street, 21st Street, and the surrounding area, providing a unique gathering place that is equitable and available to all. Trees will be incorporated throughout the Plaza, further enhancing downtown's green infrastructure.
2. Strategies Implemented:
 - A. Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.
 - B. Develop tools, such as street design standards, to prioritize how valuable right-of-way is allocated among various demands including mobility, utilities, green infrastructure, trees and design amenities.
 - C. Protect, enhance and expand Denver's legacy pathways: its historic parkways, boulevards, greenways and trails.

GOAL 3.6 Build and maintain safe bicycle and pedestrian networks:

1. As a stop along the 5280 Trail, the Plaza will be a part of the City's citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
2. Strategies Implemented:
 - A. Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
 - B. Implement the complete network of pedestrian infrastructure recommended in Denver Moves: Pedestrians and Trails.

4. Economically Diverse and Vibrant

A community that is economically diverse and vibrant. The rezoning is consistent with this vision element by achieving the following goals:

GOAL 4.3 Sustain and grow Denver's local businesses:

1. The proposed Plaza will draw additional pedestrian traffic to the Ballpark neighborhood on non-game days, drawing potential customers to the area to help support and sustain local City businesses. The proposed Plaza is contemplated to host events supporting local vendors, such as farmers markets, food trucks, pop-up shops, local musicians and artists.
2. Strategies Implemented:
 - A. Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

GOAL 4.7 Accelerate Denver's economic vitality through arts, culture and creativity:

1. The Plaza will be creatively designed to enhance the Ballpark neighborhood. It will provide a one of a kind gathering place that will turn what is now an unattractive vacant lot into aesthetically pleasing open space in the heart of lower downtown.
2. Strategies Implemented:
 - A. Encourage the development of creative districts.
 - B. Advance cultural tourism and expand the city's diversity of innovative industries.

5. Environmentally Resilient

A City that is environmentally resilient in the face of climate change. The rezoning is consistent this vision element by achieving the following goal:

GOAL 5.6 Protect and expand Denver’s green infrastructure network:

1. The proposed Plaza will contribute to the City’s green infrastructure network by providing much needed open space and trees in the downtown area.
2. Strategies Implemented:
 - A. Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver’s growth.
 - B. Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
 - C. Maintain and expand the citywide tree canopy.
 - D. Preserve and enhance the city’s system of parkland and adapt park landscapes to be more climate and heat resistant.

6. Healthy and Active

A healthy and active city with access to the types of amenities and experiences that make Denver uniquely Denver.

GOAL 6.1 Create and enhance environments that support physical activity and healthy living:

1. The proposed Plaza will be designed as a public gathering space and recreational area serving people of all ages and backgrounds. Open space is a vital component of a complete community, and the proposed plaza will provide a much needed outdoor community gathering space. The proposed Plaza will have the capacity to host events, games and activities that support wellness and healthy living.

2. Strategies Implemented:
 - A. Recognize parks, recreation and the urban forest as vital components of a complete community.
 - B. Promote walking, rolling and biking through the development of a safe and interconnected multimodal network.
 - C. Design safe public spaces and recreational areas to serve people of all ages and backgrounds.

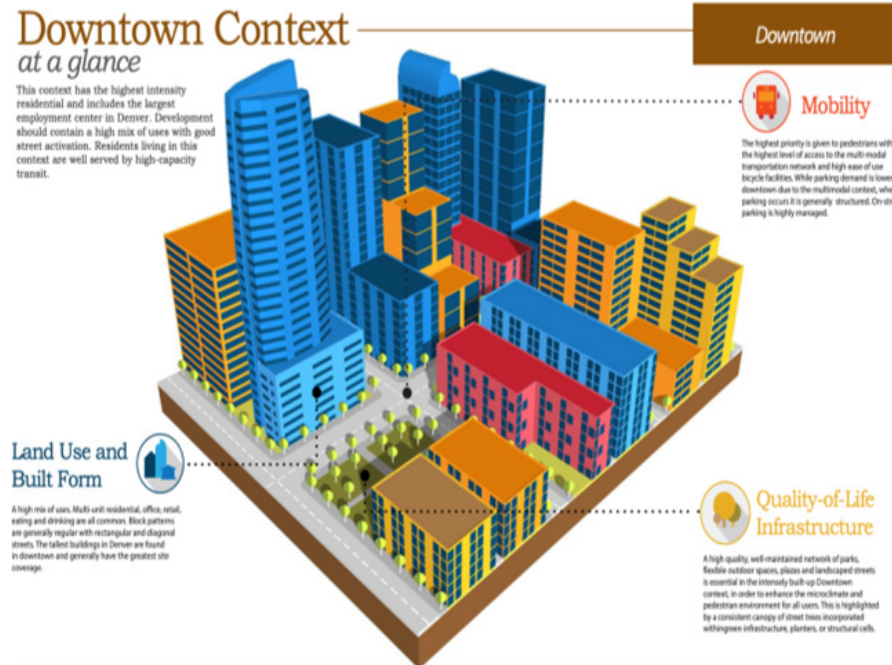
GOAL 6.2 Provide high-quality parks, recreation facilities and programs that serve all Denver residents.

1. The proposed Plaza will consist of equitable open space allowing for a connection to nature in an otherwise intensely built up urban environment. The Plaza will be open and available to all, regardless of age, income or background, and will contain recreational amenities designed to encouraged healthy, active living.
2. Strategies Implemented:
 - A. Ensure equitable access to parks and recreation amenities for all residents.
 - B. Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.
 - C. Expand the supply of parks, recreational facilities and programs relative to Denver’s population growth.

II. BLUEPRINT DENVER 2019

https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/planning-general/blueprint-denver/blueprint_denver.pdf

This plan provides the foundation for citywide policies and recommendations relating to land use, transportation, design and growth.



1. Rezoning Components

Blueprint Denver sets forth various components to consider in rezoning requests:

Neighborhood Context When a new zone district is proposed for a site, the neighborhood contexts map and description should be used to guide which zone districts are appropriate.

Place The proposed zone district for a site should be consistent with Blueprint Denver’s guidance for the future place, which includes the future places map, the place description, and the City’s growth strategy.

The property is within the Downtown Neighborhood Context. Notably, Blueprint states that a high quality, well-maintained network of parks, flexible outdoor spaces, plazas and landscaped streets are essential in the intensely built up Downtown Context. As such, the proposed Plaza, which would fulfill an essential need, is consistent with the Downtown Context.

- Places Map** The future places map shows which place descriptions should be used to evaluate the appropriateness of the proposed zone district. The property is designed as “Residential High” on the future places map.
- Place Description** The place descriptions include information about land use and built form that provide helpful guidance in evaluating a proposed new zone district.

While residential areas are areas where the predominant use is residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses. The proposed Plaza is consistent with this designation, as it will provide much needed open space serving the area. The Plaza will provide opportunities for social engagement and interaction for neighborhood residents and visitors. Open space is a vital component of quality of life infrastructure in all of the City’s places.

More specifically, the downtown residential area features various scales of special use parks, flexible outdoor spaces and hardscaped plazas designed to be welcoming to all ages. The proposed Plaza is consistent with this characterization, and will indeed be a flexible outdoor plaza that is welcoming to all.

The proposed rezoning is also consistent with the plan's definition of a Residential High Area, which are "typically mixed-use areas with many commercial, retail and other complementary uses." Within the Quality-of-Life context of Residential High Areas, the plaza perfectly folds into the plan's aspirations for a "greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced landscaped plazas and pedestrian gathering spaces" (Page 149 Blueprint Denver).

High



Residential uses are high intensity. While the focus is residential, these are typically mixed-use areas with many commercial, retail and other complementary uses. A variety of building types may be found in these areas, depending on context. Taller mixed-use buildings are common. Fully residential multi-unit and commercial buildings may be mixed throughout.

Access varies, but is generally from higher intensity street types. Multimodal networks are most accessible.

Greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced landscaped plazas and pedestrian gathering spaces. A variety of green infrastructure best practices are found in these areas.



- c. **Growth Strategy** Certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve.

The growth strategy map is a version of the future places map showing the City's aspirations for distributing future growth in the City. While the City aspires for there to be a 15% increase in housing and a 5% increase in new jobs in high and high-med residential areas by 2040, open space is nonetheless contemplated by Blueprint in such areas, so the proposed Plaza remains consistent with plan guidance.

- d. **Downtown Street Type** Street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development. This includes the street types map and the street type descriptions.

Street Types

The following pages describe each aspirational street type in Denver and how they vary by the three elements of complete neighborhoods.



DOWNTOWN

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.

Many trips are local or the first and last mile of regional trips begin or end downtown. Curb space is highly managed. High focus on pedestrian and bicycle connectivity.

Street trees within structural cells/open planters, cafe seating, enhanced hardscaping, pedestrian lighting, public plazas, streetside planters and green infrastructure make for a vibrant place on downtown streets.



Blake Street is characterized as a "Downtown Arterial" street. Such streets are surrounded by the most intense land uses such as hotels, street level retail and office, residential and mixed-use towers. They are pedestrian oriented with maximum building coverage, narrow setbacks and strong engagement of the street.

The proposed Rezoning is consistent with this street classification, as the Plaza will provide a pedestrian oriented open space adjacent to Coors Field providing a strong engagement of Blake Street. Tastefully designed fencing and gates will surround the Plaza providing similar engagement to the street to that of a building with narrow setbacks being placed on the lot. As the Property is presently subject to a no build restriction, the Rezoning will enable what is now a vacant lot to become open space available for use by the public, in a way that simultaneously enhances Blake Street, 21st Street, Coors Field, and the downtown experience.

DENVERIGHT BLUEPRINT:2028				1.5 INTRODUCTION
<h2>Goals</h2> <p>The goals reflect the voice of our community. They create a guiding framework for the plan vision and recommendations.</p>				
<p>01</p> <p>Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.</p>	<p>02</p> <p>Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.</p>	<p>03</p> <p>Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.</p>	<p>04</p> <p>Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents.</p>	<p>05</p> <p>Focus higher intensity growth in walkable mixed-use centers and along transit priority streets.</p>
<p>06</p> <p>Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment.</p>	<p>07</p> <p>Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property.</p>	<p>08</p> <p>Promote enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.</p>	<p>09</p> <p>Guide growth to maintain connections to the outdoors, respond to climate change and protect our environment and natural resources.</p>	<p>10</p> <p>Promote a healthy community with equitable access to healthy living for all residents.</p>

2. Blueprint Denver: Goals and Plan Framework

The proposed rezoning is consistent with multiple goals and recommendations in Blueprint Denver, which reflect countless hours of community outreach, and the collective voice of the City's residents. This includes consistency with the below goals:

GOAL 2 Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

GOAL 3 Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.

GOAL 6 Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment.

GOAL 7 Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property.

GOAL 8 Promote enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.

GOAL 10 Promote a healthy community with equitable access to healthy living for all residents.

3. Enhancing Equity and Access to Open Spaces and Amenities

The rezoning application is also consistent with Blueprint Denver's vision for increased equity, including access to opportunity. It provides important tools for obtaining the metrics outlined in the Neighborhood Equity Index, which includes access to quality parks or open space:

Measuring Equity

Blueprint Denver calls for three equity concepts that should guide future planning and implementation. Each equity concept includes a measurement that is mapped geographically across the city to understand disparities and patterns between neighborhoods. Community Planning and Development (CPD) is committed to coordinating annual updates to these maps (shown earlier in this chapter and in more detail in Appendix C) to measure our progress in improving equity. The metrics include the equity measurements/maps and a few other key equity metrics that the city is committed to measure.

ACCESS TO OPPORTUNITY

1 Neighborhood Equity Index:

- a. Social determinants of health
 - Percent of high school graduates or the equivalent for those 25 years of age or older
 - Percent of families below 100% of the federal poverty line
- b. Access to fresh food: percent of residents within ¼ mile (10 minute walk) to a full-service grocery store
- c. Access to parks: percent of living units within ¼ mile (10 minute walk) to a quality park or open space
- d. Access to health care: percent of pregnancies without first trimester prenatal care
- e. Children at a healthy weight: percent of children that are overweight or obese
- f. Average life expectancy

2 Access by walkshed (1/2 mile), bikeshed (2-mile) and driveshed (5-mile) to each local center, local corridor, community corridor and regional center from the future places map.

3 Access to quality transit: households within ½ mile of high-capacity transit or ¼ mile from the frequent transit network

Recommendations: Mobility



4. Mobility Recommendations

The proposed rezoning is also consistent with Blueprint Denver’s mobility recommendations, which encompass a vision for a more “complete multimodal transportation system, with an emphasis on safety, moving people, and creating attractive, sustainable public spaces.” (Page 106, Blueprint Denver). Highlighted below are some specific examples of how this proposed rezoning is consistent with and advances the plan’s mobility recommendations.

01 Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements.
GOALS: 1, 3, 4

Denver streets are built out — in most areas of the city there is no room to build or widen streets, but the number of trips taken is increasing. Denver’s streets can accommodate more trips by providing more efficient travel modes that move more people, especially transit. Additionally, providing space for services and amenities near the areas where people live reduces the distance needed to travel to access basic services.

A. Implement the bicycle, pedestrian and transit networks in *Denver Moves* plans.

B. Improve multimodal access to downtown by implementing updates to the downtown multimodal access study (*Denver Moves: Downtown*).

C. Support safe routes to school programs.

D. Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.

E. Promote mixed-use development in all centers and corridors.

POLICY

BACKGROUND

STRATEGIES

03 On all streets, prioritize people walking and rolling over other modes of transportation.
GOALS: 1, 3, 4

All streets in Denver should safely accommodate people walking and rolling by providing a safe and comfortable pedestrian environment.

A. Ensure safe pedestrian crossings, especially along the High Injury Network identified by Vision Zero.

B. Develop access management policies — especially in centers and corridors in the downtown, urban center and general urban contexts — to reduce conflicts between driveways/ garages and pedestrians and cyclists.

C. Ensure that café seating in the public right-of-way provides ample and high-quality space for pedestrians and streetscaping, especially in areas with high pedestrian volumes.

D. Develop policies for shared spaces in appropriate locations to safely accommodate all users, flexible spaces and opportunities for events.

E. Eliminate any exemptions for people building projects to build sidewalks as part of the development review process.

F. Explore options to assist property owners when improvements required by redevelopment, such as sidewalks, is cost-prohibitive.

04 Implement the vision for street types and the layered multimodal network to create complete streets.
GOALS: 1, 3, 4

Streets can better accommodate the needs of all users when the design of the street takes into consideration the needs of the surrounding land-use character.

A. Develop comprehensive street design guidelines based on *Blueprint Denver* street types to address components such as green infrastructure, street trees, bikeway design, amenity zones and sidewalks.

B. Create and adopt a citywide “Complete Streets” policy to support comprehensive street design guidelines.

C. Coordinate across city departments to revise street design standards, rules, and regulations to implement *Blueprint Denver* street types, modal priorities and a holistic vision for complete streets, including clearly defining roles and responsibilities for oversight, enforcement and maintenance of the public right-of-way.

D. Align street design guidelines, standards and rules and regulations to support Vision Zero goals and improve safety along the High Injury Network.

E. Ensure regulations promote design outcomes that prioritize pedestrians.

F. Establish freight efficiency corridors to consolidate freight traffic and reduce conflicts with other street users.

Recommendations: Quality-of-Life Infrastructure



5. Quality-of-Life Infrastructure Recommendations

The rezoning is consistent with key recommendations under the plan’s Quality-of-Life Infrastructure goals, most especially pertaining to “expanded tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (page 118, Blueprint Denver).

01

POLICY

BACKGROUND

STRATEGIES

Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth.

GOALS: 2, 7, 9, 10

Quality outdoor public spaces are essential to vibrant, complete neighborhoods. The demands of a growing population and evolving needs put increased pressure on the park system. Denver currently lacks tools to ensure the construction and maintenance of outdoor public spaces as the city continues to grow. The Game Plan for a Healthy City has implementation recommendations prioritizing high-need neighborhoods for improvements.

- A. Explore a variety of methods to provide permanent, sustainable funding options for park, trail and recreation needs. This could include working with city agencies to seek increased participation from new development to help meet increased demand for park and recreations services and facilities.**
- B. Evaluate the need to increase requirements and/or create incentives for publicly accessible outdoor space for mid- and large-scale developments in centers, corridors and districts.**
- C. Develop standards and guidelines around privately owned outdoor spaces to ensure public accessibility, great design and features to respond to culture of the local community. Examine the need to tailor standards and guidelines based on context and/or place.**

02

Protect and expand Denver’s tree canopy on both public and private property.

GOALS: 7, 9, 10

The urban tree canopy provides critical environmental benefits; trees keep temperatures cooler by providing shade, contribute to clean air, and help to prevent water pollution by managing stormwater in their canopies and stabilizing soils. During the redevelopment design phase, too often trees are not seen as critical design and infrastructure elements and are frequently removed or not included in a project’s design.

- A. Prioritize trees in green infrastructure facilities to improve urban tree canopy.**
- B. Support a robust street tree canopy by prioritizing trees in right-of-way design.**
- C. Develop tree planting and water-wise irrigation requirements for new development on private property.**
- D. Strengthen standards to protect trees and explore requirements and/or incentives to mitigate tree loss during redevelopment on both public and private property to help achieve Denver’s tree canopy goal.**
- E. Incentivize technology to support healthy tree growth, such as structural cells, in centers and corridors, especially in the downtown, urban center and general urban neighborhood contexts. This will help to expand and maintain a healthy tree canopy in more urban areas.**
- F. Study and implement requirements and/or incentives for existing parking lots to provide landscaping improvements that include trees; giving priority to upgrading existing parking lots in centers and corridors.**

City and County of Denver

05

Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.

GOALS: 7, 9, 10

The pedestrian environment should create a comfortable walking experience and serve as an attractive, well-lit space that promotes activity and social interaction. Trees and plants between the street and sidewalk serve as a buffer for people walking, while providing cooling shade and an attractive transition from public to private space. Reclaiming streets as a space for pedestrians, special events and programing provides social spaces in dense urban environments.

- A. Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm.**
- B. Evaluate and revise rules for use of the right-of-way by utilities, advertisers and telecommunications providers, balancing aesthetics and infrastructure necessities.**
- C. Identify public safety improvements to streets, including appropriate levels of lighting.**
- D. Update street design standards and guidelines to include landscape requirements for appropriate water-efficient and pollinator-friendly plants.**
- E. Identify opportunities to creatively use right-of-way as special shared streets that prioritize pedestrians, provide amenities and encourage gathering and socializing.**
- F. Prioritize pedestrian relationships in design such as building orientation, vehicular access points (minimize curb cuts) and public wayfinding.**

6. Environmentally Friendly

The rezoning is also consistent with Blueprint Denver’s recommendations for promoting environmentally friendly development strategies in the public and private realms, most especially as it relates to managing impervious surfaces with permeable paving and landscaped areas (Page 120, Blueprint Denver).

7. Greenways and Trails

Within the plan’s Quality-of-Life section, the proposed rezoning is consistent with the recommendation to recognize greenways and trails as multi-modal connections, including its frontage with the 21st Street Festival Street. In particular, the proposed rezoning is consistent with the Quality-of-Life Recommendations 07.B, 10.A and 10.B.

07 Recognize greenways and trails as multimodal connections providing a variety of experiences and habitats for people, plants and wildlife.

GOALS: 2, 9, 10

Most of Denver’s trails follow urban waterways offering safe and scenic routes through various neighborhoods, serving both recreational and mobility needs. Trails are ecologically important to Denver since they provide plant biodiversity and critical urban habitat for pollinators and animals.

- A. Study and implement tools to incentivize environmentally-sensitive, trail-oriented development along river and creek corridors.
- B. Explore opportunities for public and private development to enhance and expand Denver’s trail network.
- C. Evaluate opportunities to convert streets to greenways and/or trails for multimodal connections and ecosystem benefits.

10 Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents.

GOALS: 2, 7, 10

A complete neighborhood is where people of all ages and abilities have safe and convenient access to places and things needed in daily life. This includes a variety of housing types, grocery stores, child care, schools, libraries, social services and other services, as well as active transportation options. The interconnectedness of places and creating complete neighborhoods and places supports community health and well-being.

- A. Prioritize street and trail improvements and connections leading to and through existing and future centers and corridors.
- B. Develop incentives to promote human scaled, accessible and inclusive mixed-use centers and corridors.
- C. Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores and community-serving retail.
- D. Support safe and equitable access to daily needs including public restrooms and water bottle filling stations.

8. Complete Neighborhoods

The proposal is also consistent with strategies behind the plan’s Complete Neighborhoods component. Specifically, its use complements Blueprint Denver’s Mobility and Quality-of-Life recommendations by incorporating access to social spaces and green infrastructure. This reference can be found on page 134 of the plan’s Complete Neighborhoods section.

4.1 | COMPLETE NEIGHBORHOODS & NETWORKS

Mobility

The multimodal transportation elements to connect people to the places where they live, work and play.

- Walkways** Walkways enable everyone, including those who use mobility devices, to access destinations. They include sidewalks and street crossings. As all persons will be a pedestrian at some point, walkways are a fundamental element of the transportation system. They are also critical to creating active, vibrant street level spaces.
- Bikeways** Bikeways make streets comfortable for people biking of all ages and abilities, reinforcing biking as an attractive transportation choice. They include bike lanes, protected bike lanes and neighborhood bikeways.
- Transit Facilities** Transit facilities ensure that transit in Denver is rapid and reliable. They include transit-only lanes, queue jump lanes, transit signal priority and a variety of stop and station enhancements that make transit an attractive transportation choice.
- Travel Lanes** Travel lanes move people in cars and buses or people biking.

Quality-of-Life Infrastructure

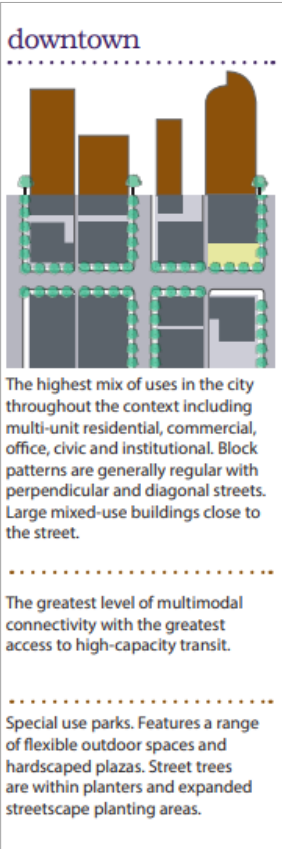
The parks, open spaces, trees, plants, natural features, recreation opportunities and centers, libraries, art and dynamic civic and social spaces that contribute to our quality-of-life.

- Parks and Recreational Spaces** Trails, parks, fields and recreation centers serve as multi-functional spaces for sports, leisure and activity. The scale and type of recreation available to residents may differ by neighborhood context and place and improves the health of Denver’s residents.
- Green Infrastructure** Green infrastructure includes a network of parks, street trees, landscaped areas, open spaces, drainageways, floodplains and man-made facilities. This infrastructure helps to manage stormwater and provides a number of vital environmental, economic and social benefits.
- Social Spaces** Social spaces are places where people gather to interact and engage with each other and the natural environment. These places can vary in size from a small plaza downtown to a neighborhood park in a more residential setting.
- Natural Features** Natural features include trees, landscaping, plants, water bodies, topography and other non man-made elements.
- Amenities** Several urban amenities contribute to a high-quality transportation system, including street trees, bike racks, furniture (such as benches), wayfinding signs and street lighting.
- Green Infrastructure** Green infrastructure includes a network of parks, open spaces, drainageways, floodplains and constructed facilities that use natural systems and processes to provide benefits including improved air and water quality, reduced flooding risk, urban heat mitigation and climate resiliency.

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9. Downtown Context

Further, the proposal incorporates key aspects of the Neighborhood Context component of Complete Neighborhoods. For the Downtown neighborhood context, it is consistent with special use parks, hardscaped plazas, and the highest mix of uses in this particular center.



10. Downtown Context Recommendations

The highest intensity residential and employment areas exist within the Downtown Context, and encompass a high mix of uses with good street activation. Notably, the proposed rezoning is consistent with the recommendations for the Downtown Context, in that it will create an outdoor, publicly accessible plaza.

11. Street Types

The proposed rezoning is also consistent with the strategies set forth within the plan's Street Types components. Located along a Downtown Arterial street, a successful rezoning of the property would create a public plaza with green infrastructure, pedestrian lighting and a vibrant sense of place along a key downtown street.

12. Festival Streets

The rezoning site is also adjacent to the 21st Festival Street immediately next to Coors Field, which is consistent with the "Additional Streets—Festival Streets" strategies identified in the plan. In addition to being open and available for the general public, it will also be designed for special functions and/or open space programming as identified on page 163 Blueprint Denver. Further, the proposed rezoning will enhance the "Shared Street" concept as it relates to the property, because of its mix of pedestrians, bicyclists and vehicles during various parts of the year.

13. Parks and Open Spaces

The rezoning is also consistent with the Blueprint Denver's description of Parks and Open Space within the Complete Neighborhoods & Networks section, which describes "Other Parks and Open Space" as privately owned areas which could potentially be used as open space or parks.

14. Pedestrian Enhanced Area

Finally, the proposed rezoning meets nearly all the criteria of Blueprint Denver's "Pedestrian Enhanced" section of the Complete Neighborhoods & Networks component. It will create significant improvements to the pedestrian experience, including increased green infrastructure, lighting, amenities, wider sidewalks, and other tools that create vibrant spaces and encourage walking (Page 169 Blueprint Denver).

Parks and Open Space

Publicly and privately owned parks and open spaces are a vital component of quality-of-life infrastructure in all of Denver's places.

OTHER PARKS AND OPEN SPACE

These are privately-owned parks and/or open spaces. Some are publicly accessible, while others—such as golf courses—are not. Since these areas are privately owned, it is possible their use could change in the future. When large private open spaces are planned to change, the community should be engaged in planning for the future vision of the site.



Some golf courses in Denver are privately-owned and not publicly accessible, yet they provide multiple ecological benefits and contribute to the city's network of open spaces.



Many plazas are on private property, yet they are publicly accessible. Spaces like these contribute to pedestrian activity and active, well-designed places.



Many privately owned open spaces can be accessed by the public and provide recreational and ecological value.

Pedestrian Enhanced

People walking (including those using mobility devices) are the priority in the design of all streets. Certain streets can be further enhanced to create vibrant public spaces and encourage walking.

Pedestrian Safety

When a street has a priority pedestrian crossing, it should be designed as a "pedestrian enhanced street" in Denver. This includes providing safe crossing, an environment, adequate sidewalk space and good walking conditions.

The features highlighted in the plan include the following: on-street lighting, pedestrian crossing, and other amenities that create a vibrant sense of place along a key downtown street.

Amenities

Publicly owned areas provide opportunities for amenities, including landscaping, lighting, benches, public art, and other amenities that create a vibrant sense of place along a key downtown street.

Lighting

Publicly owned areas provide opportunities for amenities, including landscaping, lighting, benches, public art, and other amenities that create a vibrant sense of place along a key downtown street.

Green Infrastructure

Street trees, landscaping and other quality features improve the pedestrian experience by providing shade, increasing air temperature and creating a vibrant sense of place along a key downtown street.

Wider Sidewalks

In public and private areas, sidewalks are wider than the roadway. This allows people to comfortably walk on the sidewalk. Other amenities that create a vibrant sense of place along a key downtown street.

III. DOWNTOWN AREA PLAN

This small area plan provides a vision and set of goals and recommendations for the downtown area.

1. A key vision of the Downtown Area Plan is to create a Diverse City. One of the plan's identified strategies to accomplish this vision is to develop more family-friendly environments for parents and children alike. Specifically, page 29 of the plan calls for "launching a series of events aimed at attracting children and youth downtown," as well as "integrating fun features, such as fountains and play environments." The proposed rezoning is entirely consistent with these strategies, as it will include family-friendly programming and events for Denver residents and guests of all ages.
2. Another key vision identified in the Downtown Area Plan is to create a Green City. Specifically, the plan calls for "enhancing existing amenities, creating outdoor places, and extending the well landscaped public realm of Denver's residential areas." (Downtown Area Plan, page 36).

Specifically, the plan discusses creating an "Outdoor Downtown" in order to provide "venues for residents, workers and visitors to gather, relax and play in public [to] balance between urban life and the outdoors". The proposed rezoning perfectly meets this criterion, as it will enable a wealth of outdoor programming and activities to foster outdoor activity within a key downtown location.

C2. A Family-Friendly Place

GOAL

Attract children and their parents to visit, go to school, recreate, explore and live Downtown.

WHY IT'S IMPORTANT

Children bring liveliness and a sense of comfort and safety to any neighborhood. Downtown Denver has yet to tap into the economic benefits of family markets. Increased family patronage will help boost retail, entertainment and special events. Family-oriented businesses, housing and amenities offer a variety of development opportunities to stimulate future investment in Downtown.

POLICIES, PROJECTS AND PROGRAMS

C2a. Create quality education options for Downtown residents and workers and their families

- Establish a magnet K-8 school in the core
- Provide early childhood education options in Downtown

C2b. Launch a series of events aimed at attracting children and youth to Downtown

C2c. Integrate fun features, such as fountains and play environments, into the 16th Street Mall, streetscapes, and open spaces

C2d. Create and distribute a marketing piece aimed at families living, visiting and shopping Downtown

C2e. Provide transit, bike and pedestrian connections to family attractions



Family-oriented retail options will help keep families with small children Downtown.



Fun events and activities, such as ice skating at Rockefeller Plaza in New York, NY, are vital to attracting families to explore and live in Downtown.



E1. An Outdoor Downtown

GOAL

Strengthen connections between existing parks, plazas and recreation areas, and enhance the public realm to provide venues for outdoor activity throughout Downtown.

WHY IT'S IMPORTANT

Providing venues for residents, workers and visitors to gather, relax and play in public is a key component of fostering a balance between urban life and the outdoors.

POLICIES, PROJECTS AND PROGRAMS

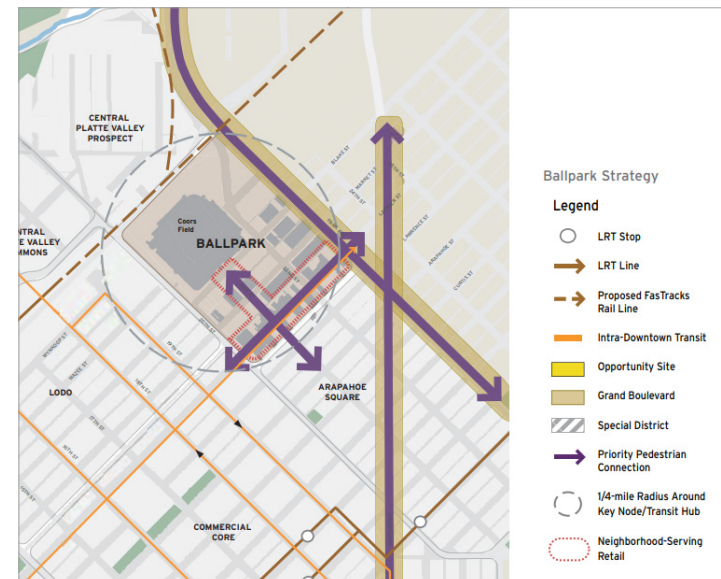
- E1a. Create a green public realm in Downtown by adding street trees and landscaping in the public right-of-way, in private open spaces and on rooftops
- E1b. Host events that promote biking and walking in Downtown and develop educational and interactive programs such as walking and bicycle tours
- E1c. Create and implement a Downtown parks and open space master plan incorporating existing parks, open space and connecting routes in and around Downtown. Include the South Platte River, Cherry Creek and other parks near Downtown
 - Promote healthy living with more active outdoor spaces
 - Improve bike and pedestrian connections to the Cherry Creek and South Platte River greenways
 - Provide new pocket parks or other publicly accessible open spaces in underserved areas



Commons Park plays host to both formal and informal recreational activities.



3. The proposed Plaza will be consistent with the key recommendation of the Ballpark neighborhood to implement pedestrian improvements throughout the area, with an emphasis on 21st Street. The Plaza will attract pedestrian traffic to the intersection of 21st Street and Blake Street throughout the year, providing a much needed pedestrian gathering space, and activating the intersection and adjacent entrance to Coors Field. The Plaza will aid in the Ballpark neighborhood reaching its full potential as a world-class stadium district and regional destination with entertainment and inclusive gathering spaces for people of all backgrounds and ages.
4. The Downtown Area Plan notes that 21st Street is “a slow-traffic roadway with pedestrian-scale width that affords the opportunity to develop a true neighborhood street” (page 55). The proposed rezoning will be a step toward developing such a street, and will facilitate the creation of significant pedestrian-scale improvements that will draw residents and guests alike to the area.



IV. NORTHEAST DOWNTOWN NEIGHBORHOODS PLAN

This small area plan establishes a long range vision and guiding principles for the development and future of Northeast Downtown.

1. The City's Northeast Downtown Neighborhoods plan goes into great detail about how to vitalize and leverage 21st Street. Specifically, the plan incorporates several key Transformative Concepts, which represents "big ideas" for positively transforming Northeast Downtown. In fact, it recommends making 21st Street a "focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route community gathering place" (Downtown Area Plan, Page 12).
2. The pedestrian friendly character of 21st Street was recognized when planning for Coors Field occurred in the 1990's, resulting in already enhanced streetscaping being installed between Blake and Arapahoe Streets. The plan contemplates a few transformative

Transformative Concepts These concepts represent "big ideas" for positively transforming Northeast Downtown			
21ST STREET	CURTIS STREET	BROADWAY	CONNECTING RIVER NORTH
Make 21st Street a focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route and community gathering place.	Use Curtis Street to create a preferred pedestrian route connecting the Central Business District to Arapahoe Square and Curtis Park.	Study Broadway and the intersecting street network to determine which Grand Boulevard concept that will advance as a long-range vision for the future.	Improve connections in River North between Northeast Downtown and the South Platte River corridor.

concepts, including the idea of 21st Street as a "festival street," which, if implemented, would respond to initial ideas of 21st Street being a place with an enhanced public realm prioritizing pedestrians and bicyclists. Building from this concept, the proposed Plaza will go a step further, providing an outdoor community gathering and event space adjacent to Coors Field, activating the street, and integrating with and enhancing the transformative vision of creating a festival street near the entrance to Coors Field. The proposed Plaza will be an enhanced public realm that will enhance 21st Street, activate an underutilized intersection and entrance to Coors Field, and replace a vacant lot that is now an eyesore in an otherwise attractive and well-maintained downtown environment. The proposed Plaza will provide open space akin to a new "park" in northeast downtown, which is generally underserved by parks, and will be tastefully enclosed to maintain the attractive character and safety of the site.

HOW DOES IT ADDRESS NEIGHBORHOOD CONNECTIONS AND CHARACTER?

- Becomes a focal point for the entire Northeast Downtown area, connecting the activities near Coors Field to the redevelopment opportunities in Arapahoe Square and the named north-south streets that intersect it.

HOW DOES IT ADDRESS MOBILITY?

- Prioritizes the right of way for use by pedestrians and bicyclists, while still accommodating vehicular traffic.
- Provides bicyclists with enhanced connectivity to other bike routes.

HOW DOES IT ADDRESS DEVELOPMENT OPPORTUNITY?

- The high quality multi-modal environment of a Bike Boulevard and Festival Street may act as a catalyst for the reuse of existing buildings and redevelopment of under-utilized or vacant parcels.
- The enhanced public realm along 21st Street may attract private investment to respond to the street.

HOW DOES IT ADDRESS LIVABILITY AND THE PUBLIC REALM?

- Promotes active uses along the street
- Promotes potential new development that would begin to frame the street into a comfortable, human-scaled environment
- Improved multi-modal capacity increases access to neighborhood amenities for pedestrians and cyclists.

21ST STREET RECOMMENDATIONS:

- Develop 21st Street as a Bike Boulevard: Evaluate cross section to prioritize bicycle movement as a bike boulevard as conceptualized in Denver Moves
- Develop 21st Street as "Festival Street": Evaluate cross section to include improvements in support of potentially closing street for events and accommodating wide sidewalks, on street parking, one lane of travel in each direction, bike lanes, and streetscape improvements. This concept should be first considered on a short portion of the street, such as Blake to Larimer, before considering extending the treatment along the corridor. The term Festival Street is flexible and should include the Bike Boulevard concept identified previously.
- Identify 21st Street as a potential testing location for several of the sustainable stormwater technologies due to its location at the ridge of two stormwater basins. Explore integration of

3. The rezoning is also consistent with many of the Ballpark neighborhood strategies outlined the plan. This includes implementation of transformative concepts such as the 21st Street Festival Street, assisting with creating a new park-like amenity, and exploring future uses of Coors Field overflow parking (pages 74-75). The proposed rezoning helps achieves many of these neighborhood goals, most especially the transformative concept outlined in the plan noting that the portion of 21st Street “within the Ballpark neighborhood would be the site of initial investment, since the concept of activating the street is based on proximity to Coors Field” (page 72).

- **N. 15 Consider Future of Coors Field Overflow Parking:** In the future, if the footprint of the Coors Field overflow parking between the railroad right-of-way and Blake Street is reduced, consider a combination of redevelopment and park space on the site.



Coors Field is an iconic building in the Ballpark Neighborhood.

Ballpark, River North

TRANSFORMATIVE CONCEPTS AFFECTING BALLPARK, RINO

- **21st Street** – The festival street concept would be a direct benefit to the Ballpark neighborhood. The concept would likely be implemented incrementally over time, and under that scenario it's very likely that the portion of 21st within the Ballpark neighborhood would be the site of the initial investment, since the concept of activating the street is based on proximity to Coors Field.
- **New Park** – No major city parks are located in either Ballpark or RINO, meaning that either neighborhood is a good candidate for any future park space that may be developed within Northeast Downtown.

INTRODUCTION AND SUMMARY OF EXISTING CONDITIONS:

The Ballpark and River North (RINO) neighborhoods occupy the study area's western boundary. The Ballpark district, north of 20th Street, falls wholly within the study area, while RINO continues outside the boundary to the Northwest and towards the South Platte River. Before becoming a part of River North, the portion of the RINO neighborhood that lies within the study area was formerly referred to as the Upper Larimer neighborhood.

The Ballpark neighborhood is home to Coors Field, and sees high visitor traffic on Rockies' home game days. Successful retail, interspersed with surface parking, lines Larimer Street from 20th to Park Avenue, and supports game day and neighborhood functions, with additional small eateries and bars scattered throughout the neighborhood. Ballpark is a designated historic district, but has also experienced extensive redevelopment since Coors Field opened in 1995.

RINO has long served as a backbone of the business activities on the edge of Downtown Denver, with a large number of warehouse, industrial, and support businesses. This is due to the close proximity to Downtown and has made RINO integral to the City's economy. Recently, additional businesses (such as professional services, creative businesses, and others) have "discovered" the locational advantage and affordability of RINO. This new market awareness, along with housing demand, is putting stress on the existing businesses in the area. RINO represents a key opportunity for all of these uses to coexist in a true industrial mixed use community. RINO is an emerging arts district that benefits from its long history of industrial uses.

4. For the Ballpark neighborhood, reinforcing Coors Field as the neighborhood landmark is important. Special attention should be given to the public realm along Blake Street, where many Rockies fans initially experience the game day atmosphere. The Plaza will fulfill this recommendation of the plan by inserting a fittingly themed baseball plaza along Blake Street adjacent to the first base entrance to the stadium. This will further reinforce Coors Field as the neighborhood landmark, and will significantly enhance the Rockies game day experience for fans by activating an otherwise underutilized corridor along Blake Street. The Plaza will be implemented with precisely this concept and goal in mind.

5. In the final section of the NE Downtown Neighborhood Plan, the plan lays out an "Implementation Framework", which specifically includes 21st St. Streetscape design.

Under the plans Transformative Concept Strategies, 21st St. is called out to "Design and Construct festival street adjacent to Coors Field" and "Improve appearance of surface parking lots", which is listed as a Short-Medium priority.

Implementation Framework



Coors Field has been a catalyst for development in the Ballpark and LoDo neighborhoods.

IMPLEMENTATION OPPORTUNITIES AND PRIORITIES

An important, immediate implementation opportunity is the Northeast Downtown Neighborhoods Plan Next Steps Study, a grant to the City from Denver Regional Council of Governments to further the public transportation recommendations of this plan. Potential components of this study include:

- 21st Street—bike boulevard, sustainable Best Management Practices (BMP), streetscape design, and 21st and Broadway crossing
- Downtown Travelshed Strategic Transportation Plan-Phase 1
- Welton Streetcar Service
- Pedestrian and bike improvements for crossing Broadway
- Two-way Blake Street (east of Broadway)
- Curtis Park two-way segments

The implementation matrix identifies the recommended strategies, organized parallel with the plan itself: Framework strategies , Transformative Concept strategies and Neighborhood strategies . Each one is further defined by type and timeframe.	TIMING	TYPE	POTENTIAL FUNDING	LEAD
TRANSFORMATIVE CONCEPT STRATEGIES				
21ST STREET				
■ Establish cross-section to accommodate bike boulevard	Short	Study	Next Steps	City
■ Design and construct festival street adjacent to Coors Field	Medium	Partnership	District, CIP	--
■ Explore the use of sustainable BMPs on 21st Street	Medium	Public/private investment	CIP, grants, district	City
■ Improve appearance of surface parking lots	Short-Medium	Private	Private	Private

V. SUPPLEMENTAL PLANS

A. Denver Moves Pedestrian and Trails

The proposed rezoning meets and achieves many of the goals and visions of the Denver Moves Pedestrian and Trails plan. This includes meeting goals for the plan’s Pedestrian Priority Areas, Shared Spaces, and Amenity Zones.

- i. **Pedestrian Priority Areas** The Pedestrian and Trails plan defines pedestrian priority areas as areas where “land use, built environment and demographic factors contribute to high levels of walking. They inform how a street’s design and operations should differ to serve high levels of walking.” (page 2, Denver Moves Pedestrian and Trails).
 - a. The proposed rezoning and associated use are located within an incredibly high-demand area for walking directly across Blake Street from Coors Field, and will provide a wonderful outdoor amenity for pedestrians outside the stadium. Not only is the proposed rezoning consistent with elements of Pedestrian Priority Areas, but will also serve as a tangible, real world example of this component’s goals.
- ii. **Shared Spaces** The rezoning application also meets many of the Shared Spaces components of the Pedestrian and Trails plan. Specifically, the plan defines shared spaces as areas where pedestrians, bikes, and vehicles share space either at all times, regularly scheduled times, or special events (page 20, Denver Moves Pedestrian and Trails). The rezoning’s use will perfectly accommodate shared spaces between pedestrians, bikes, and vehicles at different times throughout the year.
- iii. **Amenity Zones** The proposed rezoning is also consistent with the plan’s goals to develop amenity zones that provide a mix of uses for the benefit of pedestrians. Specifically, the plan designates amenity zones as those “featur[ing] a variety of elements including hardscape surfaces, tree planters and/or green infrastructure.

A variety of urban design elements may be located in amenity zones such as tree planters, street lighting, street furniture and public art.” The proposal includes many of the above features, making it consistent with this specific goal of the plan.



PLAN CONTENTS

Denver Moves: Pedestrians & Trails includes separate pedestrian and trails elements. Although these elements are described separately, efforts were made through their development to ensure their integration with each other and with *Denver Moves: Bicycles* and *Denver Moves: Transit*.

In addition to identifying projects, policies and programs for pedestrians and for trails, *Denver Moves: Pedestrians & Trails* includes several components that can stand alone but serve as a critical building block to this plan:

- Pedestrian Priority Areas – these are being defined by *Blueprint Denver* and represent areas where land use, built environment and demographic factors contribute to high levels of walking. They inform how a street’s design and operations should differ to serve high levels of walking.



 <p>GROW THE PARK SYSTEM & RECREATION ACCESS</p> 	<p>park and recreation operations by 25 percent in 10 years.</p>	<p>expand recycling in parks and recreation facilities.</p>
	<p>3.1 GROW PARKS</p> <p>Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals.</p>	<p>3.2 EXPAND PARTNERSHIPS</p> <p>Partner with residents, the private sector and non-profit organizations to support facility and program expansion.</p>

B. Denver Game Plan

The proposed rezoning is also consistent with recommendations identified in Denver’s Game Plan. Specifically, the Game Plan outlines 25 “Priority Strategies”, which includes strategies around growing parks and expanding partnerships (page 20). It recommends partnering with residents, the private sector and non-profit organizations to support facility and program expansion.

Additionally, Game Plan outlines numerous neighborhoods that lack significant walkable park access. These are described as neighborhoods with either high-need, moderate-need, or lower-need areas lacking close proximity to park amenities. A few downtown neighborhoods, including Central Business District and Union Station, are listed as “Moderate-need” neighborhoods with significant areas lacking walkable park access. As such, the proposed rezoning would help provide valuable park access to these neighborhoods, and others, as identified in the Denver Game plan.

NPI Opportunities to Address Park Deficits

This table provides a preliminary summary of neighborhoods with significant zones lacking walkable park access. In addition, Neighborhood plans should also consider access to recreation amenities and facilities (e.g., recreation centers, sports fields, playgrounds), nature experiences, and related programs. Level of service standards and proximity standards (strategies 3.4 and 4.1) will also provide relevant data on deficits to support neighborhood planning.

High priority areas for new parks

Neighborhood Planning Areas	High-need neighborhoods with significant areas lacking walkable park access	Moderate-need neighborhoods with significant areas lacking walkable park access	Lower-need neighborhoods with significant areas lacking walkable park access
Far Northwest		Berkeley West Highland	
Near Northwest	Sunnyside	Highland	
North	Elyria Swansea Globeville		
Near Northeast		North Park Hill	
Northeast			
North Central		Five Points	
Far Northeast	Montbello		
West	Barnum West		
Central	Lincoln Park	CBD, Union Station	Auraria

C. Outdoor Downtown Plan

The proposed rezoning also meets many of the goals/recommendations included in the Outdoor Downtown Plan, including creating equitable spaces (Recommendation 2.1), connecting neighborhoods (Recommendation 3.2) and creating a culturally vibrant downtown (Recommendation 4.3).

The plan's Equitable Recreation Space recommendations call for the creation of new neighborhood or special use parks in the Ballpark neighborhood, as well as for providing a mix of amenities and infrastructure in all Downtown parks to support year-round use—including the creation of playgrounds, game tables, fountains, hardscaped plazas, etc. (page 46). The proposed rezoning is consistent with all of the goals and objectives in this recommendation.

EQUITABLE RECREATION SPACE

Recommendation 2.1:

Provide new neighborhood or special-use park space in underserved Downtown neighborhoods to ensure that all Downtown residents are within a **five minute walk** of a **neighborhood or special-use park**.

Policies, Projects & Programs

- 2.1.1 Review and revise Denver Parks and Recreation park typologies and definitions to include unique urban categories that reflect the size constraints, higher levels of use, programmatic uses, increased maintenance and acquisition and operational costs typical of Downtown parks and public spaces.
- 2.1.2 Create new neighborhood or special use parks in the Golden Triangle, Arapahoe Square and Ballpark neighborhoods to ensure that all Downtown residents are within a 5-minute walk or quarter-mile walk radius of a neighborhood or special-use park.
- 2.1.3 Provide a mix of amenities and infrastructure in all Downtown parks to support daily and year-round use for the greatest possible cross-section of users, including playgrounds, game tables, fountains, dog runs, planting areas, hardscaped plazas, lawn areas, etc.



As outlined in the 5280 Trail concept, the proposed rezoning also helps leverage the neighborhood multi-modal connections outlined in the Outdoor Downtown Plan. It helps realize distinct gateways and wayfinding as outlined in Recommendation 3.2 with its key proximity at the terminus of Coors Field at 21st Street and Blake Street, while also creating key connections and “decision points” for users to connect to other routes.

Finally, the plan also calls for policies and programs that create amenities and activities in Downtown parks and public spaces (page 66). The proposed rezoning is consistent with recommendation 4.3.3, which “allows flexible use of parks and public spaces in Downtown neighborhoods where communities can come together for neighborhood-specific projects and block parties.” Recommendation

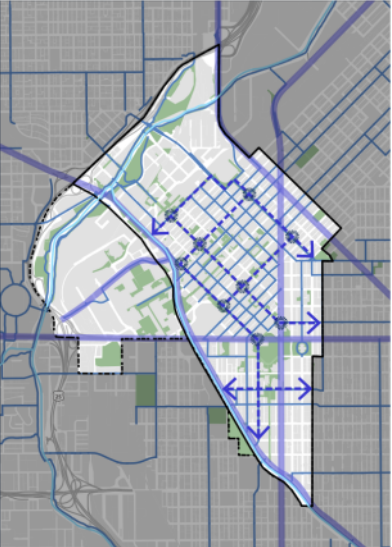
A BIKEABLE, WALKABLE CITY


Recommendation 3.2:

Create distinct gateways and wayfinding to encourage navigation of Downtown Denver through parks and public spaces.

Policies, Projects & Programs

- 3.2.1 Create a consistent brand identity for the Outdoor Downtown and implement a wayfinding system that visually connects Downtown Denver’s parks and public spaces, including site furniture, lighting and signage. Develop coordinated branding for each Downtown park to build local identity.
- 3.2.2 Install iconic lighting and/or public art installations to activate key portions of the Cherry Creek Trail and Platte River Trail in Lower Downtown, Central Platte Valley Commons and the Cultural Core.
- 3.2.3 Provide directional signage and wayfinding at “decision points,” such as transit stations, entries to regional trails, special-use parks and local landmarks.





BIKE & PEDESTRIAN MAP

← Pedestrian Corridors →	— Bike Lanes —
← Grand Boulevards →	— River / Creek —
• Key Intersections	■ Parks & Public Space

0 1000 2000 4000

FIGURE 3.1

4.3.5 also suggests coordinating public spaces that celebrate their urban identity and the unique characteristics of their neighborhood. The proposed use leverages all these tools by activating and creating vital park and public use amenities as identified in the plan.




Photo: Flickr | Daniel X. O’Neil

A CULTURALLY VIBRANT DOWNTOWN CONT.

Recommendation 4.3:

Create programs, amenities and activities in Downtown parks and public spaces that promote experiences unique to Denver.

Policies, Projects & Programs

- 4.3.1 Identify permissible satellite locations for iconic Denver events, such as the Great American Beer Festival, the Biennial of the Americas, and the Denver Auto Show, to extend into public spaces, with the condition that all funds secured through these programs fund an endowment for Downtown parks and public space maintenance.
- 4.3.2 Working with community partners, host an annual Parks-sponsored Outdoor Downtown day to celebrate Downtown and creative use of the public realm.
- 4.3.3 Allow flexible use of parks and public spaces in Downtown neighborhoods as venues where communities can come together for neighborhood-specific service projects and block parties. Work with community coordinating districts and resident neighborhood organizations to encourage these uses.
- 4.3.4 Promote the policies, projects and programs of the plan by using the Outdoor Downtown brand and logo.
- 4.3.5 Develop a coordinated family of brands for Downtown parks and public spaces that celebrate their urban identity and the unique characteristics of their neighborhood.

66

D. 5280 Trail Vision Plan on 21st Street

The proposed rezoning also meets the goals set forth in the future vision of the 5280 Trail on 21st Street—a concept in partnership with the Downtown Denver Partnership that includes a five-mile park and urban trail that circles Downtown Denver. Importantly, the proposed 5280 Trail on 21st Street leverages the site's location on the corner of 21st Street and Blake Street as a cultural connection between Coors Field on the trail itself, while also helping to realize the proposed "Celebration Plaza" at the terminus of this critically important corner of the 5280 Trail.

FIVE POINTS / BALLPARK / ARAPAHOE SQUARE Celebration Plaza and the Urban Forest

21st Street between Coors Field and Broadway is a flexible, green, festival street with a mix of hardscape and green spaces that are designed to adapt to neighborhood needs, celebration types, and new development. Vehicle access is kept through the entire corridor on a day to day basis while the design allows for the closure of any one or more blocks to host events of varying sizes.

Celebration Plaza is a flexible hardscape plaza designed to be closed for Gameday events at Coors Field or neighborhood block party with room for food trucks and other heavy equipment.

The Urban Forest becomes a blend of pocket parks, water quality landscapes, restaurant patios, private resident stoops, shops and businesses under an ample tree canopy.

CELEBRATION PLAZA IS DESIGNED TO ACCOMMODATE GAMEDAY FESTIVITIES AND NEIGHBORHOOD EVENTS.





Outreach Attachment

A series of community meetings were held on September 28 and 29, 2020 to discuss the proposed rezoning and to accommodate as many interested people and organizations as possible. Since then, Applicant has conducted dozens of neighborhood and stakeholder meetings with the following neighborhood and community groups, among others:

- LoDo District;
- Ballpark Collective;
- Lower Downtown Neighborhood Association;
- One Wynkoop Plaza HOA;
- Rocky Mountain Warehouse Lofts HOA;
- CityLive/City Center Denver Residents Organization;
- Denver Streets Partnership;
- Downtown Denver Partnership;
- VISIT DENVER; and
- Various 21st Festival Street events vendors.

Applicant held a pre-application meeting with Brandon Shaver of Planning Services on October 10, 2019. Although Applicant did not hold a formal concept review meeting with Development Services, Applicant submitted a concept plan to Development Services on December 18, 2020, and received comments on the plan on January 7, 2021. These comments have been incorporated and helped to inform the present application. Since August 2020, Applicant has held regular meetings with the City's Community Planning & Development department to further refine the application. Ongoing outreach efforts will continue following the formal submittal of the application to the City.