

New Design the Actual Size of Current PUD 8



Current PUD 8



Reconfiguration of Current PUD 8

NOT AN "APPLES TO APPLES" CONVERSION OF THE EXISTING PUD

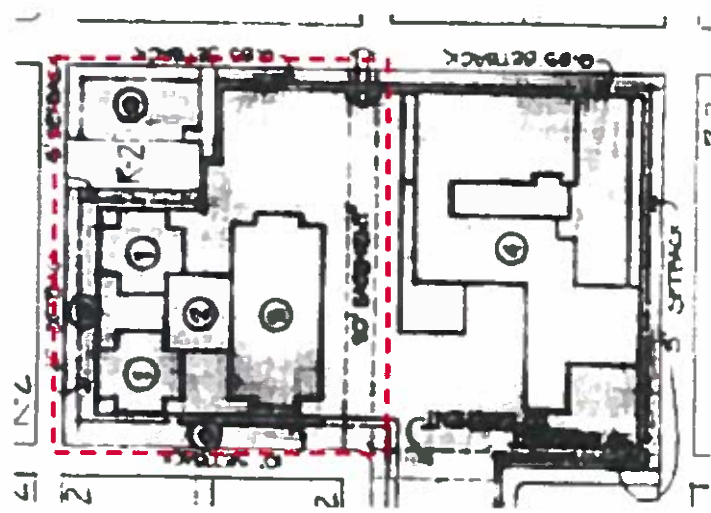
In order to justify this massive development in an urban residential neighborhood, proponents have repeatedly claimed this is just an "apples to apples" conversion of the existing PUD, and that "usable square footage" would not increased.

"... does not increase the usable, non-parking density from what is allowed under the current PUD #8. PUD #8 currently allows a total of 515,400 usable square feet, and the Rezoning of the North Property similarly proposes a maximum of 515,600 usable square feet of density, just more appropriately arranged." - Rezoning Application

"We're not adding a square foot more than what's allowed by the current zoning." -D.Zucker, 6/16 Denver Post

Such claims are categorically false. The existing PUD defines 515,400 sq. ft. of "maximum gross floor area above grade", and not "usable square feet". DZC 13.3-11 defines Gross Floor Area as "The sum of the gross horizontal areas of the several floors of a Completely Enclosed Structure.." DZC does not define "usable square feet", nor does the PUD-G 21 application define gross floor area, but it can be estimated from the square footage and floor count defined for each sub area. By this formal definition, and not counting parking, the proposed buildings in the north parking lot would be **2.5x larger than what is allowed by current zoning**.

CURRENT PUD-8

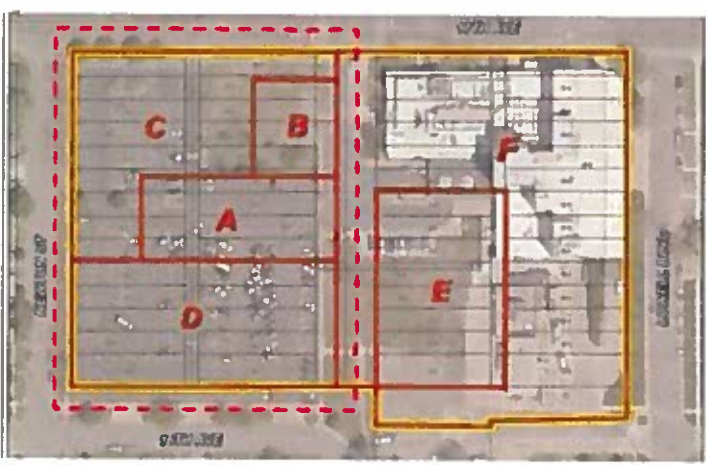


Each land use structure shall be constructed to conform to the following:

	Height Above First Floor	Building Land Coverage	Maximum Gross Floor Area Above Grade
General Hospital	93 ft	66,100 sq ft	232,000 sq ft
Long Term Care	80 ft	20,000 sq ft	120,000 sq ft
Commons Building	33 ft	6,400 sq ft	7,200 sq ft
Each Multiple Unit Dwelling	110 ft	8,500 sq ft	78,100 sq ft
Parking Structure	58 ft	35,200 sq ft	160,000 sq ft
			283,400 sq. ft.



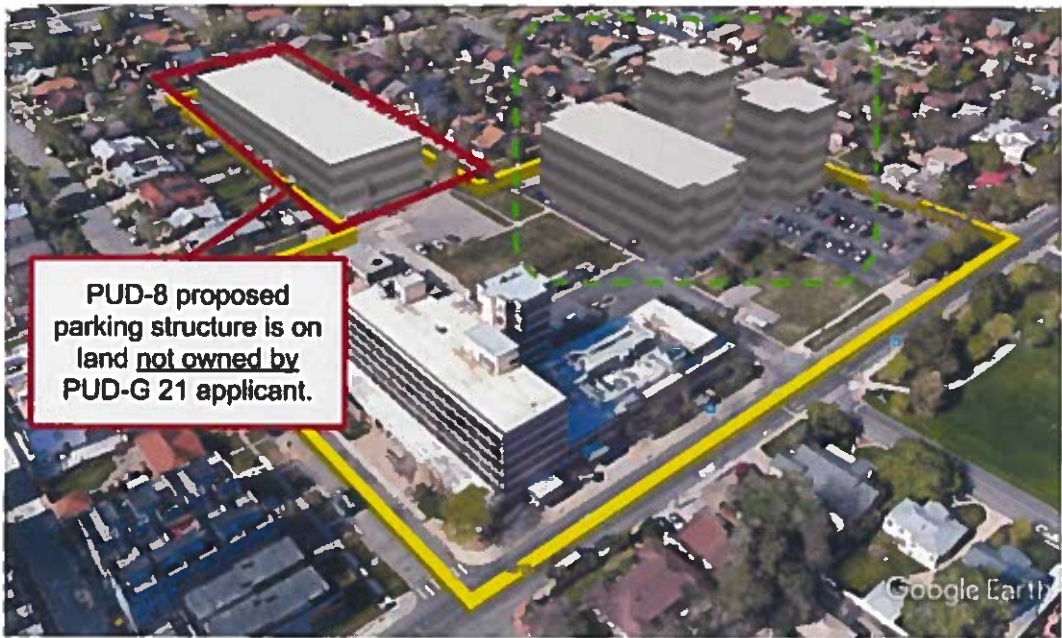
PROPOSED PUD-G 21



Sub Area	Area (sqft)	Floors	Area x Floors
A	18900	16	302,400 sq.ft.
B	9365	10	93,650 sq.ft.
C	35372	3	106,116 sq.ft.
D	39192	5	195,960 sq.ft.
TOTAL			698,126 sq.ft.



Not only is the massing of the proposed development is significantly larger than what is allowed under the current zoning, but the proposal has none of the open space and setbacks that were defined in the original PUD. Furthermore, the developer has asked for variances to reduce normal DZC setback requirements.



* The renderings above, and on the previous pages were created by first geo registering the floor plan outlines from the PUD #8 and PUD-G 21 applications and aligning to a map. Then, each defined section of the plans were raised to the maximum height as defined by the applications. The models were then imported into Google Earth. The results should be reasonably accurate and to scale.

PUD-G 21 application violates Denver Zoning Code standards

The DZC Section 9.6.1 states that

Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans;

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.

However, both these standards are violated by the proposed PUD. By the developers own words, this project is only economically feasible with this customized PUD zoning

“.. with critical importance, the density and square footage proposed helps fund the affordable housing, making the project and the deed-restricted affordable units possible”. <https://17thandnewton.com/> (FAQ)

The proposed building scale and massing is inconsistent with the neighborhood context, and the requested setback and height variances will provide result in even more non-conformance with normal zoning standards.