



TO: Denver City Council
FROM: Jason Morrison, Senior City Planner
DATE: May 6th, 2021
RE: Official Zoning Map Amendment Application #2019I-00165

Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** of Application #2019I-00165.

Request for Rezoning

Address:	3001 S. Federal Boulevard
Neighborhood/Council District:	Harvey Park South / Council District 2
RNOs:	College View Neighborhood Association; Dartmouth Heights Association; Harvey Park Community Organization; South Mar Lee/Brentwood/Sharon Park Neighbors; Neighborhood Coalitions of Denver, Inc.; District 2 Neighborhood Coalition, Inc., District 7 Neighborhood Coalition, Inc.; Inter-Neighborhood Cooperation (INC)
Area of Property:	70.89 acres
Current Zoning:	CMP-EI2
Proposed Zoning:	PUD-G 24, PUD-G 25, U-MX-3 (w/waivers)
Property Owner(s):	ACM Loretto VI LLC.
Owner Representative:	Mark Witkiewicz, ACM Loretto VI LLC. Dan Craig, Shears Adkins Rockmore Architects

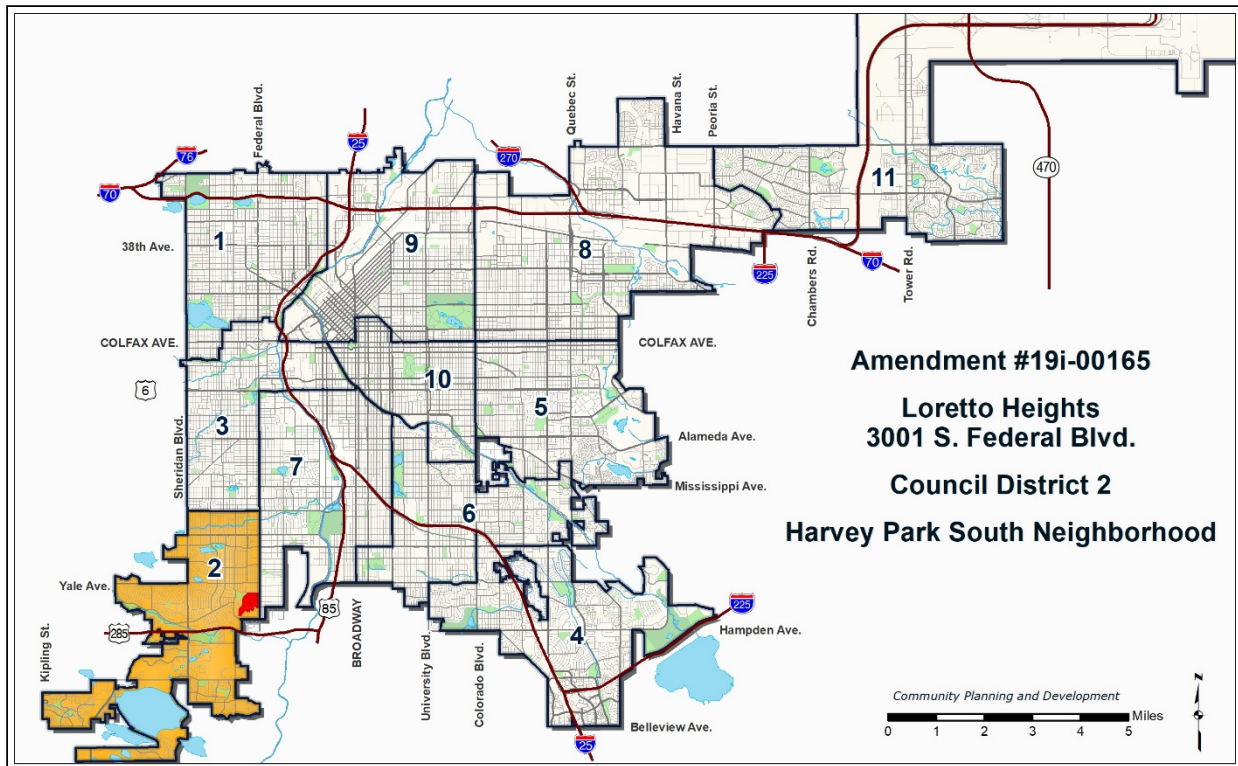
Summary of Rezoning Request

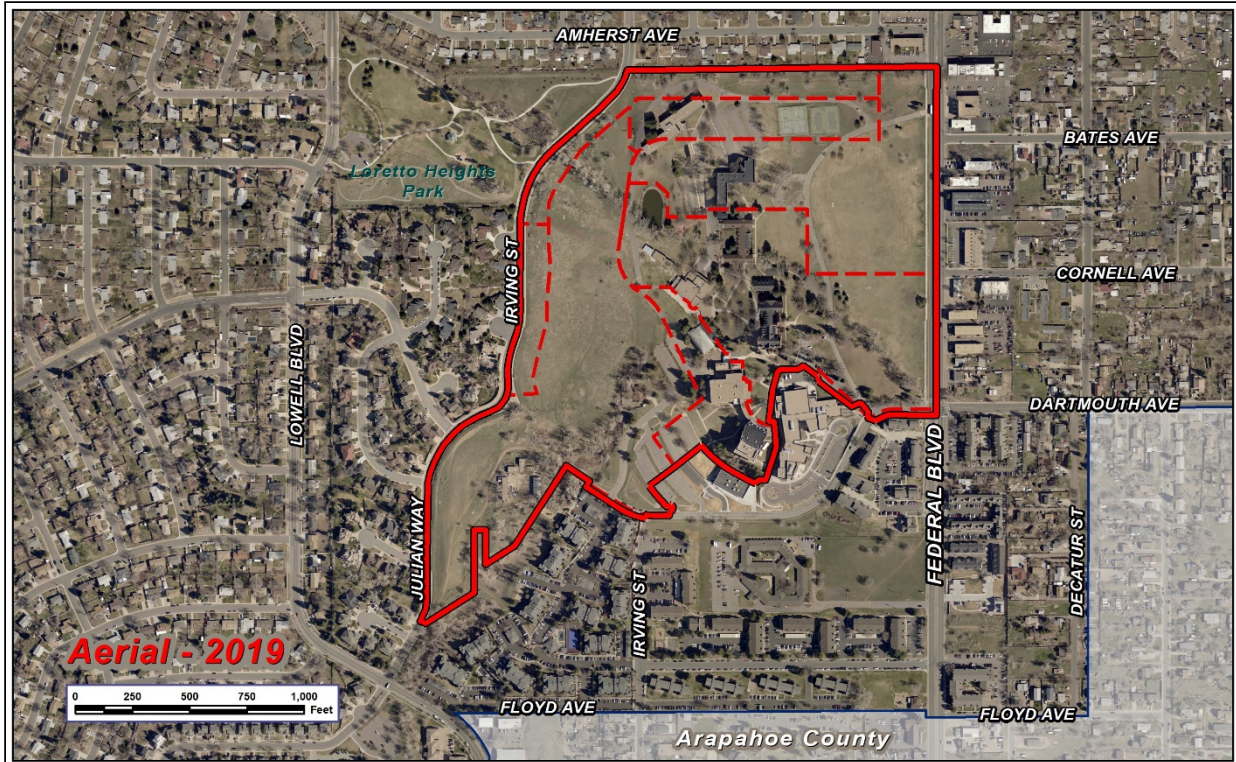
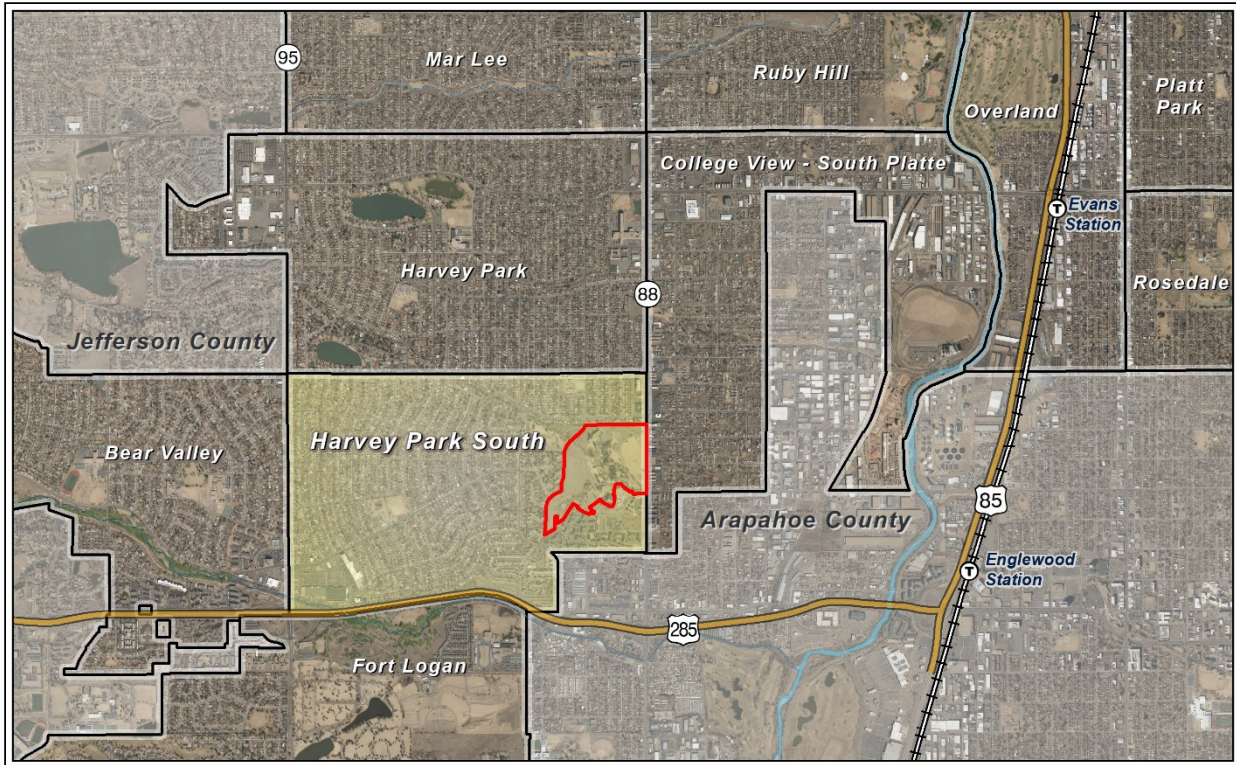
- The subject site is in the Harvey Park South statistical neighborhood on the northwest corner of South Federal Boulevard and West Dartmouth Avenue, in southwest Denver.
- The 70-acre site contains several iconic and historic buildings commissioned by the Sisters of Loretto over a period of more than 100 years to serve the educational needs of the former Loretto Heights Academy and College.
- In 2018 the property was sold to ACM Loretto VI LLC., and the applicant is requesting this rezoning to enable mixed-use redevelopment consistent with the recently adopted *Loretto Heights Small Area Plan (2019)*.
- Concurrent with this rezoning, the applicant is proposing to record a development agreement that would ensure the development of affordable housing units on the subject site, provide protections to many of the historic buildings, and create publicly accessible open space for the surrounding community.
- As part of one application, the applicant is requesting two Planned Unit Developments (PUD) and U-MX-3 (w/waiver to 5 stories):
 - The proposed Loretto Heights Campus Core PUD (**PUD-G 24**) addresses the historic core of the former Loretto Heights campus with the preservation and adaptive reuse of the

historic buildings, and new residential and commercial development in a campus setting based on the Denver Zoning Code CMP-EI2 zone district. Further details of the CMP-EI2 zone district can be found in the “Existing Zoning” Section of this staff report and Article 9 of the Denver Zoning Code.

- The proposed Loretto Heights Residential PUD (**PUD-G 25**) allows for low-scale residential redevelopment oriented to a network of new streets and open spaces to the north and west of the historic campus core, based on the Denver Zoning Code Single Unit (SU), Row House (RH) and Residential Mixed Use (RX) districts. For further details on these zone districts can be found in Article 3 and Article 5 of the Denver Zoning Code.
- The proposed Denver Zoning Code District of U-MX-3 (**U**rban, **M**ixed-**U**se, **3** stories) is intended for use in the Urban Neighborhood Context which is characterized by small-scale multi-unit residential and commercial areas embedded in single-unit and two-unit residential areas where a building scale of 3 stories, or 45 feet, is desired. Further details of the U-MX-3 zone district can be found in Article 5 of the Denver Zoning Code.
- The applicant is proposing a waiver in maximum building heights which would allow up to 5 stories, or 70 feet. This waiver request is consistent with the height guidance in the *Loretto Heights Small Area Plan* and consistent with Community Planning and Development’s policy of using waivers as a bridge to future text amendments to the Denver Zoning Code (CPD has identified a need for a future U-MX-5 district).

Existing Context





The subject site is in southwest Denver on the northwest corner of South Federal Boulevard and West Dartmouth Avenue. The Arapahoe County boundary (City of Sheridan) is located just south and east of the subject site. The existing neighborhoods to the north, south and west consist of primarily residential uses. The subject site is also adjacent to existing commercial and retail uses along Federal Boulevard to the east. The Denver School of Science and Technology (DSST) College View Middle School/High School is located just south of the subject site along Dartmouth Avenue. Loretto Heights Park is adjacent to the subject site to the northwest (across South Irving Street) and Bear Creek Park is located less than a mile to the southwest. The RTD 35 and 36 bus lines provide frequent transit along Federal Boulevard and Dartmouth Avenue to the East, and the RTD 30 bus line provides public transit along Dartmouth Avenue and West Yale Avenue to the west and north, respectively. The Englewood Light Rail Station, located 1.5 miles to the southeast, provides regional transit access.

The following table summarizes the existing context proximate to the subject property:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	CMP-EI2	Public/Quasi-public	Multiple institutional buildings with varying building heights and open areas, large setbacks, with parking lots	Generally regular grid of streets interrupted by the former Loretto Heights Campus
North	S-SU-D	Single-unit residential	Single-unit residential buildings, 1-2 stories with moderate setbacks with curb cuts and vehicle access from the front	Block sizes and shapes are consistent and rectangular to the north and east, becoming irregular to the south and west.
South	R-2-A, B-2	Multi-unit residential	Multi-unit residential buildings, three stories with large setbacks with curb cuts and vehicle access from the front and sides	
East	S-MX-3	Multi-unit residential, commercial	Multi-unit residential and commercial buildings, 1-3 stories tall, with large setback from South Federal Blvd. with parking lots in front of building	Vehicle parking generally to the side or front of buildings (no alley access).
West	S-SU-F	Single-unit residential	Single-unit residential buildings, 1-2 stories with moderate setbacks with curb cuts and vehicle access from the front	

1. Large Development Review (LDR)

This rezoning application was reviewed by the Development Review Committee to see if the proposal would subject to the Large Development Plan process outlined in Section 12.4.12 of the Denver Zoning Code and require the creation of a Large Development Framework.

After review, it was determined that the project would be subject to LDR review for the following reasons:

- The 2019 Loretto Heights Small Area Plan recommends use of Large Development Review, Development Agreements and/or other tools to provide open space, affordable housing, and infrastructure.
- The proposed development application is larger than five acres and will result in the creation of more than three blocks of development.
- The proposed development will require establishment of new street network, regional stormwater system and open space.

The Loretto Heights LDR Framework outlines specific regulatory steps required for implementation of the development including completion of an Infrastructure Master Plan, Mobility Study, rezoning, subdivision, and typical construction and building permits. In addition, the framework identified potential topics for a future development agreement including affordable housing, off-site street improvements, historic preservation requirements outside of the PUD, and open space maintenance and tracking. Further details of this determination can be found attached to this staff report.

2. Affordable Housing Agreement

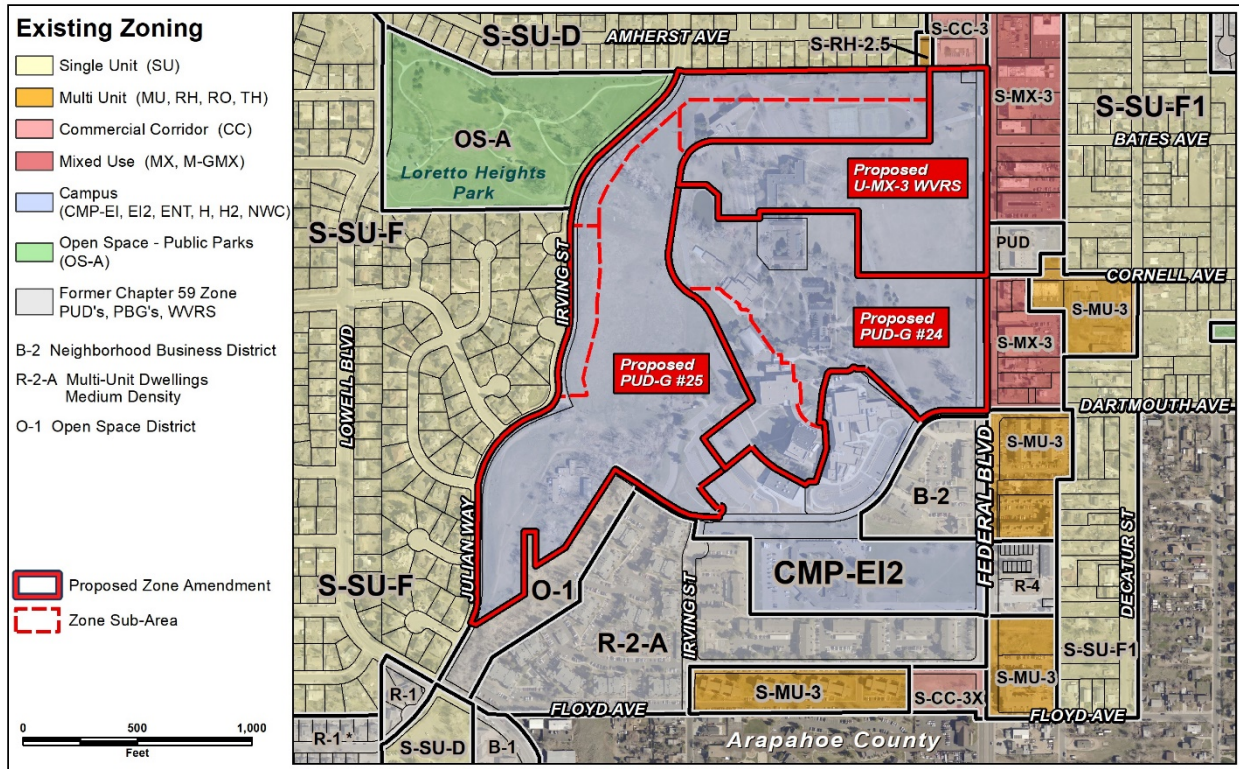
Concurrent with the rezoning application, the applicant is working with the city to formalize a voluntary affordable housing agreement. Commitments include a minimum of 12% of all income-restricted residential units (IRU's) equitably distributed throughout the site for a covenant length of 99 years. Additionally, 30% of all IRUs will have two or more bedrooms. Approximately 10% of all IRUs will be For-Sale product and dedicated to households at or below 100% Area Median Income (AMI), of which 50% are dedicated to households earning at or below 80% AMI. Approximately 60% of the Rental IRUs will be dedicated to households at or below 80% AMI, of which 40% are dedicated to households at or below 60% AMI. Finally, an additional parcel of land west of Pancratia Hall will be dedicated for future affordable housing production.

3. Historic District or Structures

The Loretto Heights campus is endowed with historic buildings commissioned by the Sisters of Loretto over a period of more than 100 years to serve the educational needs of the Loretto Heights Academy and College. They represent a variety of architectural styles designed by several prominent local architects and intentionally placed on a hilltop with commanding views of the Rocky Mountains and downtown Denver. Honoring the history of the campus and preserving and re-using the historic resources that define it is an integral piece of the community's vision.

Concurrent with this map amendment application, the applicant is proposing to record a development agreement that would ensure protection of the historic buildings and campus character through local historic designations and demolition prohibition. Additionally, the agreement would specify the continued use of the May Bonfils Stanton Theater as a community performing arts space or its adaptive reuse if continued use is unfeasible.

4. Existing Zoning



The current CMP-EI2 zoning is intended to be applied to smaller- to medium-scale educational campus sites adjacent to lower density residential districts. The CMP-EI2 district allows for a maximum height of 150 feet, in general, and a maximum height of 75 feet within 175 feet of a protected district (which includes the single unit districts to the north and west of the subject property), a minimum primary street setback of 20 feet, and a maximum building coverage of 60%. These regulations allow for the campus use to transition to neighborhoods with primarily single-unit and two-unit uses. This district allows for a day care center, museum, education facilities, indoor recreation facilities, parking lots and garages, and offices.

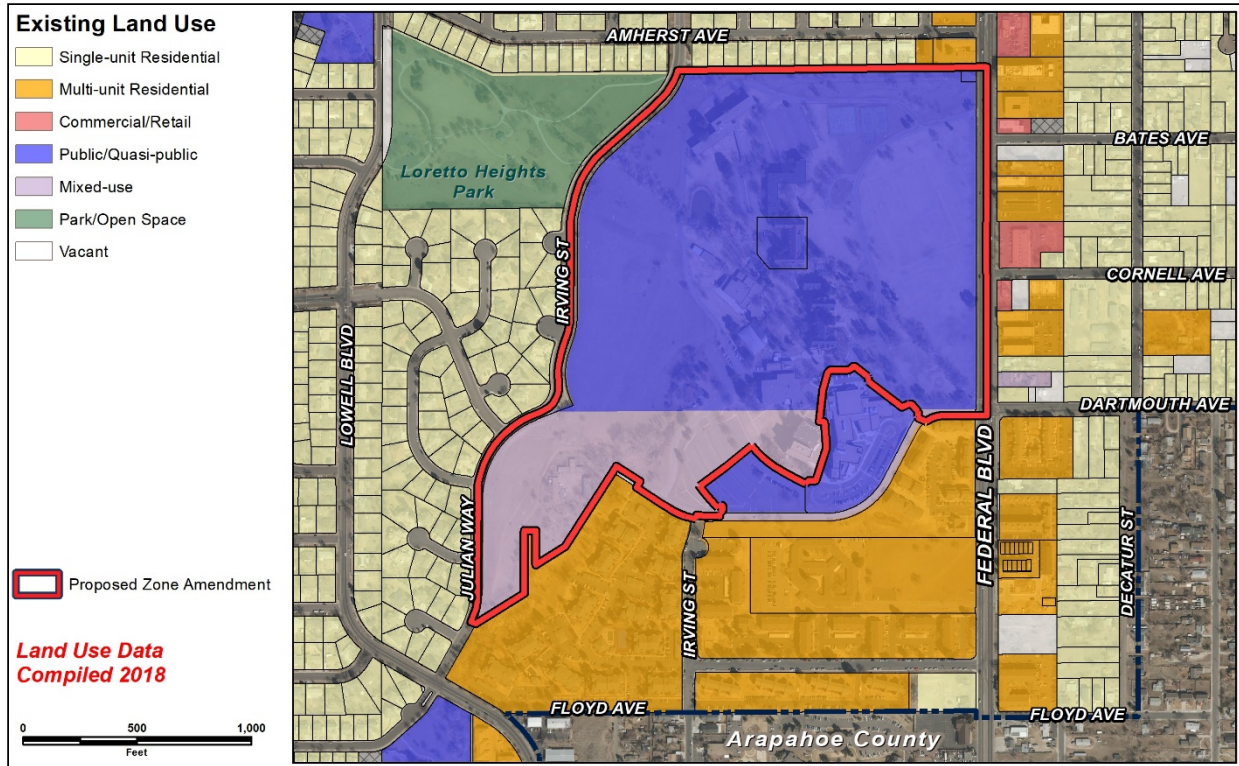
5. View Planes

The *Ruby Hill Park View Plane* is applicable to most of the site included in the rezoning. The intent of this view plane is to preserve the view of the Rocky Mountains (west of the subject site) from Ruby Hill Park (northeast of the applicable sites) and “no part of any structure within the view plane may exceed an elevation of 5,354 feet above mean sea level plus one and seven-tenths feet for each 100 feet that said part of structure is horizontally distant from the reference point” (DRMC Sec. 10-60.b). Therefore, the portion of the subject property within this view plane is subject to maximum height restrictions ranging from 55 feet to 204 feet.

The proposed zone districts within the view plane are PUD-G24 (maximum height of 45 feet), PUD-G 25 (maximum height of 110 feet) and U-MX-3 with a waiver to five stories, or 70 feet maximum height. As a result, the height restrictions in the *Ruby Hill Park View Plane* could impact potential

development. The *Loretto Heights Small Area Plan* provides additional guidance on maximum allowable building heights for this redevelopment, specifically that no new buildings can be higher than the roofline height of the H-shaped portion of the Administration Building.

6. Existing Land Use Map



7. Existing Building Form and Scale



Subject site, facing west from former Loretto Heights Campus (Administration Building)



Subject site, facing west from former Loretto Heights Campus (Pancratia Hall)



Subject site, facing southwest from former Loretto Heights Campus (Library and Theater)



Subject site, facing southeast from former Loretto Heights Campus (Quadrangle)



North of subject site, facing south from West Amherst Avenue



East of subject property, facing west from South Federal Boulevard



East of subject site, facing east from South Federal Boulevard



South of subject site, facing west from West Dartmouth Avenue (DSST Campus)



South of subject site, facing east from South Irving Street



West of subject site, facing west from South Irving Street

Proposed Zoning

The applicant requests to rezone to PUD-G 24 and PUD-G 25 per Denver Zoning Code Section 9.6.1. and requests that the property rights remain vested for a period of 15 years. The purpose of a Planned Unit Development (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 the Denver Zoning Code. The PUD District is intended to respond to unique and extraordinary circumstances, providing more flexible zoning than what is achievable through a standard zone district and avoiding multiple variances, waivers, and conditions. The Denver Zoning Code notes that a PUD should provide significant public benefit not achievable through application of a standard zone district. In exchange for the flexibility in site design with respect to the arrangement, heights, and setbacks of buildings, densities, open space and circulation elements in PUD-G 24 and PUD-G 25, the applicant proposes several benefits including:

- Development of affordable housing units
- Specific tools to provide protections to all buildings identified as Priority Historic Resources
- Diversification in the use of land
- Improved pedestrian connections, circulation, and amenities
- Development patterns compatible in character and design with nearby area
- Creation of publicly accessible open space
- Compliance with the Denver Green Code for structures using height incentives in PUD-G 25

PUD-G 24

The proposed PUD-G 24 would apply to the historic core of the Loretto Heights campus. It is based on the Denver Zoning Code zone district CMP-EI2 (Campus Education Institution 2) and addresses the preservation and adaptive reuse of the historic buildings and open spaces, along with new residential and commercial development in a topographically-varied campus setting. In responding to the unique attributes of the subject property, PUD-G 24 contains several special provisions that address:

- The design of buildings that may front open spaces or public streets
- The protection and treatment of historic buildings prior to any local historic designation
- The adaptive reuse of historic buildings and open spaces that may not be designated as local historic landmarks with flexible design allowances for exterior alterations, additions, and new construction
- Height of buildings within the unique topography

This PUD contains two subareas based on the CMP-EI2 zone district. The primary building forms allowed in the existing zone district and the proposed zone district are summarized below:

Design Standards	CMP-EI2 (Existing)	PUD-G 24
Primary Building Forms Allowed	General	General
Height in Stories/Feet (max)	N/A / 150’*	5-8 / 70’ - 110’ **
Bulk Plane Slope	45 degrees	n/a
Primary Street Setbacks (min)	20’	0’
Side Interior (min)	7.5’	10’
Rear, alley / no alley (min)	10’ / 20’	0’ / 0’
Separation between Primary Structures (min)	n/a	20’
Building coverages (max)	60%	60%
Primary Street Transparency (min)	n/a	40%

* Maximum of 75’ within 175’ of a Protected District

** Depending on Subarea

Further details of this proposed PUD can be found within the PUD-G 24 attachment of this staff report.

PUD-G 25

The proposed PUD-G 25 allows for low-scale residential redevelopment oriented to a network of new streets and open spaces to the north and west of the historic campus core. In responding to the unique attributes of the subject property, PUD-G 25 contains several special provisions including:

- Addressing buildings that front open spaces and public streets
- Implementing land use recommendation that do not match an existing zone district (e.g. three-story maximum height for row house districts in the Suburban neighborhood context and side street standards for South Irving and South Julian Streets)
- Addressing height within the unique topography, including a height incentive which rewards development meeting Denver’s green building objectives.

This PUD has four subareas based on Single Unit, Row House and Residential Mixed-Use zone districts, including S-SU-A (Subarea A), S-RH-2.5 (Subarea B and C), and U-RX-3 (Subarea D). The building form standards allowed in the existing zone district and the proposed zone districts are summarized below:

Design Standards	CMP-EI2 (Existing)	PUD-G 25
Primary Building Forms Allowed	General	Suburban House, Duplex, Row House, Town House, Shopfront
Height in Stories/Feet (max)	N/A / 150’*	2.5-3 / 35’ - 45’**
Bulk Plane Slope	45 degrees	n/a
Primary Street Setbacks (min)	20’	0’ - 10’ **
Side Interior (min)	7.5’	0’ - 5’**
Rear, alley / no alley (min)	10’ / 20’	0’ / 0’
Separation between Primary Structures (min)	n/a	10’**
Building coverages (max)	60%	n/a - 60%**
Primary Street Transparency (min)	n/a	n/a - 60%**

* Maximum of 75’ within 175’ of a Protected District

** Depending on Subarea and Building Form

Further details of this proposed PUD can be found within the PUD-G 25 attachment of this staff report.

U-MX-3 (with waiver to 5 stories)

The requested U-MX-3 zone district is a mixed-use zone district in the Urban neighborhood context. A variety of residential, commercial, and office uses are permitted as primary uses in the U-MX-3 district. It allows the town house, general, and shopfront building forms. Drive thru services and drive thru restaurant forms are permitted forms in the U-MX-3 district except within ¼ mile of a transit station. The minimum primary street setback is 0 feet, except for the town house building form, which has a minimum primary street setback of 10 feet. The maximum building height is three stories or 45 feet, except for the town house building form, which allows up to 38 feet (or 45 feet for a sloped roof). For additional details of the requested zone district, see Article 5 of the Denver Zoning Code.

Section 12.4.10.6 of the Denver Zoning Code enables official map amendment applicants to request a waiver of certain rights or obligations under the proposed zone district. This application includes a request for one waiver, as outlined below. This waiver request is consistent with the height guidance in the *Loretto Heights Small Area Plan* and consistent with Community Planning and Development's policy of using waivers as a bridge to future text amendments to the Denver Zoning Code (CPD has identified a need for a future U-MX-5 district). The waiver is as follows:

1. Waive the right to use or erect any primary structure with a maximum permitted building height of 3 stories pursuant to Sections 5.3.3.4.E (Town House building form), 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 5 stories in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.

2. Waive the right to use or erect any primary structure with a maximum permitted building height of 38 feet pursuant to Section 5.3.3.4.E (Town House building form) or a maximum permitted height of 45 feet pursuant to sections 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 70 feet in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.

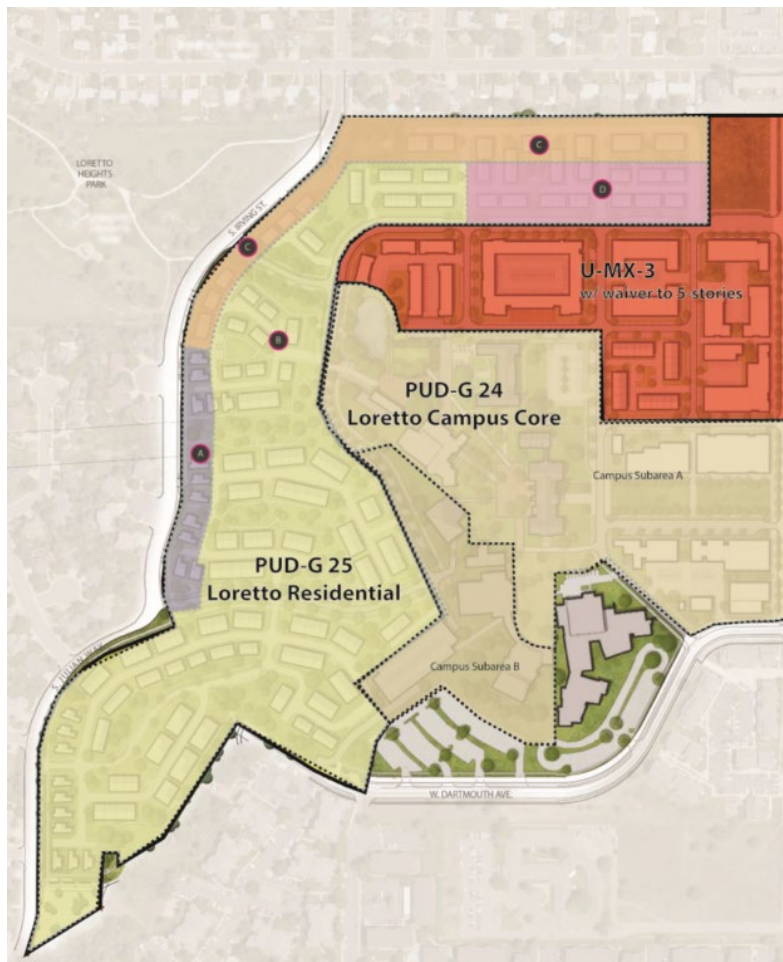
The primary building forms allowed in the existing zone district and the proposed zone district are summarized below:

Design Standards	CMP-EI2 (Existing)	U-MX-3 (Waivers)
Primary Building Forms Allowed	General	Town House, General, Shopfront
Height in Stories/Feet (max)	N/A / 150'*	5 / 70'
Bulk Plane Slope	45 degrees	n/a
Primary Street Setbacks (min)	20'	0' - 10'**
Side Interior (min)	7.5'	0' - 10'**
Rear, alley / no alley (min)	10' / 20'	0'
Separation between Primary Structures (min)	n/a	n/a
Building coverages (max)	60%	n/a
Primary Street Transparency (min)	n/a	40% - 60%***

* Maximum of 75' within 175' of a Protected District

** Depending on Building Form

*** Depending on Building Form & Use



Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

Assessor: Approved – No Comments

Asset Management: Approved – See Comments Below

1. Approve rezoning only. Will require additional information at Site Plan Review
2. The City owns a vacant parcel adjacent to the land. It is 3,691 square feet and we would want to ensure that land is not disturbed during any development. See attached photograph. Schedule #5323-00-015-000 at 3001 S. Irving Street.

Denver Public Schools: Approved – No Response

Department of Public Health and Environment: Approved – No Response

Denver Parks and Recreation: Approved – No Response

DOTI – R.O.W.- City Surveyor: Approved – No Comments

Development Services – Project Coordination: Approved – See Comments Below

1. Approve Rezoning Only - Will require additional information at Site Plan Review

Development Services - Fire Protection: Approved – No Response

Development Services – Transportation: Approved – No Response

Development Services- Wastewater: Approved – No Response

Public Review Process

	Date
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	1/27/2021
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	3/2/2021
Planning Board recommended unanimous approval of the application	3/17/2021

CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	3/19/21
Land Use, Transportation and Infrastructure Committee of the City Council unanimously moved the ordinance forward:	3/30/21
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	4/26/21
City Council Public Hearing:	5/10/21

- **Registered Neighborhood Organizations (RNOs):** To date, staff has received one comment letter in support from the College View RNO.
- **Other Public Comment:** To date, staff has received 15 letters in support of this application, and 2 letters in opposition.

Criteria for Review / Staff Evaluation

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8, and 12.4.10.9 as follows:

DZC Section 12.4.10.7

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare

DZC Section 12.4.10.8

1. Justifying Circumstances
2. Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements

DZC Section 12.4.10.9

1. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;
2. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;

3. 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;
4. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
5. 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).

1. Consistency with Adopted Plans

The following adopted plans apply to the subject site:

- *Denver Comprehensive Plan 2040 (2019)*
- *Blueprint Denver (2019)*
- *Loretto Heights Area Plan (2019)*

Denver Comprehensive Plan 2040

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning will allow for improved access to amenities within an established neighborhood by allowing a broader range of commercial and residential uses, while also enabling affordable housing units close to transit, services and other amenities. In addition, the application notes that the design standards in the proposed districts will promote greater walkability and accessibility within the Loretto Heights redevelopment, and along Federal Boulevard. The rezoning is, therefore, consistent with the following strategies in the Equitable, Affordable, and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy A – *Increase development of housing units close to transit and mixed-use developments* (p. 28).
- Equitable, Affordable and Inclusive Goal 1, Strategy 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.* (p. 28).
- Equitable, Affordable and Inclusive Goal 2, Strategy A - *Create a greater mix of housing options in every neighborhood for all individuals and families* (p. 28).
- Equitable, Affordable and Inclusive Goal 3, Strategy B – *Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit* (p. 29).

The proposed rezoning will enable mixed-use development, including varying housing options, retail services, and open space areas. Building forms will consist of an intensity consistent with the vision for a walkable, mixed-use neighborhood adjacent to public transit. The application notes that building height, transparency requirements, and transitional massing will be used to complement the surrounding residential character and create an engaging public realm. Finally, the proposed rezoning will promote the preservation and adaptive reuse of the historic buildings located on the former Loretto Heights

campus, and is therefore consistent with the following strategies in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 1, Strategy A – *Build a network of well connected, vibrant mixed-use centers and corridors* (p. 34).
- Strong and Authentic Neighborhoods Goal 1, Strategy D – *Encourage quality infill development that is consistent with the surrounding neighborhoods and offers opportunities for increased amenities* (p. 34).
- Strong and Authentic Neighborhoods Goal 3, Strategy E – *Support the stewardship and reuse of existing buildings, including city properties* (p. 34).
- Strong and Authentic Neighborhoods Goal 4, Strategy A – *Grow and support neighborhood-serving businesses* (p. 34).

The proposed rezoning will allow additional commercial uses not otherwise allowed in the existing CMP-EI2 zone district, promoting business growth within the adjacent neighborhoods consistent with the Economically Diverse and Vibrant vision element:

- Economically Diverse and Vibrant Goal 3, Strategy A – *Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver* (p. 46).

The proposed zone district will apply current zoning code standards, ensuring quality development that is appropriate for the neighborhood and adjacent to transit services. The application further notes that the rezoning provides an opportunity for more jobs in the neighborhood, so residents can continue to live, work and play within their community. Rezoning to facilitate redevelopment of this site advances several strategies of the Environmentally Resilient vision element:

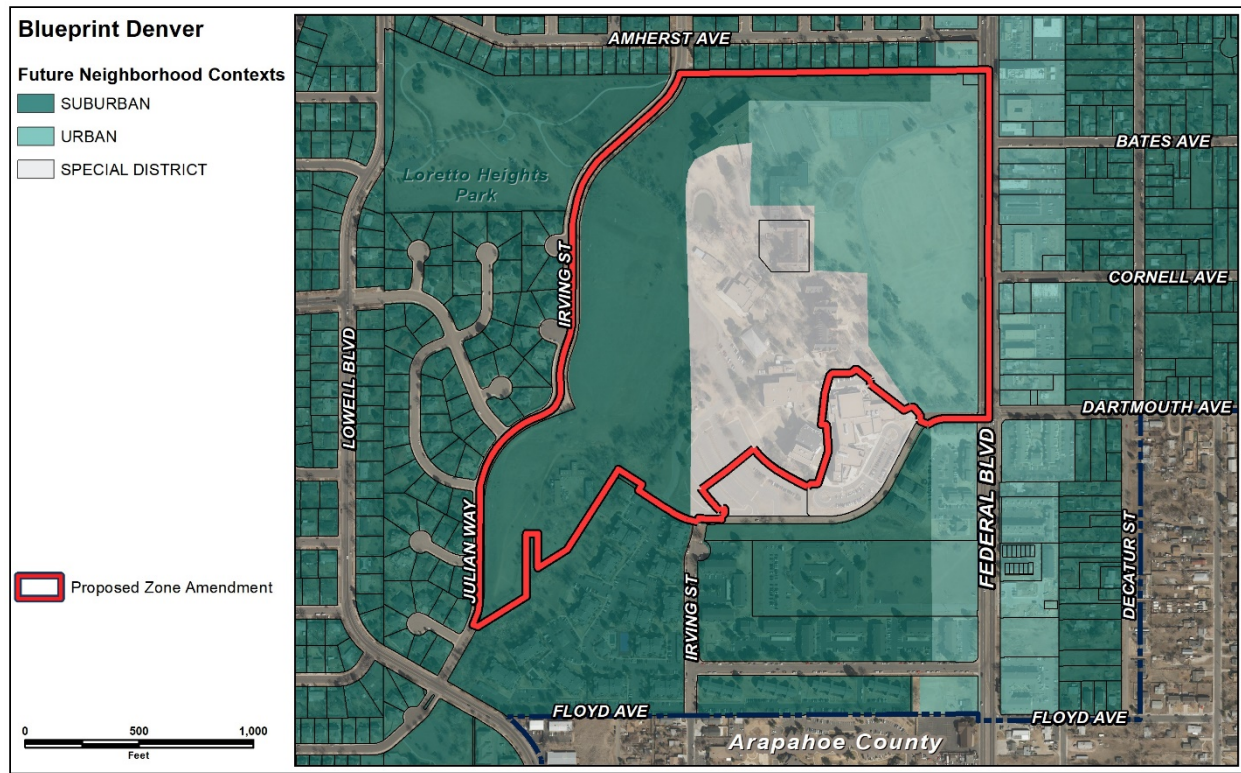
- Environmentally Resilient Goal 8, Strategy B – *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods* (p. 54).
- Environmentally Resilient Goal 8, Strategy C – *Focus growth by transit stations and along high and medium-capacity transit corridors* (p. 54).

The proposed PUD-G 24, PUD-G 25, and U-MX-3 (with waivers) will enable mixed-use development and broaden the variety of uses allowing residents to live, work and play in the area, while also preserving and protecting the historic resources on the former campus. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations and strategies.

Blueprint Denver

Blueprint Denver was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as Suburban, Urban, and Campus within the Special District neighborhood context, and provides guidance from the future growth strategy for the city.

Blueprint Denver Future Neighborhood Context



Blueprint Denver identifies three future neighborhood contexts for the subject property, Suburban, Special District, and Urban. The western portion of the subject property, proposed to be rezoned to PUD-G 25, is predominantly within the Suburban neighborhood context. *Blueprint Denver* describes these areas as having a “range of uses from single-unit to multi-unit residential to commercial corridors and centers” (p. 136). Block patterns in this context are typically irregular with curving streets. While the Suburban context is generally more auto oriented than other contexts, “Denver’s suburban areas are still more urban in nature and suburban places should reflect that” (p. 189). The central portion of the subject property, proposed to be rezoned to PUD-G 24, is identified as the Special Districts context. These areas “serve a specific purpose, usually highly specific based on uses, such as education, industry or healthcare” (p. 137). The portion proposed to be rezoned to U-MX-3 (waivers) is designated as the Urban neighborhood context in *Blueprint Denver*. These areas include “small multi-unit residential and mixed-use areas typically embedded in 1-unit and 2-unit residential areas” (p. 136).

PUD-G 25

The proposed PUD-G 25 is based on the S-SU, S-RH and U-RX zone districts and the respective subarea boundaries are mapped consistent with the neighborhood context map above. The suburban zone districts are characterized by single-unit and multi-unit residential, as well as commercial strips and centers (DZC 6.1.1). Additionally, the general character of the urban neighborhood context is characterized by small-scale multi-unit residential uses and commercial areas which are typically embedded in residential areas (DZC 5.1.1). The proposed PUD-G 25 would allow compatible low-scale

residential uses, and some residential mixed-use, in an appropriate building form embedded in the neighborhood, consistent with the *Blueprint Denver* description of the Suburban and Urban neighborhood contexts. The aspirational vision of these contexts is that the proposed districts are more urban in nature, and the design standards found in PUD-G 25 support a vibrant, walkable area along curvilinear streets and publicly accessible open space.

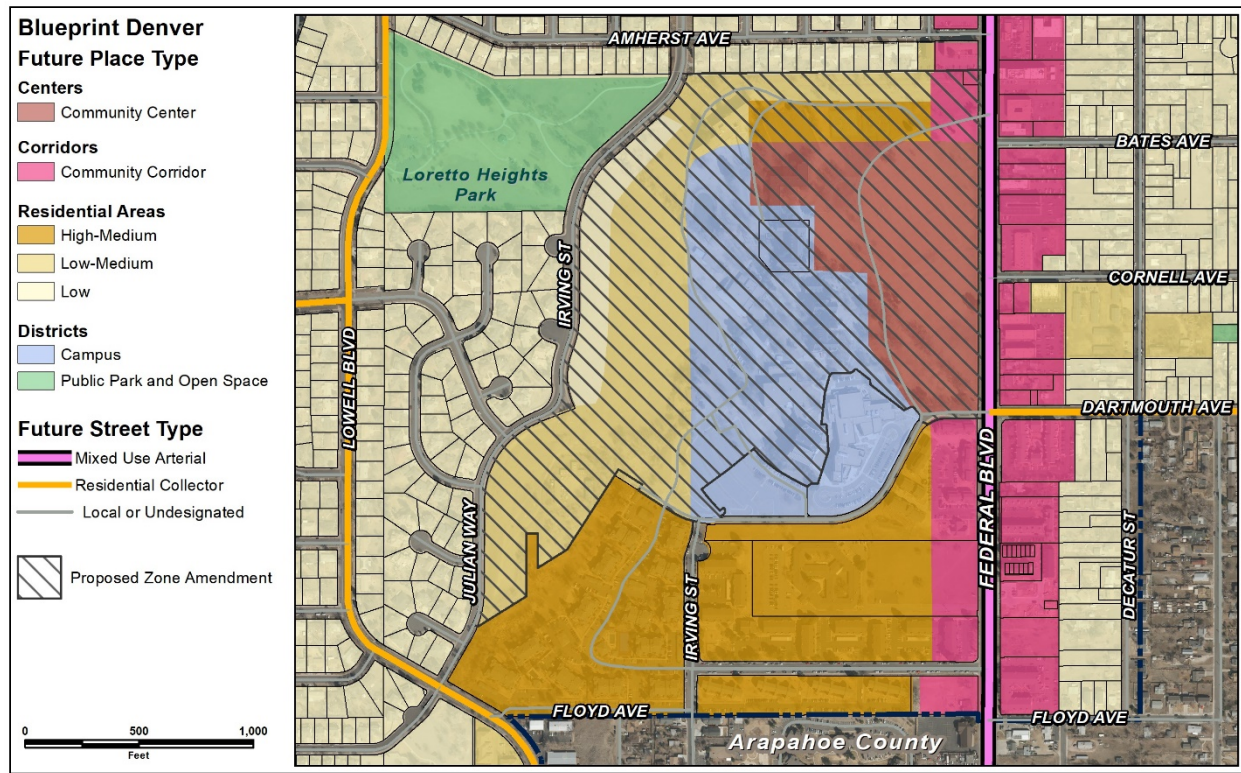
PUD-G 24

The proposed PUD-G 24 is based on the CMP-EI2 zone district and the respective subarea boundaries are mapped consistent with the neighborhood context map above. The campus zone districts allow for flexible placement of buildings and tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts while also incorporating more intense development (DZC 9.2.1). The proposed PUD-G 24 is appropriate and consistent with the Special District context plan direction as it will allow for the preservation and adaptive reuse of historic buildings and new residential and commercial development in a campus setting. Although the former Loretto Heights Campus will no longer serve a specifically designed purpose, the preservation of existing buildings, integration of open space, and thoughtfully designed infill development will help maintain and further promote for the vision for a unique campus feel. Existing and proposed building forms will vary in height and intensity and respond to the surrounding community.

U-MX-3 (waivers)

The proposed U-MX-3 (waivers) mapped for the eastern portion of the site adjacent to Federal Boulevard is mapped consistent with the urban neighborhood context map above. The general purpose of this district is to promote safe, active, and pedestrian-scaled development that contributes positively to the adjacent residential neighborhoods (DZC 5.2.3). The proposed U-MX-3 (waivers) would allow for compatible residential and commercial development in an appropriate building form and facilitate activation of a walkable public realm. The proposed rezoning is consistent with *Blueprint Denver's* Urban context guidance.

Blueprint Denver Future Places



The Future Places map identifies several place types for the subject site. The northern and western area is identified as High-Medium Residential, Low-Medium Residential, and Low Residential. *Blueprint Denver* describes the High-Medium Residential place type as “a mix of mid-scale multi-unit residential options. Some neighborhood-serving mixed-use may be appropriate, especially along arterial streets or at non-local intersections. Buildings are generally up to 5 stories in height” (p. 233). Most of the western portion of the subject property is identified as Low-Medium Residential. These areas include “a mix of low- to mid-scale multi-unit residential options. Small-scale multi-unit buildings are interspersed between single- and two-unit residential. Limited mixed-use along some arterial and collector streets may be appropriate locations to introduce additional residential intensity. A variety of lower scale residential forms including row houses and small multi-unit buildings are found. Buildings are generally 3 stories or less in height” (p. 200). *Blueprint Denver* identifies the Low Residential place type along South Irving Street. These areas are “generally characterized by single-unit uses on larger lots. Accessory dwelling units and compatible two-unit uses are appropriate and can be thoughtfully integrated” (p. 198). Buildings in this place type are typically 2.5 stories in height.

The Future Places map shows the central portion of the subject property as part of a “Campus” area within the Districts context. *Blueprint Denver* describes these areas as having a “primary purpose such as education or medical services. These environments often provide retail, restaurants, offices, and residential uses to support the primary use and serve the surrounding neighborhoods” (p. 291). Campus buildings vary greatly in size and form and multi-story, single-use and mixed-use buildings are typical.

Finally, when adjacent to lower intensity development, campuses should transition gradually to respect the surrounding neighborhood.

The northeast corner of the subject property is identified as the Community Corridor future place type. *Blueprint Denver* describes these areas as “typically provid{ing} some mix of office, commercial and residential uses” (p. 228). These areas often have a linear orientation along the street and height are typically up to 5 stories. Most of the eastern portion of the proposed rezoning along Federal Boulevard is identified as the Community Center place type. These areas have a wide customer draw and provide “some mix of office, commercial and residential uses” (p. 226). They include continuous building frontages with heights up to 5 stories.

PUD-G 25

The PUD-G 25 boundary encompasses all the High-Medium Residential, Low-Medium Residential, and Low Residential described above. The proposed rezoning allows for low-scale residential development oriented to a network of new streets and open spaces. The carefully calibrated height guidance and allowable building forms built into the custom zone district is intended to respond to the existing single-unit structures to the west and north, and provide a variety of residential uses that compatibly transition to higher intensity uses the closer you get to the Campus Core. Therefore, the proposed zone district is consistent with the future place guidance mapped in this area.

PUD-G 24

The PUD-G 24 boundary encompasses the Campus future place type described above. The proposed rezoning addresses the historic core of the former Loretto Heights campus with the preservation and adaptive reuse of the historic buildings, and new residential and commercial development in a campus setting. The custom zone district will allow for a variety of sensitive infill development including retail, residential, and office uses which will serve the surrounding neighborhood consistent with the *Blueprint Denver* place type description. The proposed maximum allowable building heights and the mass and scale of buildings varies and is appropriate when considering the historic status of the site. Therefore, the proposed zone district is consistent with the future place guidance mapped in this area.

U-MX-3 (waivers)

The proposed U-MX-3 (waivers) boundary encompasses the Community Center and Community Center future place type. The general purpose of this zone district is to provide a mix of residential, commercial and office uses that promote a safe, active, and pedestrian-scaled street edge. The zone district is intended for corridors, embedded neighborhood business areas, and larger sites. Additionally, the zone district helps to improve the transition between commercial development and adjacent residential neighborhoods, like the College View neighborhood to the east. Therefore, the proposed zone district is consistent with the future place guidance mapped in this area.

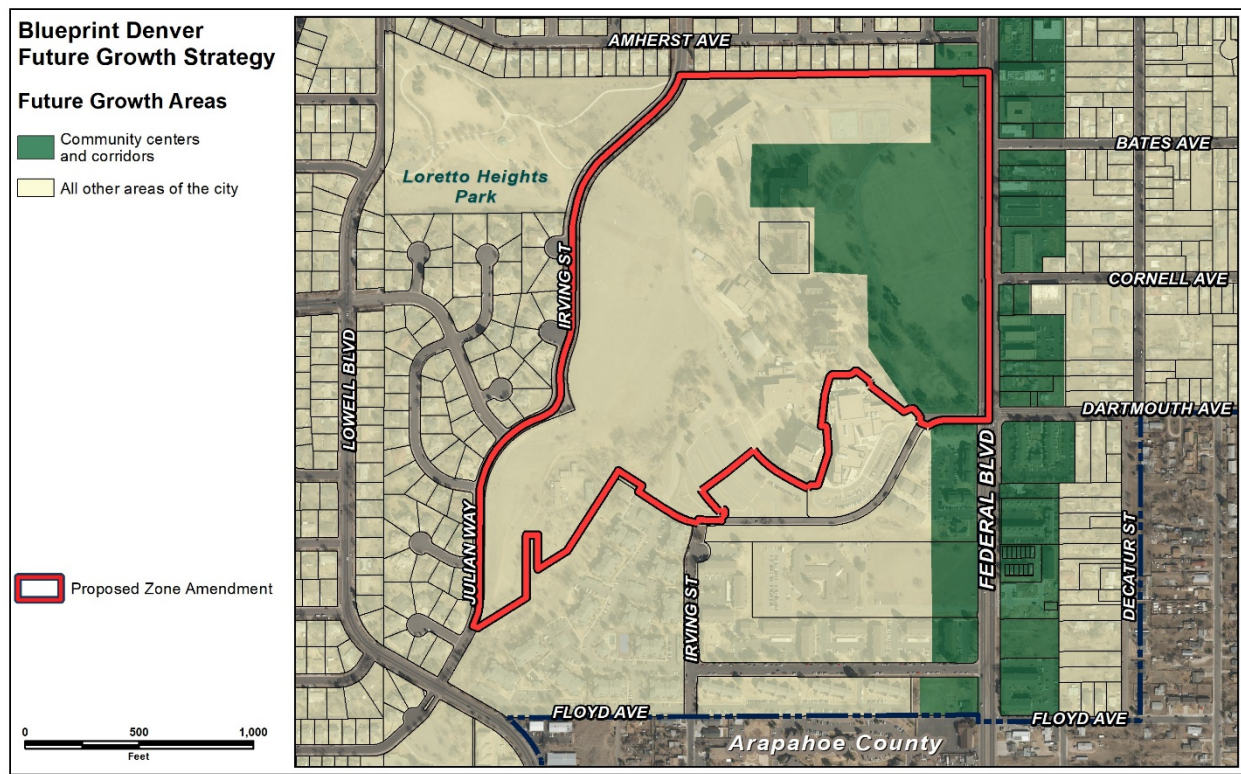
Street Types

Blueprint Denver street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development (p. 67). The subject property is located between Irving Street and Federal Boulevard, north of Dartmouth Avenue. *Blueprint Denver* classifies Irving Street and Dartmouth Avenue as Local Streets. These streets are designed for the highest degree of property

access and the lowest amount of through movement” (p. 154). Land uses along local streets vary, but they are most often characterized by residential uses (p. 161). Federal Boulevard is classified as a Mixed-Use Arterial, which “are designed for the highest amount of through movement and the lowest degree of property access” (p. 154). These streets include retail, office, residential, and restaurants with buildings that are pedestrian-oriented with shallow setbacks and high building coverage.

The proposed PUD-G 25, PUD-G 24, and U-MX-3 (waivers) zone districts are consistent with the Future Street Types designation for the area. PUD-G 25 allows for appropriate residential and some mixed uses that are served by proposed by local streets. The primary purpose of these public streets and private drives is property access and a low degree of through movement. PUD-G 24 allows for the preservation and adaptive reuse of historic buildings on the former Loretto Heights Campus. These mixed-use buildings will be served by new local streets allowing for access to residential uses and some commercial activity. Finally, the U-MX-3 (waivers) proposed zoning will allow for a variety of commercial, office and residential uses along Federal Boulevard. This zone district is consistent with this plan direction for this location and the uses that may result from this rezoning are appropriate along the existing Mixed-Use Arterial street.

Growth Strategy



Blueprint Denver's growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The western portion of the subject property is located within the “all other areas of the city” growth area, where 10% employment growth and 20% housing

growth is anticipated by 2040 (p. 51). *Blueprint Denver* identifies the eastern portion of the subject property, along Federal Boulevard, as the “Community Centers and Corridors” growth area. These areas are expected to see 20% of new employment growth and 25% of new housing growth by 2040 (p. 51).

The proposed map amendment to PUG-G 24, PUD-G 25, and U-MX-3 (waivers) is consistent with the growth strategy mapped for this area. The proposal allows a variety of residential infill development that will support housing growth, as well as an appropriate level mixed-uses that will enable the growth of employment opportunities. Therefore, the requested zone districts are consistent with *Blueprint Denver’s* growth strategy.

Other Applicable *Blueprint Denver* Policy Recommendations and Strategies

Historic Preservation

Blueprint Denver provides recommendations related to preserving historic structures. Land Use and Built Form: General Policy 2, Strategy E says, “in historic areas, balance efficiency with preservation through strategies that encourage the reuse of structures” (p. 72). In addition, Land Use and Built Form: Design Quality and Preservation Policy 2, Strategy A says “continue the city’s commitment to existing historic districts and landmarks and use historic designation to preserve the character of an individual structure or district or where there is historic, architectural, cultural, and/or geographic significance” and Strategy I says “promote incentives to preserve the reuse of historic buildings and the unique historic features of Denver’s neighborhoods” (p. 99).

The proposed PUD-G 24 would promote the preservation and adaptive reuse of the historic resources on the former Loretto Heights Campus and would facilitate its continued use, consistent with these recommendations from *Blueprint Denver*. One such example is the restoration of Pancratia Hall, formally a college dormitory, which is being transformed into 72 affordable housing units.

Custom Zoning

Blueprint Denver provides the following direction on how to limit the use of custom zoning including PUDs: “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73). More detail on the challenges of custom zoning is provided on page 73 of *Blueprint Denver*.

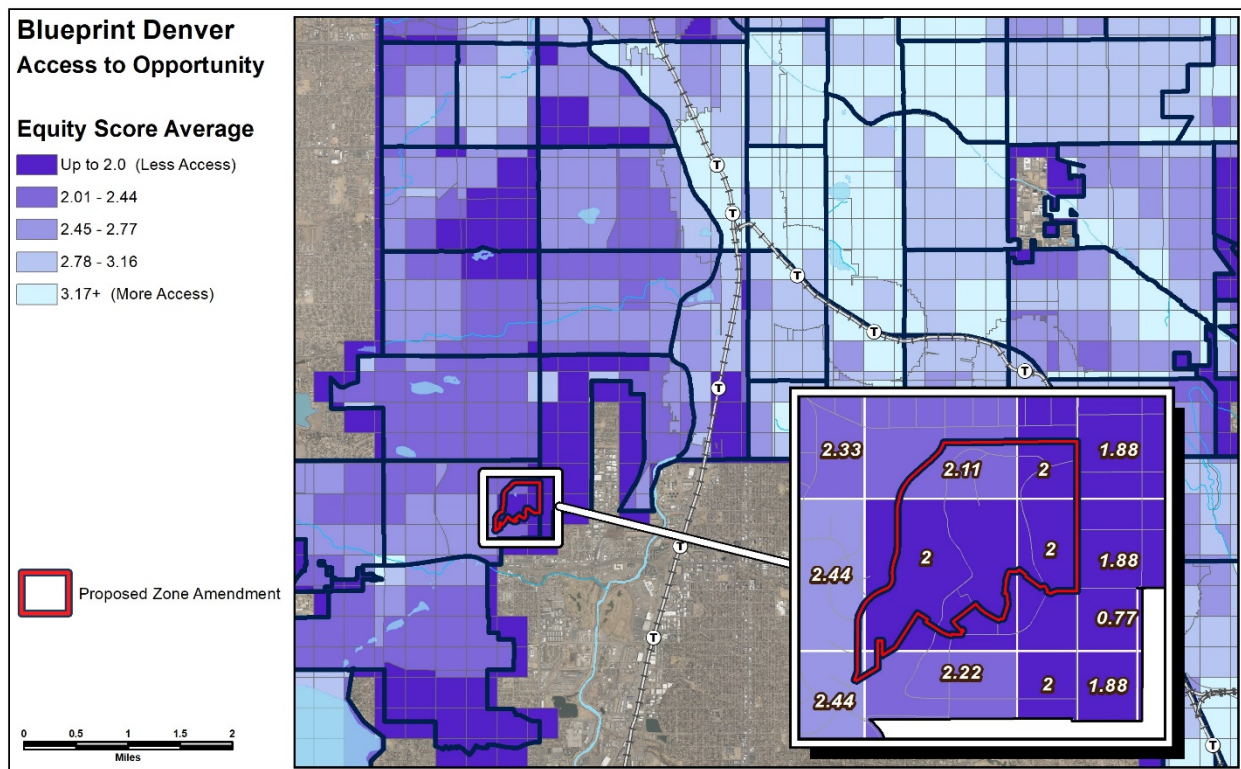
Due to the many unique attributes of the property, including the challenging topography and the variety of remaining historic resources located in the center of the site, there is no standard zone district that can address this site’s unique and extraordinary circumstances. Additionally, the PUDs and U-MX-3 district with waivers will assist in implementing land use recommendations from the *Loretto Heights Small Area Plan* that do not match an existing zone district (e.g. three-story maximum height for row house districts in the Suburban neighborhood context and side street standards for South Irving and South Julian Streets). Therefore, the use of a PUD and a standard district with waivers is consistent with the recommendations of *Blueprint Denver*.

Equity Concepts

Blueprint Denver contains three equity concepts to help guide change to benefit everyone. Each equity concept has associated measurements that helps inform implementation actions through large rezonings along with other implementation actions.

Access to Opportunity

The basis for measuring access to opportunity is a composite of the neighborhood equity index developed by Denver's Department of Public Health and Environment, proximity to high-capacity and frequent transit, and access to centers and corridors. Access to opportunity helps us to consider if we are making progress towards achieving the vision for complete neighborhoods across the city.

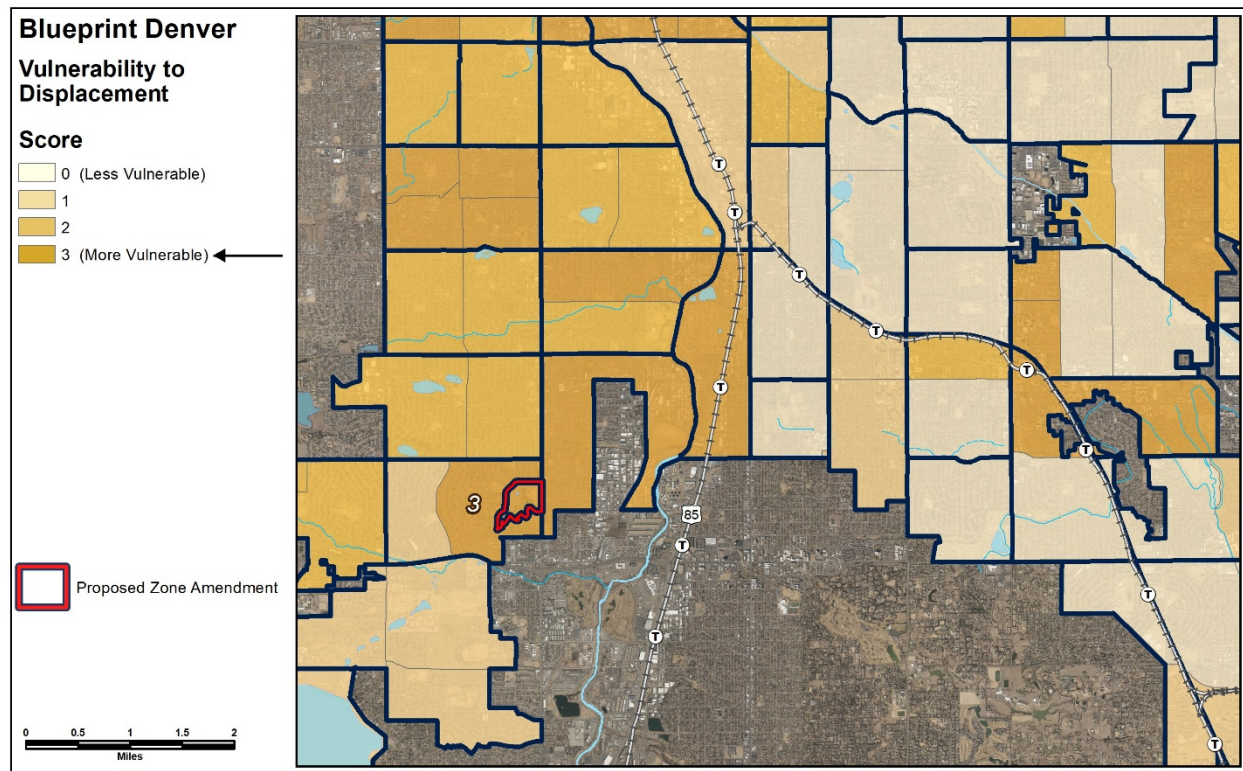


The subject property is in an area with below average access to opportunity for all measurements: the neighborhood equity index measurement (specifically, social determinants of health, access to healthcare, child morbidity, built environment, and life expectancy), access to transit, and the access to centers and corridors. This area scores low on access to transit because it is not located within ½ mile of a light-rail transit station. However, the area has access to several bus lines, including along Federal Boulevard and Dartmouth Avenue (Routes 35 & 36) and Route 30 along Dartmouth Avenue and Yale Avenue. Generally, only 25-49% of the area is covered by a walk, bike, or driveshed to a center or corridor.

The proposed rezoning from the CMP-EI2 zone district will enable a greater mix of residential, retail, commercial, and pedestrian-oriented uses within close proximity to the surrounding community. The anticipated development that will result from this rezoning has the potential to bring additional services and amenities, including publicly accessible open space, that draws residents and visitors into the site from surrounding neighborhoods. Additionally, the application notes that the proposed zone districts will help improve the area's walkability through enhanced building siting standards that will improve circulation around the subject property, increasing the area's access to centers and corridors. Establishment of these built form standards will promote improved health outcomes and facilitate improved redevelopment outcomes. Finally, future development within the subject property and along the Federal Boulevard corridor will support better access to the high-frequency transit in the area. As part of this redevelopment opportunity, the City of Denver is proposing to provide an improved bus stop along Federal Boulevard and improved signalized crossings in the area. Both measures will greatly improve access to transit and to various city centers and corridors. Overall improvements to infrastructure, streetscape, and the existing network of local and regional trails will further improve multi-modal connectivity and greater accessibility in the community.

Vulnerability to Displacement

The basis for measuring vulnerability to displacement is the vulnerability to displacement index developed by the Denver Office of Economic Development and Opportunity. This analysis considers data like median household income, percentage of people who rent housing, and percent of population with less than a college degree.



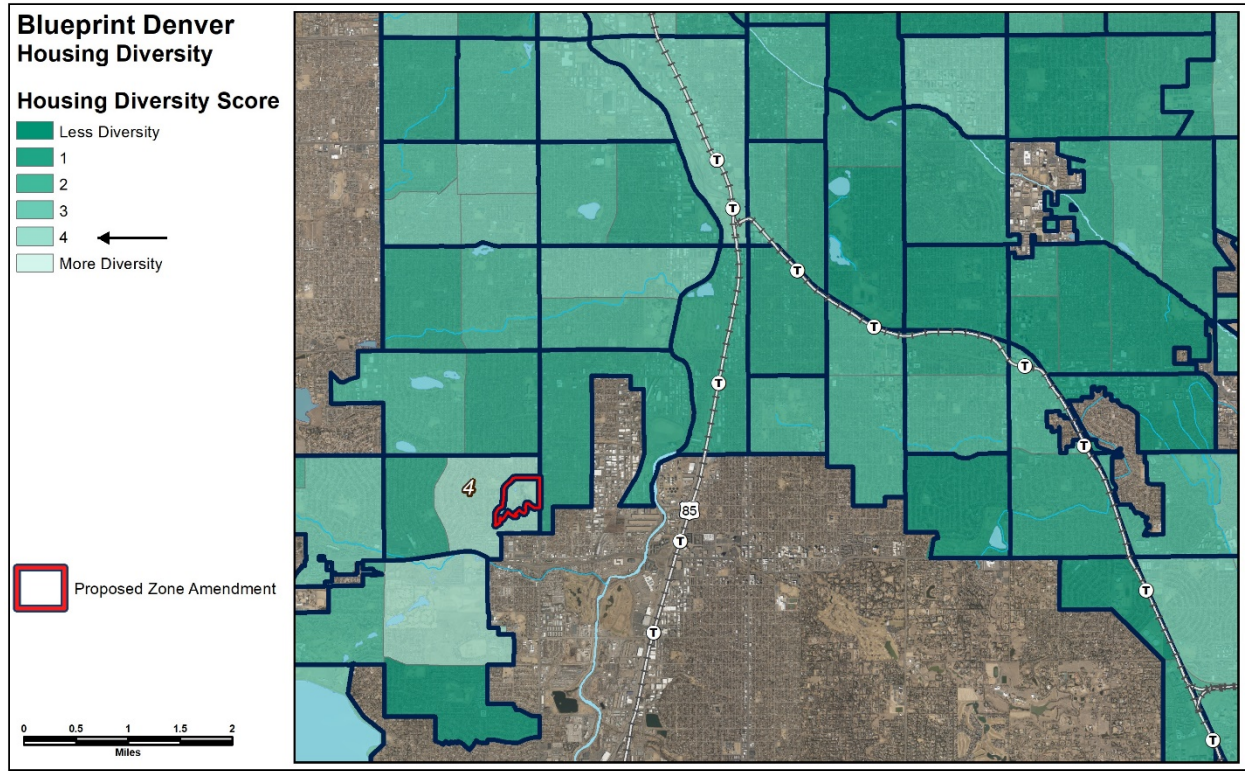
The subject property is in an area that is more vulnerable to displacement. The subject property scores as vulnerable on all three indicators (percent of population with less than a college degree, percent of renter-occupied units, and median household income). In areas vulnerable to involuntary displacement, it is important to maintain and expand affordable housing options so that residents of all income levels can continue to live in these neighborhoods.

The proposed rezoning from the CMP-EI2 zone district will enable greater access to jobs and a diversity of residential opportunities, including both for-sale and for-rent units. The rezoning will allow for a variety of residential building forms, including middle-density housing. The provision of additional amenities that will result from the redevelopment will allow existing and future residents to live, work and play in the area. Additionally, an affordable housing agreement is being developed concurrent with this rezoning. Once formalized, this agreement will ensure the provision of for-rent and for-sale affordable housing units on the subject site. These affordable units will be available to households of diverse income levels, dispersed equitably throughout the site, sized to accommodate a variety of households, and of similar type to market-rate housing units in the redevelopment. The supply of these affordable housing options is key to encouraging a complete neighborhood where families and households of all types and incomes can choose to live. This voluntary affordable housing commitment helps strengthen the application's consistency with *Blueprint Denver*. For more information, see the Affordable Housing section of this staff report.

Staff finds that this rezoning application will have a positive impact on this measurement and has the potential to greatly improve the vulnerability to displacement score for the area over time.

Expanding Housing Diversity

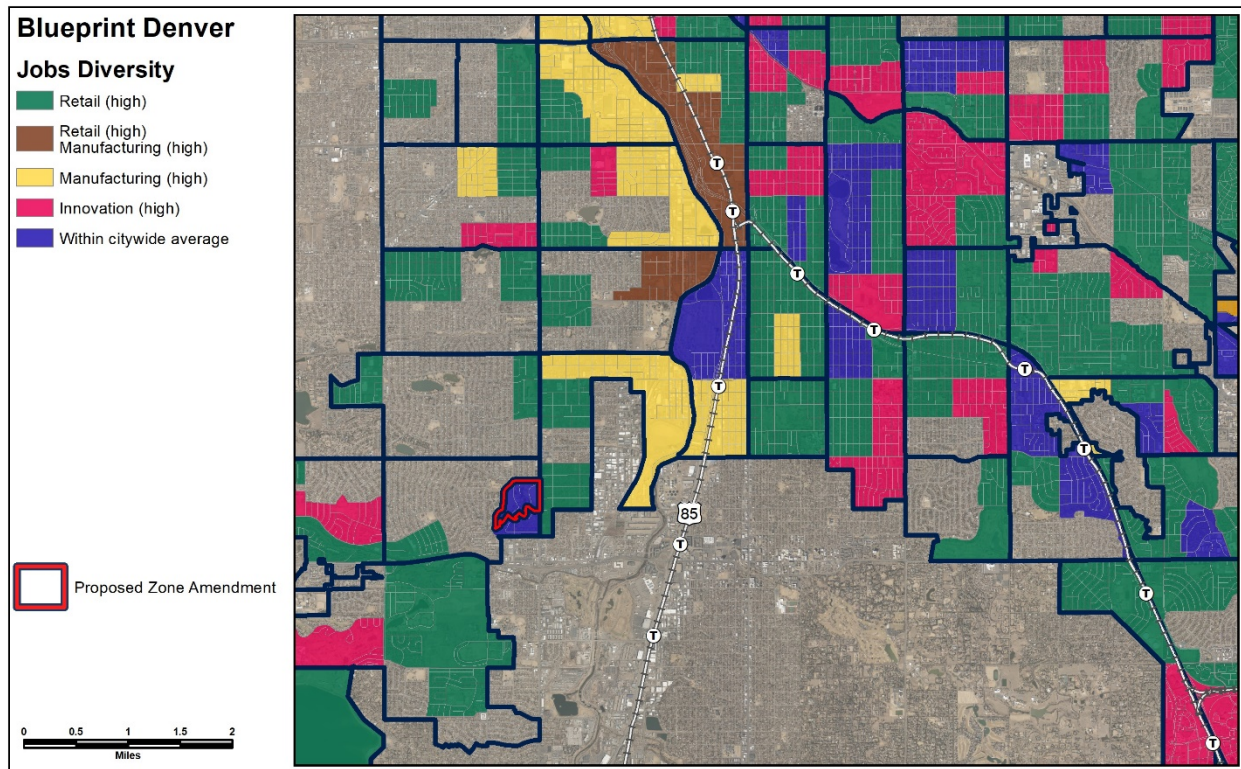
The housing diversity map combines census tract-level data measuring the percentage of middle-density housing (housing with 2-19 units), home size diversity, ownership vs. rental, housing costs and the number of income-restricted units.



The subject property is in an area that has above-average housing diversity. This area is considered not diverse for only one of the indicators (percent of middle-density housing). It has greater diversity in home size, owners compared to renters, housing costs, and number of income restricted units.

It is anticipated that the proposed rezoning from the CMP-EI2 zone district will further increase the diversity of housing options in the area, including single-unit, duplex and both small-scale and large-scale multi-unit options such as townhomes, row houses and apartment building forms. The addition of this middle-density housing will improve this measurement and provide greatly needed housing at a variety of price points. Staff finds that this rezoning application will expand housing diversity in the community.

Expanding Jobs Diversity



The map above shows the mix of jobs in an area with the dominant industry depicted by color. The subject property has a job mix that is similar to the city's overall mix of job types.

The proposed zone districts will continue to allow various commercial, office and retail jobs in the area consistent with the city-wide average. Increasing access to a range of many quality jobs enables people of different incomes and education levels to find employment and wealth-building opportunities. Staff finds that, on balance, this rezoning application will continue to have a positive impact on the area's jobs diversity.

Loretto Heights Area Plan

General Framework

The *Loretto Heights Small Area Plan* contains a framework plan for the entire plan area and recommendations for smaller neighborhood areas. The overarching theme of the *Loretto Heights Small Area Plan* is to create a community destination that preserves the history of the former Loretto Heights campus, while also accommodating a wide variety of new uses and services in an environment that enhances the quality of life for future residents.

The proposed rezoning to PUD-G 24, PUD-G 25, and U-MX-3 (with waivers) will enable high-quality, mixed-use development at an infill location where some infrastructure is already in place. The requested

zone districts broaden the variety of uses allowing residents to live, work and play in the area, while also preserving and protecting the historic resources on the former campus. These uses will provide basic services and amenities to the residents in the surrounding neighborhoods, and the design standards in the proposed districts will promote greater walkability and accessibility. The enhancement of built form standards and the provision of publicly accessible open space will promote better health outcomes and facilitate improved redevelopment outcomes. Finally, the Plan identifies the Administration Building, Chapel, Priest's House, Pancratia Hall, Machebeuf Hall, Library and Theater as priority existing building resources to remain for adaptive reuse. Additionally, the Quadrangle at the heart of PUD-G 25, the Great Lawn leading from Federal Boulevard up the Administration Building, and the Courtyard north and east of the Theater and Library are identified as priority open spaces to remain. The proposed PUD-G 24 likewise identifies these resources as priorities and carries the guidance of the Plan directly into the PUD, such that future development will honor the existing priority resources.

The proposed rezoning is, therefore, consistent with the following Land Use and Built Form, Mobility and Quality of Life Recommendations:

1. Land Use and Built Form Recommendations
 - LU - 01 Promote a diverse mix of land uses
 - LU - 04 Encourage high-quality public realm design that contributes to the neighborhood character and sense of place
 - LU - 05 Promote a variety of building heights and intensities
 - LU - 07 Preserve and re-use historic structures and features on the Loretto Heights campus
 - LU - 10 Minimize involuntary displacement and gentrification
 - LU - 12 Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes, and incomes
2. Mobility Recommendations
 - MOB - 04 Increase access to multi-use trails, pathways and parks and open space
 - MOB - 05 Create a complete pedestrian network
 - MOB - 08 Increase the use of shared mobility options
 - MOB - 09 Improve resident access to transit
3. Quality of Life Recommendations
 - QOL - 03 Create new community gathering spaces to accommodate a variety of activities for residents and visitors
 - QOL - 04 Provide a variety of amenities that contribute to a sense of place, and enhance active and passive uses

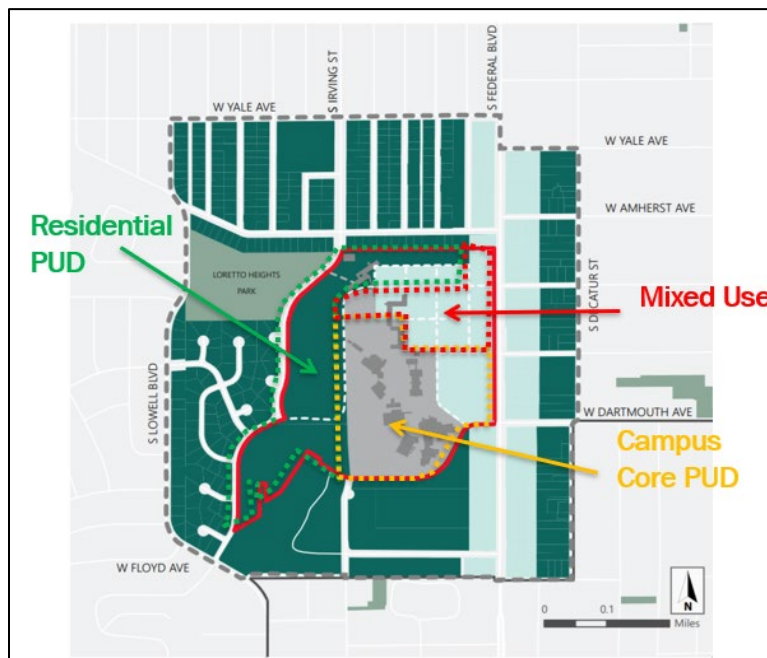
Loretto Heights Small Area Plan Maps

The *Loretto Heights Small Area Plan* was adopted as a supplement to *Blueprint Denver* in 2019 and is consistent with many citywide goals and policies. The Neighborhood Context and Future Place maps created in the *Loretto Heights Small Area Plan* provide detailed guidance for use in rezonings and other policy decisions. In 2019, these maps updated the same *Blueprint Denver* maps.

Suburban, Urban and District Context

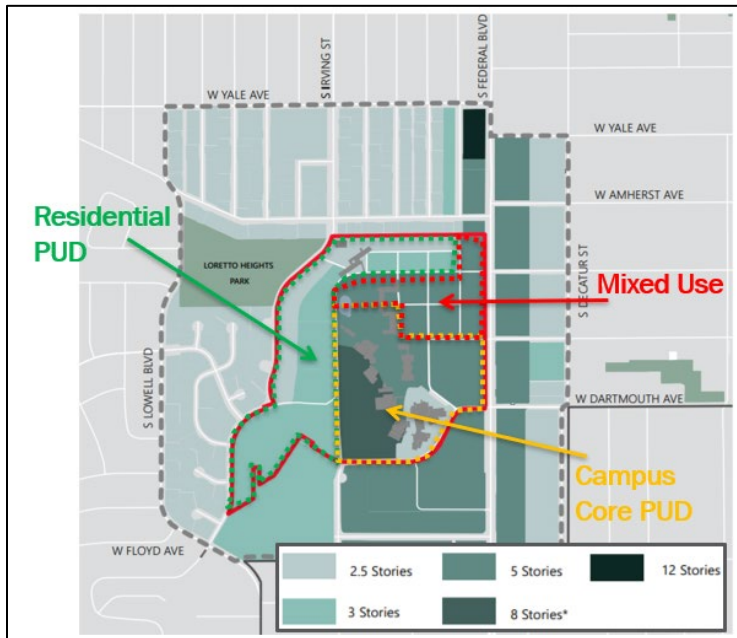
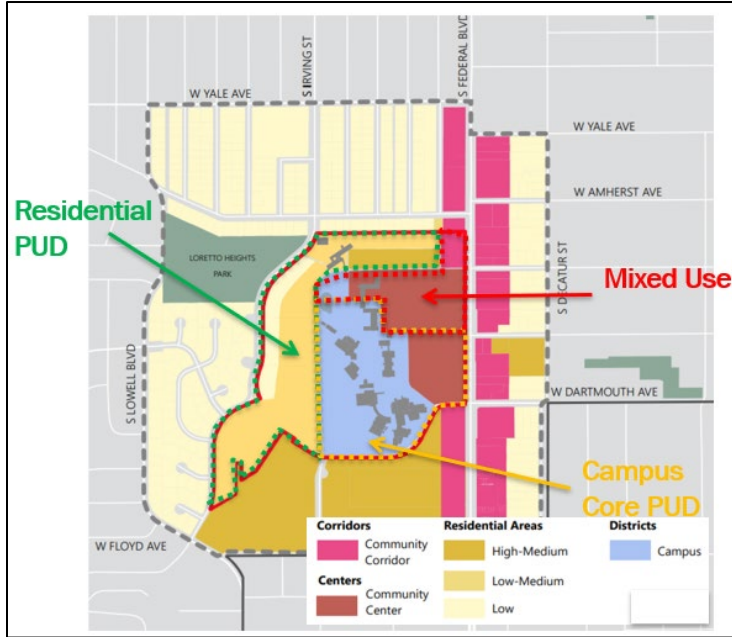
Consistent with the *Blueprint Denver* mapping and analysis above, there are three different future neighborhood contexts for the subject property, Suburban, Special District, and Urban. The proposed

PUD-G 25 would allow compatible residential uses, and some residential mixed-use, in an appropriate building form embedded in the neighborhood, consistent with the *Loretto Heights Small Area Plan* description of the Suburban and Urban neighborhood contexts. The aspirational vision of these contexts is that the proposed districts are more urban in nature, and the design standards found in PUD-G 25 support a vibrant, walkable area along curvilinear streets and publicly accessible open space. Similarly, the proposed PUD-G 24 is appropriate and consistent with the Special District context plan direction as it will allow for the preservation and adaptive reuse of historic buildings and new residential and commercial development in a campus setting. The preservation of existing buildings, integration of open space, and thoughtfully designed infill development will help maintain and further promote for the vision for a unique campus feel. Existing and proposed building forms will vary in height and intensity and respond to the surrounding community. Finally, the proposed U-MX-3 (waivers) would allow for compatible residential and commercial development in an appropriate building form and facilitate activation of a walkable public realm. The proposed rezoning is consistent with the *Loretto Height Small Area Plan's* Urban context guidance.



Future Place and Building Height

Consistent with the *Blueprint Denver* mapping and analysis above, the Future Places map identifies several place types for the subject site. The northern and western areas are identified as High-Medium Residential, Low-Medium Residential, and Low Residential with maximum building heights of 2.5-3 stories. The Future Places map shows the central portion of the subject property as part of a "Campus" area within the Districts context with maximum building heights of 5-8 stories. Finally, the northeast corner and eastern edge of the subject property is identified as the Community Corridor and Community Center, respectively.



PUD-G 25 allows for low-scale residential development oriented to a network of new streets and open spaces. The carefully calibrated height guidance (maximum of 2.5 to 3 stories) and allowable building forms built into the custom zone district is intended to respond to the existing single-unit structures to the west and north, and provide a variety of residential uses that compatibly transition to higher intensity uses the closer you get to the campus core.

PUD-G 24 addresses the historic core of the former Loretto Heights campus with the preservation and adaptive reuse of the historic buildings, and new residential and commercial development in a campus setting. The custom zone district will allow for a variety of sensitive infill development including commercial, residential, and office uses which will serve the surrounding neighborhood consistent with the *Loretto Heights Small Area Plan* place type description. The proposed maximum allowable building height of 5-8 stories, and the mass and scale of buildings varies and is appropriate when considering the historic status of the site. Additionally, the *Loretto Heights Small Area Plan* notes that only one building is allowed to achieve the maximum height of eight stories in the eight story height area (above) and that design requirements should restrict the placement of any building over five stories and limit the footprint of such a building in order to protect the view of the Administration Building. PUD-G 24 contains massing, footprint, and spacing requirements, and restricts the number and placement of any building over five stories on the site to a single location.

Finally, the proposed rezoning to U-MX-3 (waivers) provides a mix of residential, commercial and office uses that promote a safe, active, and pedestrian-scaled street edge. The zone district is intended for corridors like Federal Boulevard, embedded neighborhood business areas, and larger sites like the former Loretto Heights campus. Additionally, the zone district helps to improve the transition between commercial development and adjacent residential neighborhoods, like the College View neighborhood to the east.

2. Uniformity of District Regulations and Restrictions

The proposed rezoning to PUD-G 24, PUD-G 25 and U-MX-3 with waivers will result in the uniform application of zone district building form, use and design regulations within the unique zone districts.

3. Public Health, Safety and General Welfare

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted plans, including the recently adopted *Loretto Heights Small Area Plan*. In addition to facilitating the preservation and reuses of some of the existing structures on the former campus, the application notes that the proposed zone districts contain enhanced design standards that reinforce the desired character of the area and encourage better built form outcomes fostering a more pedestrian-oriented environment. As such, a broadened mix of uses and mobility improvements can provide better health outcomes through increased physical activity and lessen the need for driving as services and amenities can be accessed within walkable and bikeable distances.

4. Justifying Circumstance

The application identifies changed or changing conditions as the justifying circumstance under DZC Section 12.4.10.8.A.4., "*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: b. A city adopted plan.”

The application cites the recently adopted *Loretto Heights Small Area Plan* which envisions a redevelopment that includes a variety of uses, additional residential intensity and opportunity, and multi-modal connectivity in and around the former Loretto Heights campus. This new plan guidance documents an increasing demand for community-serving uses such as those that would be allowed by the proposed PUDs and the U-MX-3 (waivers) zone districts. The proposed zone districts will allow the flexibility to facilitate investment and continued active use while preserving the historic elements on the former campus. The updated plan guidance for this area and the changing conditions justify the rezoning to allow additional uses and reinvestment in the public interest.

5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements

PUD-G 25

Subareas A, B and C within PUD-G 25 are based on the Suburban neighborhood context which is characterized by single-unit residential and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the Suburban House building form, and multi-unit building forms consist of Row House and occasional mid-and-high-rise Apartment building forms (DZC Section 3.1.1). Subarea D within PUD-G 24 is based on the urban neighborhood context and is primarily characterized by single-unit and two-unit residential uses where small-scale multi-unit residential uses and commercial areas are embedded in residential areas (DZC Section 5.1.1).

The proposed map amendment to PUD-G 25 would allow a variety of residential uses, including single unit and rowhouse building forms, consistent with the Suburban context description. Additionally, within Subarea D, PUD-G 25 will allow for small-scale multi-unit residential uses and commercial areas embedded in a primarily residential area, consistent with the Urban context description. For further analysis of consistency with PUD zone district purpose and intent, see section 6.A of this staff report.

PUD-G 24

PUD-G 24 is based on the CMP-EI2 zone district. This Campus context generally consists of midsize to large medical, institutional, educational or entertainment sites (DZC Section 9.2.1). The context allows flexible placement of buildings and a unified treatment of site elements like signage, landscaping, and open space. The context may have transitional areas that taper off in intensity towards adjacent residential neighborhoods, or they may be adjacent to more intense development. Buildings may be oriented either to a street, or to an internal courtyard, or to an open space area. Building massing varies with greater massing generally interior to the site. In this district the General primary building form is the only allowed building form.

The proposed map amendment to PUD-G 24 addresses the historic core of the former Loretto Heights campus with the preservation and adaptive reuse of the historic buildings, and new residential and commercial development in a campus setting. The varying height, building orientation, and publicly accessible open space standards in PUD-G 24 are consistent with the Campus district purpose. For

further analysis of consistency with PUD zone district purpose and intent, see section 6.A of this staff report.

U-MX-3

The requested U-MX-3 zone district is within the Urban neighborhood Context. This neighborhood context contains multi-unit residential uses and commercial areas embedded throughout the single-unit and two-unit residential uses that dominate the context. In this context, “commercial buildings are typically the Shopfront and General building forms that may contain a mixture of uses within the same building,” and “are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets” (DZC, Division 5.1). The proposed rezoning to U-MX-3 (waivers) will allow for a variety of residential uses within the subject property and will provide an opportunity for the development mixed-uses and commercial activity along Federal Boulevard, a mixed-use arterial. Therefore, the proposed rezoning to U-MX-3 is consistent with the Urban neighborhood context description.

According to DZC Section 5.2.3.1.D, the Mixed-Use districts are focused on creating mixed, diverse neighborhoods and are intended for corridors, embedded neighborhood business areas and larger sites. The proposed rezoning will allow for a variety of uses, and the subject site is a large redevelopment site located adjacent to the Federal Boulevard corridor in southwest Denver. Therefore, the rezoning to a mixed-use district is appropriate at this location.

The U-MX-3 zone district “applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired” (DZC Section 5.2.3.2.C.) The subject site is located at the intersection of a local street and mixed-use arterial where a building height of up to 5 stories is desired in both *Blueprint Denver* and the *Loretto Heights Small Area Plan*. However, a U-MX zone district that supports this height guidance does not yet exist. As a result, the applicant is requesting a waiver to 5 stories or 70 feet maximum height which is consistent with Community Planning and Development’s policy of using waivers as a bridge to future text amendments to the Denver Zoning Code. All other U-MX-3 zoning code standards would apply. Therefore, rezoning this site is consistent with the specific intent of the zone district.

6. Additional Review Criteria for Rezoning to a PUD District.

A. *The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code;*

- The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of the Zoning Code 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.”
 - Under DZC 9.6.1.1.B.1, one example of a unique and extraordinary circumstance applicable to PUD-G 25 is “where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices.” There is a significant amount of topography on the western portion of the redevelopment site and the site cannot be redeveloped under the

existing zoning, or any standard zone district without significant waivers and conditions, while also addressing buildings that front desired open spaces. Additionally, PUD-G 25 will implement land use recommendations that do not match an existing DZC zone district (e.g. three-story maximum height for row house districts in the Suburban neighborhood context and side street standards for South Irving and South Julian Streets). This custom zone district will implement these types of land use recommendations that do not match an existing zone district but are found in the recently adopted *Loretto Heights Small Area Plan*.

- Similarly, under DZC 9.6.1.1.B.2, one example of a unique and extraordinary circumstance applicable to PUD-G 24 is “where a customized zoning approach is necessary to protect and preserve the character of a Historic Structure or historic district.” The site cannot be redeveloped under the existing zoning, or any standard zone district without significant waivers and conditions, while maintaining the historic integrity of the former Loretto Heights Campus. The modifications in the proposed PUD-G 24 are necessary to allow the continued and future successful use of the property while preserving the historic structures and character. PUD-G 24 will enable standards to protect historic buildings prior to any local historic designation and by supporting the adaptive reuse of historic buildings and open spaces that are not expected to be formally designated with flexible design allowances for exterior alterations, additions, and new construction.

- Section 9.6.1.1.C states “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.”
 - The proposed PUDs would allow development on the subject property that is consistent with the Suburban, Urban and Campus neighborhood contexts and that furthers the public health, safety, and general welfare of the city, as described above.

- According to Section 9.6.1.1.D., “in return for the flexibility in site design 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.” The PUD District is compatible with the goals and objectives of the Comprehensive Plan while providing significant public benefit including:
 - Provision of a diverse range of much needed affordable housing options, including different price points, types, and a mix of rental and for-sale units.
 - Provision of publicly accessible open space and valuable connections to the adjacent Loretto Heights Park and regional trail network including the Platte River Trail.

- Development patterns compatible in character and design with surrounding neighborhoods while preserving the historic structures and character of the former Loretto Heights campus.
 - The expanded allowed uses on the former campus while providing the historic structures more flexibility to adapt to new uses over time.
 - Investments in public infrastructure including both public and private drives which improve east-west vehicular and pedestrian connections throughout the subject site.
- B. *The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;*
- The proposed PUD District and PUD District Plan comply with the standards and criteria stated in Division 9.6, including those described above and the form and content standards in Section 9.6.1.3.
- C. *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;*
- As described above, the site would require several variances or waivers to the standard S-SU, S-RH, U-RX and CMP-EI2 zone districts to accommodate the development, most notably the location, side street standards, height and scale of the allowed development in PUD-G 25, and the flexible building standards needed to preserve and maintain existing buildings in PUD-G 24. There is no other zone district which would accommodate the development without variances or waivers.
- D. *The PUD District establishes permitted uses that are compatible with existing land uses adjacent to the subject property;*
- The PUD District proposes uses consistent with those allowed in S-SU, S-RH, U-RX and CMP-EI2, with additions and modifications described above. These uses are appropriate to apply to a site currently used for public/quasi-public uses in a Suburban neighborhood that is surrounded by varying residential intensity and commercial areas.
- E. *The PUD District establishes 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.*
- The PUD Districts allow building heights and building forms that are compatible with the surrounding neighborhoods. The setback and building form restrictions ensure appropriate relationships to adjacent properties, the historic character of the campus core, and the surrounding neighborhood.

Attachments

1. PUD-G 24
2. PUD-G 25
3. U-MX-3 (Waivers)
4. LDR Determination Letter
5. RNO and Public Comment Letters

PUD-G 24



3001 S Federal Boulevard
Loretto Heights Campus Core

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PUD-G 24

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 24 ESTABLISHED

The provisions of PUD-G 25 apply to the land depicted on the Official Zoning Map with the label PUD-G 25, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 SUBAREAS ESTABLISHED

The following subareas are hereby established within PUD-G 24 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE CENTERLINE OF S. FEDERAL BOULEVARD AND THE POINT OF BEGINNING;
 THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 44°21'31", AND A CHORD WHICH BEARS SOUTH 67°22'44" WEST A CHORD DISTANCE OF 113.25 FEET;
 THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;
 THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;
 THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 17.23 FEET, SAID CURVE HAVING A RADIUS OF 150.92 FEET, A CENTRAL ANGLE OF 06°32'27", AND A CHORD WHICH BEARS NORTH 43°37'01" WEST A CHORD DISTANCE OF 17.22 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;
 THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 15.22 FEET, SAID CURVE HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE OF 86°36'25", AND A CHORD WHICH BEARS SOUTH 83°57'59" WEST A CHORD DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51 FEET, SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 49°15'10", AND A CHORD WHICH BEARS SOUTH 64°53'27" WEST A CHORD DISTANCE OF 26.67 FEET;
 THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 25.72 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17" WEST A CHORD DISTANCE OF 23.99 FEET;
 THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;
 THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;
 THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;
 THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.51 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44" EAST A CHORD DISTANCE OF 9.55 FEET;
 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 179.41 FEET,
 SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A
 CHORD WHICH BEARS NORTH 49°10'44" WEST A CHORD DISTANCE OF 161.69 FEET;
 THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;
 THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;
 THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;
 THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;
 THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;
 THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;
 THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;
 THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;
 THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;
 THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;
 THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;
 THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;
 THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;
 THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;
 THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;
 THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;
 THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;
 THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;
 THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;
 THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;
 THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;
 THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 193.95 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 55°33'50", AND A
 CHORD WHICH BEARS NORTH 19°14'01" WEST A CHORD DISTANCE OF 186.44 FEET;
 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;
 THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;
 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;
 THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;
 THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON THE
 CENTERLINE OF S. FEDERAL BOULEVARD;
 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 591.08 FEET TO
 THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF
 THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE
 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;
 THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;
 THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;
 THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;
 THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 141.42 FEET, SAID CURVE HAVING A RADIUS OF 468.73 FEET, A CENTRAL ANGLE OF 17°17'11", AND A CHORD WHICH BEARS NORTH 47°44'21" WEST A CHORD DISTANCE OF 140.88 FEET;
 THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;
 THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;
 THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;
 THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS NORTH 43°18'15" WEST A CHORD DISTANCE OF 120.77 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 48.39 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°51'43", AND A CHORD WHICH BEARS NORTH 53°56'47" WEST A CHORD DISTANCE OF 48.27 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;
 THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;
 THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;
 THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;
 THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;
 THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;
 THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;
 THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;
 THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;
 THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;
 THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;
 THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;
 THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;
 THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;
 THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;
 THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;
 THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;
 THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;
 THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;
 THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;
 THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;
 THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;
 THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;
 THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;

THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;
 THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;
 THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A CHORD DISTANCE OF 161.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

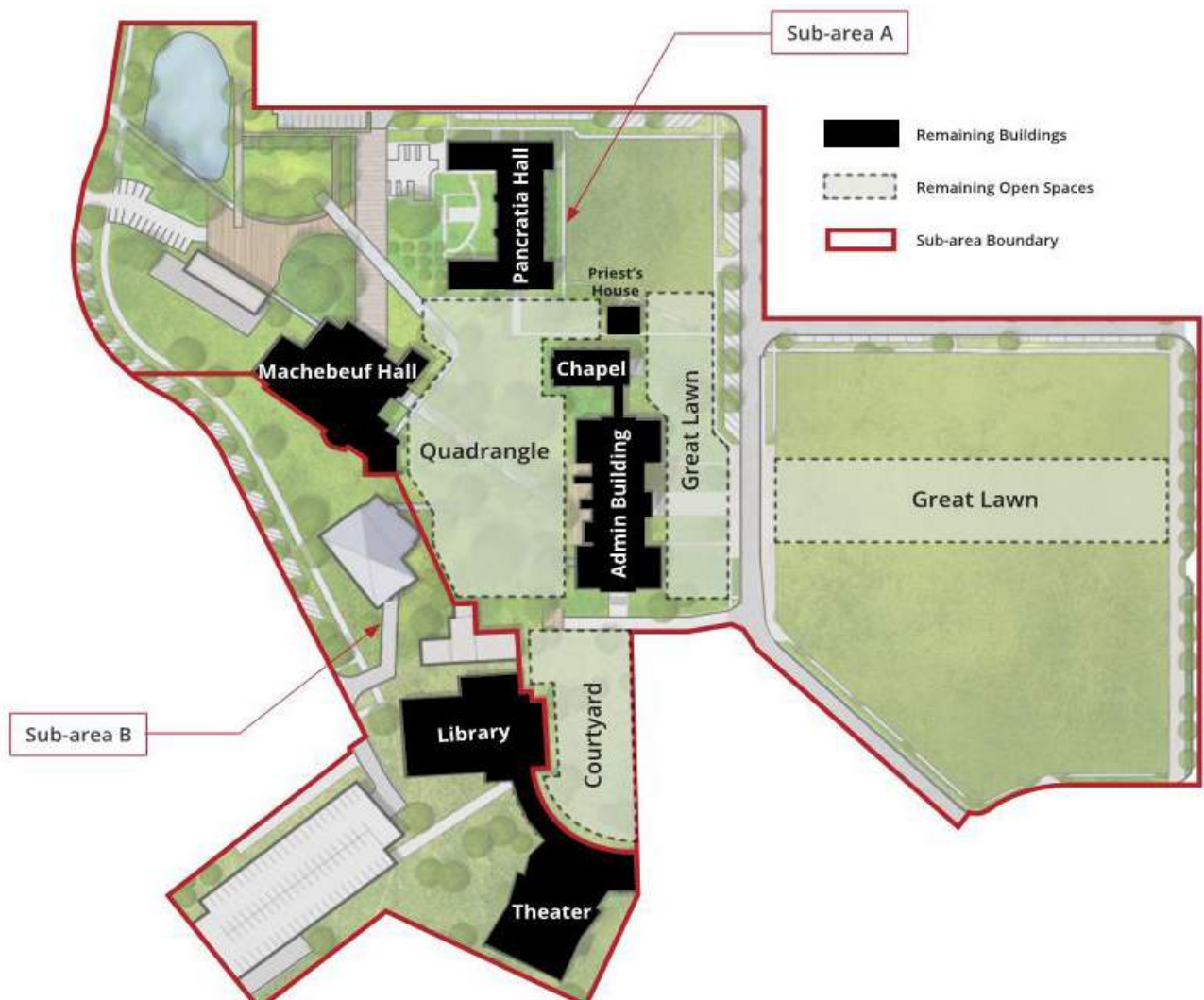


Figure 1.1. Subareas Established within PUD-G 24. Illustrative only.

1.1.2 REMAINING BUILDINGS AND REMAINING OPEN SPACES DEFINED

As shown in Figure 1.2, the following buildings and open spaces are hereby defined within PUD-G 24 as Remaining Buildings and Remaining Open Spaces for the purpose of applying the design Standards provided in Chapter 4 (For purposes of applying the PUD standards, these Remaining Buildings and Remaining Open Spaces retain their historical names):

A. Administration Building

The existing 1891 red sandstone Richardsonian Romanesque-style Building with three main stories plus raised basement and attic in an H-plan oriented north-south and covering 220 feet by 100 feet located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

B. Chapel

The existing 1910 red sandstone Richardsonian Romanesque-style Building with rectangular plan oriented east-west and covering 44 by 91 feet and connected by a two-story hyphen to the north of the Administration Building located in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Administration Building and Chapel is 98,880 square feet.

C. Pancratia Hall

The existing 1930 Building in the Collegiate Gothic style with three main stories plus raised basement in an H-plan oriented north-south along the main hallway with the two wings oriented east-west and covering 126 feet by 184 feet located northwest of the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Pancratia Hall is 58,837 square feet.

D. Priest's House

The existing one-story 1916 Craftsman-style Building located north of the Chapel and Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for the Priest's House is 1,450 square feet.

E. Machebeuf Hall

The existing 1951 Building of two split-level stories in Modernist style with International style and Wrightian influences with a one-story quadrangle-level entry wing oriented north-south, connecting blocks oriented northwest-southeast, and covering approximately 195 by 220 feet located west of the central-campus quadrangle from the Administration Building in Subarea A as of the adoption of this PUD. The existing Gross Floor Area for Machebeuf Hall is 39,095 square feet.

F. May Bonfils Stanton Theater & Library

The existing 1963 complex of the Theater and Library Buildings connected by a glass arcade in the Modernist/New Formalist Style located south-southwest of the Administration Building in Subarea B as of the adoption of this PUD. The Library has a rectangular plan occupying approximately 120 by 164 feet under a flat roof. The Theater's polygonal plan occupies approximately 110 by 158 feet under parapeted roofs. The existing Gross Floor Area for the Library is 47,010 square feet and the Theater is 38,284 square feet.

G. Quadrangle Open Space

The existing passive open space area generally located west of the Administration Building, east of Machebeuf Hall and south of Pancratia Hall in Subarea A as of the adoption of this PUD.

H. Great Lawn Open Space

The existing passive open space area generally located east of the Administration Building, Chapel and Priest's House, and the open space area running between South Federal Boulevard and the Administration building in Subarea A as of the adoption of this PUD.

I. Courtyard Open Space

The existing passive open space area generally located east and northeast of the May Bonfils Stanton Theater & Library in Subarea A as of the adoption of this PUD.

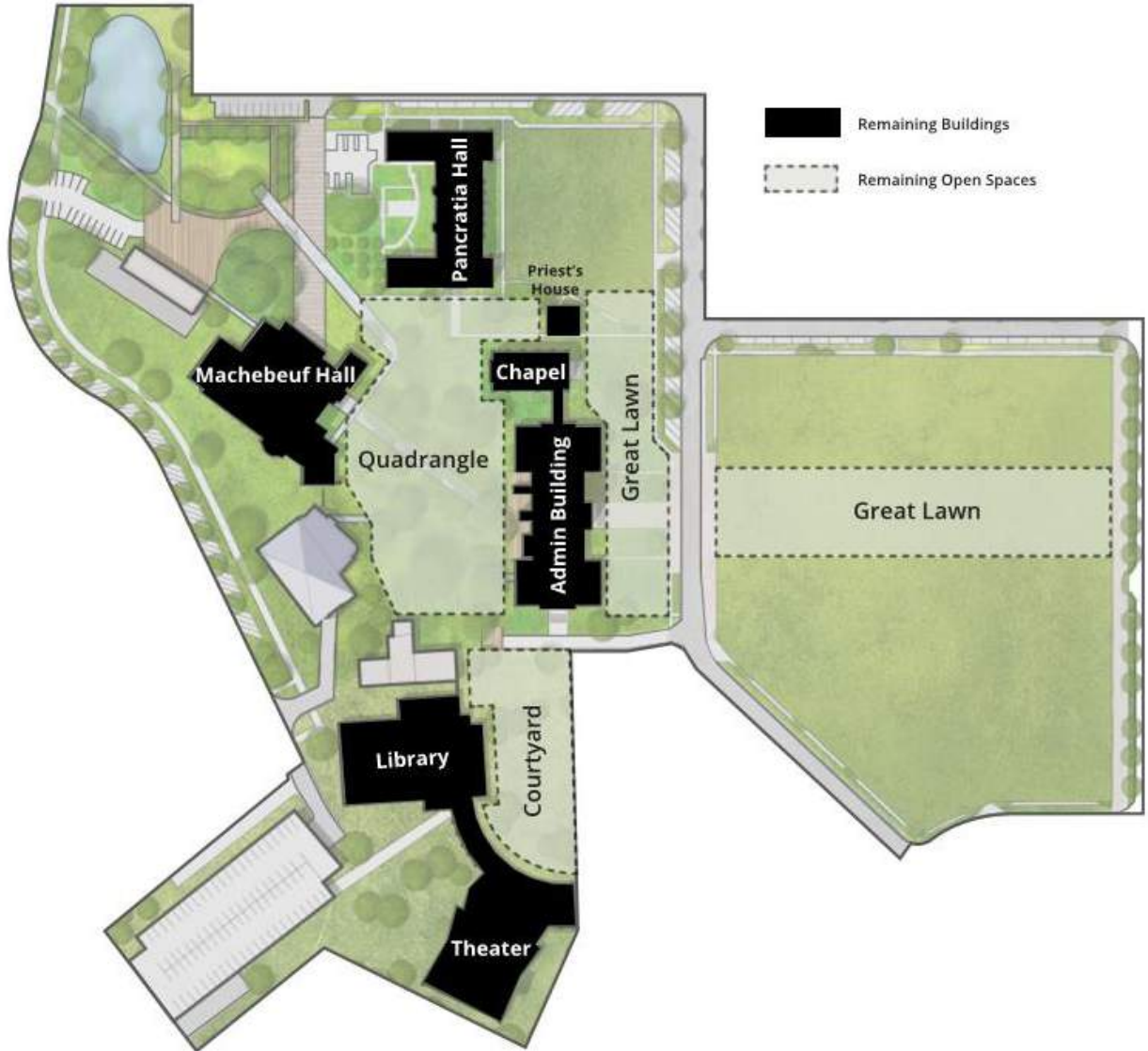


Figure 1.2. Remaining Buildings and Remaining Open Spaces within PUD-G 24. Illustrative only.

SECTION 1.2 PUD-G 24 GENERAL PURPOSE

The general purpose of PUD-G 24 is to:

- 1.2.1 Create a community destination.
- 1.2.2 Facilitate redevelopment of the former Loretto Heights campus with a mix of residential and commercial uses and amenities.
- 1.2.3 Ensure preservation and rehabilitation of the Remaining Buildings and Remaining Open Spaces defined in PUD-G 24 Section 1.1.2 while facilitating their original use and adaptive reuse.
- 1.2.4 Achieve significant additional public benefits including publicly accessible open space that draws residents and visitors into the site from surrounding neighborhoods, allows for circulation around the site, outdoor events and dining, and which provides space for shared mobility devices like bicycles.

SECTION 1.3 PUD-G 24 SPECIFIC INTENT

More specifically, PUD-G 24 is intended to:

- 1.3.1 Facilitate compatible Development through the use of appropriate Building Form Standards and design that provides a mix of residential and commercial uses and amenities that respond to the surrounding neighborhood contexts.
- 1.3.2 Encourage pedestrian-activated spaces as envisioned in the City's adopted plans.
- 1.3.3 Preserve and complement character-defining features of the Remaining Buildings and Remaining Open Spaces.
- 1.3.4 Ensure quality, human-scaled building design that respects both the overall historic development pattern and design integrity of the Loretto Heights Campus.
- 1.3.5 Protect and frame key views identified in the Loretto Heights Small Area Plan and ensure that new Buildings do not rise above the roofline height of the H-shaped portion of the Administration Building.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

Development within PUD-G 24 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as amended from time to time, except as modified in this PUD-G 24.

CHAPTER 3. UNDERLYING ZONE DISTRICT

Development within PUD-G 24 shall conform to the Denver Zoning Code Division 9.2, Campus Context Description, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time, and except as modified in this PUD-G 24.

CHAPTER 4. DESIGN STANDARDS

Development in the PUD-G 24 shall comply with the design standards applicable to the CMP-EI2 zone district in Denver Zoning Code Section 9.2.4., Campus-Education/Institution (CMP-EI, CMP-EI2) and Denver Zoning Code Article 10 General Design Standards, as amended from time to time, except as modified in this PUD-G 24.

SECTION 4.1 PRIMARY AND ACCESSORY BUILDING FORM STANDARDS

4.1.1 DISTRICT SPECIFIC STANDARDS SUMMARY

- A. Primary Structures and Accessory Structures in this PUD-G 24 shall use the General Building Form.
- B. There shall be no maximum number of structures per Zone Lot in PUD-G 24

4.1.2 DISTRICT SPECIFIC STANDARDS

Development of Primary Structures and Accessory Structures in this PUD-G 24 shall comply with the Denver Zoning Code Section 9.2.4.2.C District Specific Standards as applicable to the CMP-EI2 Zone District, as amended from time to time, except as modified in PUD-G 24, with the following exceptions, additions, and modifications set forth in the Primary and Accessory Building Forms Standards table below.

PRIMARY AND ACCESSORY BUILDING FORM STANDARDS FOR THE GENERAL BUILDING FORM IN PUD-G 24

HEIGHT	Subarea A	Subarea B
See Underlying Zone District for Additional Applicable Height Standards Not Listed Below		
Stories (max)	5	8
Feet (max)	70'	110'
Feet, within 175' of Protected District (max)	See Underlying Zone District	
Number of Primary and Accessory Structures above 5 stories or 70' (max)	na	1
Bulk Plane vertical height at Centerline of Primary Street, Side Street, Side Interior Zone Lot Line, and Rear Zone Lot Line	No Bulk Plane applies	
Bulk Plane Slope	No Bulk Plane applies	

SITING	Subarea A	Subarea B
See Underlying Zone District for Additional Applicable Siting Standards Not Listed Below		
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)	0'	0'
Side Street (min)	0'	0'
Side interior (min)	10'	10'
Rear, alley/no alley (min)	0'/0'	0'/0'
Separation between Primary Structures (min)	20'	20'
Building Coverage, including all Primary and Accessory Structures (max per subarea)	60%	60%
REQUIRED BUILD-TO		
Primary Street Zone Lot Line that Abuts Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 24 (min build-to % within min/max range)	70% 0'/20'	na
Required Build-To Alternatives and Exceptions	Alternatives and exceptions allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5	
PARKING		
Surface Parking Location	Surface Parking not allowed between the building and a Remaining Open Space, or between Federal Blvd or the portion of Great Lawn Remaining Open Space described in Section 4.2.1 of this PUD-G 24	
Surface Parking Screening	See PUD-G 24 Section 6.4.1	
Minimum Vehicle Parking	See PUD-G 24 Section 5.4 Required Minimum Parking	

DESIGN ELEMENTS	Subarea A	Subarea B
See Underlying Zone District for Additional Applicable Design Element Standards Not Listed Below		
BUILDING CONFIGURATION		
Floor Plate above 5 stories and 70' for all buildings above 5 stories combined (max area /max linear dimension)	na	20,000 square feet /180'
Design of Visible Structured Parking	See PUD-G 24 Section 4.2.2 Design of Visible Structured Parking	
STREET LEVEL ACTIVATION		
Transparency, Primary Street (min)	40%	40%
Transparency Alternatives	Alternatives are allowed as applicable to the U-MX-3 Zone District in Denver Zoning Code Article 5	

USES	Subarea A	Subarea B
See Underlying Zone District for All Applicable Use Standards for the General Building Form. Permitted uses in this PUD-G 24 are set forth in Section 5.1 Permitted Uses of this PUD-G 24		

SECTION 4.2 SUPPLEMENTAL DESIGN STANDARDS FOR PUD-G 24

4.2.1 REQUIRED BUILD-TO AND PARKING LOCATION ADJACENT TO FEDERAL BOULEVARD THE GREAT LAWN

A. Intent

To promote an active, pedestrian-oriented frontage along Federal Boulevard and the nearby portion of Great Lawn Remaining Open Space where active uses are intended to front and interact directly with the open space area.

B. Applicability

This section 4.2.1 shall apply to any Primary Street Zone Lot Line abutting Federal Boulevard or the portion of Great Lawn Remaining Open Space identified on Figure 4.1 within Subarea A of this PUD-G 24.

C. Required Build-to

The required build-to percentage and minimum/maximum build-to range indicated in the building form table in Section 4.1.2 of this PUD-G 24 shall be provided as measured from and perpendicular to any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

D. Surface Parking Between the Building and Federal Boulevard or Great Lawn

Surface Parking is not allowed between a Building and any Primary Street Zone Lot Line abutting the sections of Federal Boulevard and Great Lawn Remaining Open Space identified on Figure 4.1.

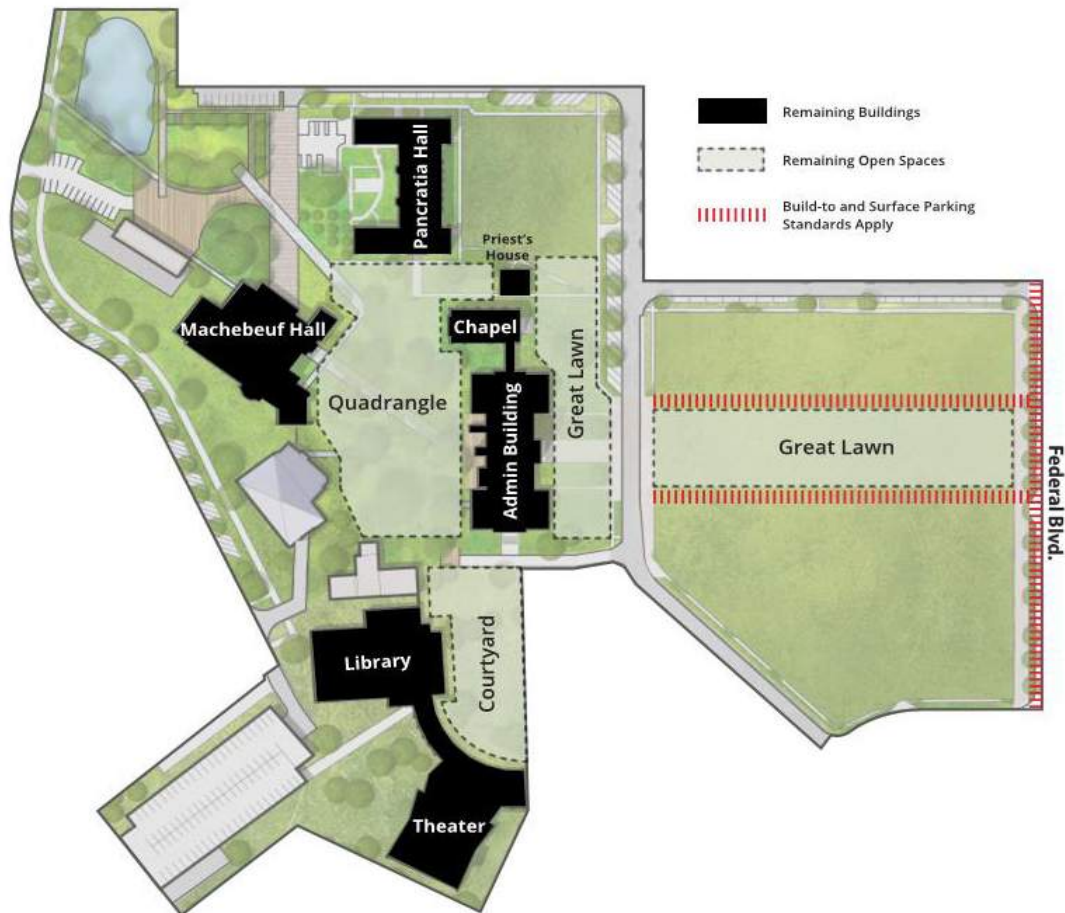


Figure 4.1 Frontages For Build-to and Surface Parking Location Standards. Illustrative only.

4.2.2 DESIGN OF VISIBLE STRUCTURED PARKING

A. Intent

To ensure structured parking design that is compatible in character and quality with adjoining and surrounding Buildings, open spaces and streetscape.

B. Applicability

This section 4.2.2 shall apply to all structured parking as an addition to a Remaining Building as defined in PUD-G 24 or any new Building developed within PUD-G 24. The standards in this Section 4.2.2 apply in addition to Denver Zoning Code Section 10.4.6.5, Parking Structure Design Standards.

C. Parking Structure Design Standards

1. Any structured parking as part of an addition to a Remaining Building shall comply with the Secretary of the Interior's Standards for Rehabilitation.
2. Any facade containing structured parking shall be integrated into the overall facade design of buildings through the use of all of the following:
 - a. Similar building materials to those used on adjacent facade areas that do not contain structured parking.
 - b. Facade articulation and fenestration patterns that integrate with portions of the building facade that do not contain structured parking.
 - c. Design that is compatible with the mass and scale of nearby buildings.
3. Any facade containing structured parking shall minimize the visibility of parking areas through use of all of the following:
 - a. Non-transparent facade materials for a minimum height of 4 feet from the finished floor of each story.
 - b. Fully concealed view of all parked cars and internal light sources from adjacent public rights-of-way and Publicly Accessible Open Space for the full height of the structure.
 - c. Architectural screens or other devices into facade openings that are integral to the building design through the use of:
 - i. Screens with decorative patterns, railings and details to provide visual interest; and
 - ii. Screens made from durable materials.
 - d. Screening or other devices which minimize the glare from headlights and parked cars.
 - e. Incorporate landscape screening consisting of hedges, berms, trees or a fence or wall in combination with plant material, four (4) feet in height, and of sufficient year-round opacity. Openings in the required landscape screening shall be permitted for such features as access ways or drainage ways. Note that landscape screening will not be required where uses other than parking are included at the street level of a facade containing structured parking.

SECTION 4.3 PRESERVATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES

4.3.1 INTENT

- A. Maintain and preserve exterior design features and architectural elements of the Administration Building, Chapel, Priest's House and Pancratia Hall prior to designation as an Historic Structure.
- B. Maintain and preserve exterior design features and architectural elements of Machebeuf Hall and May Bonfils Stanton Theater & Library, while facilitating their rehabilitation and adaptive reuse.
 - 1. Machebeuf Hall - Preservation of the architecture and architectural features of this building are of the highest priority of the Mid-Century buildings. Alterations including partial demolition, additions, and any related new construction will be reviewed with greater sensitivity than the Theater & Library to ensure compatibility with building integrity and Key Features to Preserve/Retain.
 - 2. May Bonfils Stanton Theater & Library - The theater and library buildings are a pair and shall not be physically separated. They are considered to be of a lesser priority than Machebeuf Hall and have greater flexibility with potential alterations including partial demolition, additions, and any related new construction.
- C. Maintain and preserve the historic character and views of the Quadrangle, Theater & Library Courtyard, and Great Lawn Remaining Open Spaces while supporting compatible alterations and new construction to better engage and support surrounding redevelopment. See Figure 1.2.

4.3.2 APPLICABILITY

- A. This Section 4.3 applies to:
 - 1. Alteration-of and additions-to all Remaining Buildings and Remaining Open Spaces that are not designated as an "Historic Structure" as defined in Denver Zoning Code Division 13.3.
 - 2. The location and compatibility of new Structures with regard to a Remaining Building or Remaining Open Spaces, and the location of all new Temporary Structures within a Remaining Open Space.
- B. All Site Development Plans submitted under this PUD-G 24, and all zoning or building permit applications related to exterior alteration of a Remaining Building or a Remaining Open Space in this PUD-G 24, shall be referred to Community Planning and Development Landmark Preservation Division Staff, which shall review and approve, or deny for compliance with the Standards included in this Section 4.3 of this PUD-G 24 Preservation of Remaining Buildings and Remaining Open Spaces.

4.3.3 HISTORICAL BACKGROUND

The Loretto Heights campus is one of the earliest developed sites in southwest Denver, representing more than 125 years of educational history and campus development. In 1888, the Sisters of Loretto purchased the property for the site of a new Catholic boarding school for elementary and high school girls. The property would remain in educational use until it closed its doors in 2018, with the Sisters of Loretto departing in 1988.

The campus is endowed with historic buildings and landscape designs commissioned by the Sisters of Loretto from 1891 to 1988. The buildings represent a variety of architectural styles ranging from 19th-Century Richardsonian Romanesque to Mid-Century Modernism, designed by several prominent local architects including Frank E. Edbrooke, Harry Edbrooke, John Monroe and Musick & Musick. The buildings were intentionally placed on a hilltop with commanding views of the Rocky Mountains and downtown Denver. The Administration Building served as the iconic entry point to the campus. Two mid-Century era master plans, one designed by landscape architect S.R. DeBoer and one by architects Musick & Musick, included the development of a Quadrangle that tied together the original building phases with the mid-Century building phases, creating a campus core.

The key features to preserve/retain as indicated in Section 4.3.4 provide a clear picture of the original design intent that can be used to guide the rehabilitation and adaptive reuse of the Remaining Buildings and Remaining Open Spaces to ensure compatibility with historic character. The campus core illustrates an evolution and variation of architectural styles and materials that collectively are a character-defining feature of the campus landscape.

More detailed historical and architectural information on the Remaining Buildings and Remaining Open Spaces can be found in the 2019 *Loretto Heights Academy and College, 1891-1988, Inventory of Historic Resources and Survey Report* completed by Square Moon Consultants LLC,.

4.3.4 DEMOLITION OF REMAINING BUILDINGS

- A. Demolition, as defined in DRMC Section 30-2, is prohibited of the following Remaining Buildings: Administration Building, Chapel, Priest's House and Pancratia Hall.
- B. Voluntary Demolition, as defined in Denver Zoning Code Article 13, is prohibited of the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- C. Alterations allowed by Section 4.3.6., Preservation and Exterior Alteration of Key Features and Building Facades for each Remaining Building and Remaining Open Space, whether taken individually or cumulatively over any period of time, shall not result in the Demolition or Voluntary Demolition of, or cause damage or alterations to, Remaining Buildings.

4.3.5 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - GENERAL STANDARDS AND LIMITATIONS




The following standards shall apply to the Remaining Buildings and Remaining Open Spaces:

- A. Existing exterior design features and elements that fall within the period of significance of the site (1891-1970) shall be preserved and maintained including, but not limited to, the Key Features to Preserve/Retain noted in Section 4.3.6 of this PUD-G 24.
- B. Removal of materials, additions, enclosures or features are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 24.

- C. All exterior alterations, additions, and related new construction to Remaining Buildings and Remaining Open Spaces shall comply with the (a) Secretary of Interior's Standards for Rehabilitation, 36 CFR 67, as amended from time to time, and (b) Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time, with exceptions identified in Figure 4.2 and permitted by Section 4.3.6 of this PUD-G 24.
- D. Additions and new construction replacing or extending the existing footprint of a Remaining Building are allowed provided they are compatible with the mass, scale, form, materials and Key Features to Preserve/Retain of the Remaining Buildings and conform to the requirements of this PUD-G 24.
- E. New construction replacing a portion of the existing footprint of a Remaining Building shall not exceed the heights and setbacks as illustrated in Figure 4.2 for the following Remaining Buildings: Machebeuf Hall and May Bonfils Stanton Theater & Library.
- F. Any new construction within this PUD-G 24 shall be compatible with the location, mass, scale, form, setback and Key Features to Preserve/Retain of the Remaining Buildings and Remaining Open Spaces through sensitivity of design that respects the historic character.

4.3.6 PRESERVATION AND EXTERIOR ALTERATION OF REMAINING BUILDINGS AND REMAINING OPEN SPACES - KEY FEATURES AND BUILDING ELEVATIONS

The table below records Key Features to Preserve/Retain and sets forth standards for the preservation and permitted alteration of each Remaining Building and Remaining Open Space. For Machebeuf Hall, the May Bonfils Stanton Theater & Library, and the Remaining Open Spaces, the table also provides exceptions to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. See Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library for additional information.

ADMINISTRATION BUILDING	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Symmetrical H-plan with central tower and ceremonial staircase • Steeply pitched roof and hip dormers • Rusticated red sandstone walls and details • Richardsonian Style details at windows, parapeted gables, corners, edges, chimneys, and tower buttresses • Windows in multiple sets, pairs and singular with transoms and deeply set in masonry wall • Palladian configuration over main entry with statue 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
CHAPEL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Gable ends with stone crosses • Rusticated red sandstone walls and details including capped pilasters • Ceremonial staircase • Richardsonian Style details at windows, entries, gables, corners and edges • Leaded and art-glass windows on all elevations, including large rose window on primary facade, deeply set in masonry wall • Hipped dormers • Stone-clad hyphen with large, art-glass windows connecting Administration Building and Chapel 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
PRIEST'S HOUSE	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Craftsman Style details like wide eave overhang with exposed, rounded rafter ends • Low-pitched hipped roof and dormer • Wraparound porch with wood railing, square columns and rounded brackets • Red brick walls • Brick chimneys • Single windows with brick sills 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>
PANCRATIA HALL	Key Features to Preserve/Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Collegiate Gothic Style H-plan • Parapeted gable roofs and 5-bay, flat roof pavilion at center • Dormers in steeply pitched roof • Red brick masonry in common bond with Flemish headers • Pointed-arch entrances with terra-cotta surrounds, window headers and decorative panels • Triple, paired and single windows with multiple lights, some with art glass, all set in masonry wall 	<p>Prior to designation as an Historic Structure, any exterior alterations, additions or related new construction to any building elevations shall comply with: (a) The Secretary of the Interior's Standards for Rehabilitation, 36 CFR Part 67, as amended from time to time and (b) The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, as amended from time to time.</p>

MACHEBEUF HALL



Key Features to Preserve/Retain

- Horizontality
- Flat roofs
- Projected overhangs
- Columns on front and rear elevations
- Large windows and window bands with mountain views to and from building
- Glass paneled doors
- Metal railings with cross detailing
- Open, square shaped details in brick
- Red brick and horizontal banding

Preservation and Alteration

- Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations indicated in Figure 4.2.
- Any addition(s) or new construction shall be setback from any elevation illustrated in Figure 4.2.
- The allowable height of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories as measured from the Primary Structure base plane points.
- Any addition to the blank south facing elevation shall be designed to be subordinate to the existing building.
- Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D) and maintain the same floor to floor heights.

MAY BONFILS STANTON THEATER & LIBRARY





Key Features to Preserve/Retain

- Glass arcade joining buildings with mountain view
- Curved elevations
- Horizontal window stretches and glazing patterns
- Flat roofs
- Columns
- Horizontality (especially Library)
- Large paneled wall of Theater facade
- Reddish brown brick and concrete contrast

Preservation and Alteration

- Partial demolition and alterations that allow for compatible additions and new construction are permitted on the elevations as indicated in Figure 4.2.
- Any additions or new construction shall be set back from any elevation illustrated in Figure 4.2.
- The allowable heights of any addition(s) or new construction is indicated in Figure 4.2 and shall not exceed five-stories for the Library as measured from its south elevation Primary Structure base plane point and eight-stories for the Theater as measured from its Primary Structure base plane point.
- Any addition(s) or new construction to the rear of the connecting glass arcade and located between the Theater & Library buildings shall not exceed the height of the original glass arcade.
- Any addition(s) or new construction shall maintain the rhythm of the Theatre and Library buildings, and maintain the floor to floor heights and structural grid of the Library.
- Any addition(s) or new construction shall be compatible with the original building design as described in Section 4.3.5(D).
- No alteration(s) or new construction shall inhibit any views seen from the Courtyard Open Space through the connecting glass arcade to the west.

QUADRANGLE OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Predominance of green space to hardscape features • Buildings and their placement surrounding Quadrangle perimeter 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Quadrangle Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
GREAT LAWN OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space with tree canopy • Uninterrupted expanse of lawn • Administration Building as focal point 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Great Lawn Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.
COURTYARD OPEN SPACE	Key Features to Preserve/ Retain	Preservation and Alteration
	<ul style="list-style-type: none"> • Open space/green space • Placement of Theater & Library in relation to Courtyard space • Sculpture 	<ul style="list-style-type: none"> • No permanent enclosed or habitable structure with a foundation shall be constructed within the Courtyard Remaining Open Space. • New landscaping and flatwork/hardscape elements shall be compatible with the key features to preserve/retain.

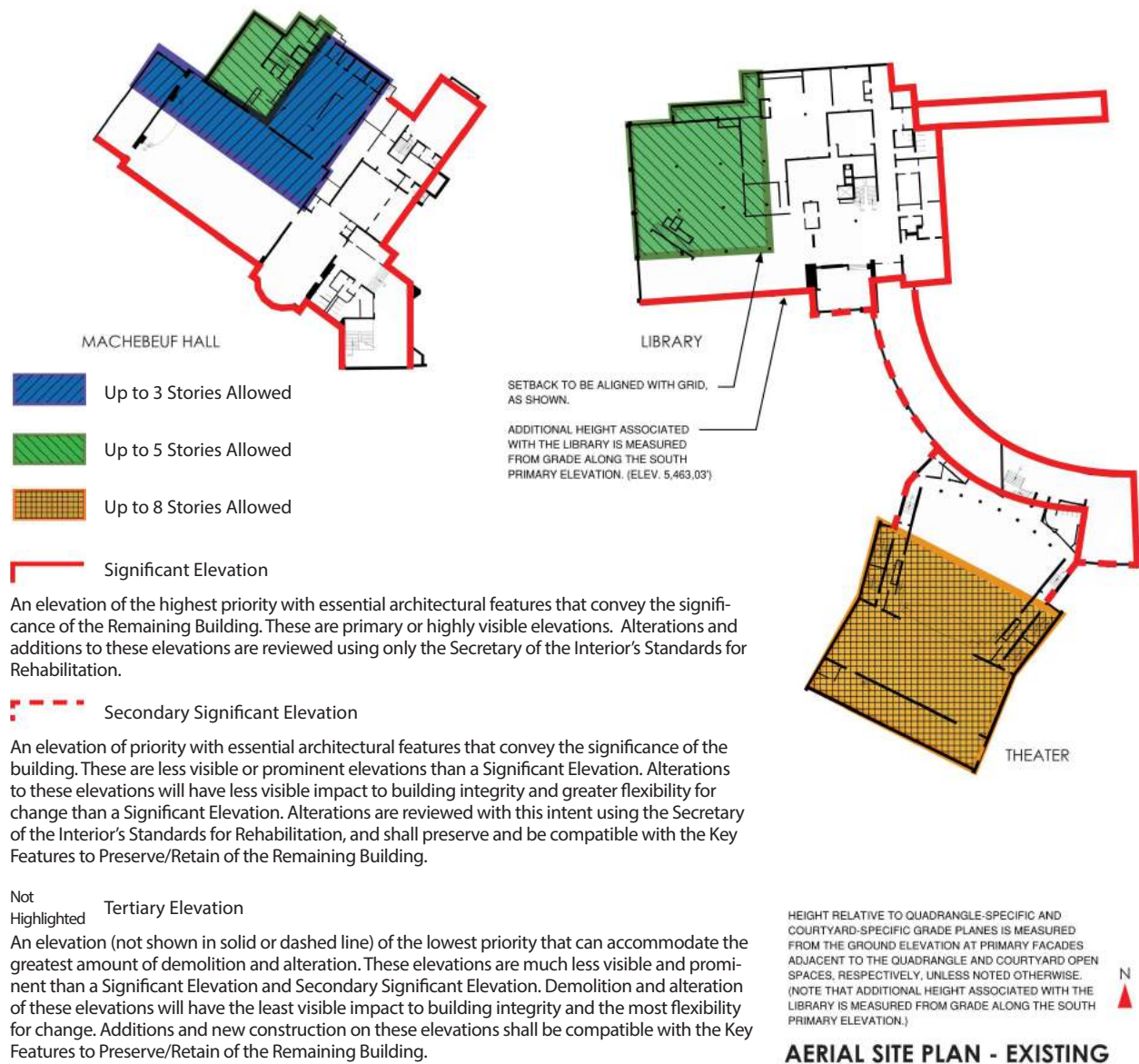


Figure 4.2 Building Elevations and Potential Addition Locations for Machebeuf Hall and the May Bonfils Stanton Theater & Library

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 INTENT

- 5.1.1 Promote a mix of uses to support an active pedestrian-oriented campus environment
- 5.1.2 Allow flexibility in the provision of vehicle parking to support adaptive reuse of the Remaining Buildings
- 5.1.3 Promote sharing of parking between uses within the campus core.
- 5.1.4 Support flexible development phasing, including off-street parking provided in a potential future parking structure.
- 5.1.5 Acknowledge significant on-street vehicle parking resources to be provided on Public Streets within or adjacent-to PUD-G 24

SECTION 5.2 APPLICABILITY

This Chapter 5 applies to all new construction and additions within PUD-G 24;

5.2.1 Sets forth use allowances and bicycle parking requirements that are additional to those provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking; and

5.2.2 Sets forth a system of minimum vehicle parking requirements to replace the minimum vehicle parking requirements provided in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking.

SECTION 5.3 PERMITTED USES AND REQUIRED BICYCLE PARKING

Primary, accessory and temporary uses permitted in PUD-G 24 and associated minimum bicycle parking shall be those same uses permitted in the CMP-EI2 zone district, as stated in Denver Zoning Code, Section 9.2.8, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions:

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review

USE CATEGORY	SPECIFIC USE TYPE •Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	PUD-G 24	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION			
Household Living	Dwelling, Multi-Unit •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/ 2 units (80/20)	L-ZP	See Section 6.4.1 of this PUD
	Dwelling, Live / Work •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/2 units (80/20)	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION			
Community/ Public Services	Community Center* •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/10,00 s.f. GFA (0/100)	L-ZP	See Section 6.4.1 of this PUD
COMMERCIAL SALES, SERVICES AND REPAIR PRIMARY USE CLASSIFICATION			
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Outdoor* •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	L-ZP	See Section 6.4.1 of this PUD
Lodging Accommodations	Lodging Accommodations, All Others •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/7,500 s.f. GFA (60/40)	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Food Sales or Market* •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
	Retail Sales, Service & Repair, All Others •Vehicle Parking: See Section 5.4 of this PUD-G 24 •Bicycle Parking: 1/7,500 s.f. GFA (20/80)	P-ZP	
TEMPORARY USE CLASSIFICATION			
Temporary Uses (Parking is Not Required for Temporary Uses)	Retail Food Establishment, Mobile*	L-ZP	See Section 6.4.1 of this PUD

SECTION 5.4 REQUIRED MINIMUM VEHICLE PARKING

In lieu of the minimum vehicle parking requirements set forth in Denver Zoning Code Section 9.2.8, Uses and Required Minimum Parking, the minimum vehicular parking standards set forth in this PUD-G 24 Section 5.4 shall apply.

5.4.1 VEHICLE PARKING FOR REMAINING BUILDINGS

A. Intent

To provide flexibility for re-use of the Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.1 applies to all Remaining Buildings

C. Vehicle Parking Requirements for All Uses

There shall be no minimum vehicle parking requirement for one or more primary or accessory uses located within the recorded Gross Floor Area of the Remaining Buildings identified in Section 1.1.2 of this PUD-G 24.

5.4.2 VEHICLE PARKING FOR USES ESTABLISHED IN NEW CONSTRUCTION AND ADDITIONS TO REMAINING BUILDINGS

A. Intent

To ensure provision of sufficient off-street vehicle parking to support uses contained within new construction and additions to Remaining Buildings on the Loretto Heights Campus.

B. Applicability

This Section 5.4.2. shall apply to the establishment of one or more primary or accessory uses in new construction or an addition/alteration of a Remaining Building, where the use occupies new Gross Floor Area not included within the recorded Gross Floor Area of the Remaining Building as identified in Section 1.1.2 of PUD-G 24.

C. Vehicle Parking Requirements for Uses in the Residential Primary Use Classification**1. Household Living Uses, All Types**

0.75 off-street vehicle parking spaces shall be provided for each unit.

2. Residential Care Uses, All Types

0.5 off-street vehicle parking spaces shall be provided for each unit.

3. Congregate Care Uses, All Types

1 off-street vehicle parking space shall be provided for each 1,000 s.f. Gross Floor Area.

D. Vehicle Parking for Uses Not in the Residential Primary Use Classification**1. Community Center**

No minimum vehicle parking.

2. Open Space, Conservation

No minimum vehicle parking.

3. Lodging Accommodations, All Others

0.25 off-street vehicle parking spaces shall be provided for each guest room or unit.

4. Temporary Uses

No minimum vehicle parking.

5. Vehicle Parking Requirements for All Other Uses Not in the Residential Primary Use Classification

2.5 off-street vehicle parking spaces shall be provided for each 1,000 s.f. Gross Floor Area.

E. Vehicle Parking for Uses Accessory to Primary Residential or Nonresidential Uses

There shall be no minimum vehicle parking requirement for uses accessory to a primary residential use or for uses accessory to a primary nonresidential use.

5.4.3 LOCATION AND SHARING OF REQUIRED OFF-STREET PARKING

A. Intent

To reduce the amount of surface parking by allowing the use of shared parking to meet the minimum/maximum vehicle parking requirements for mixed use developments, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

B. Applicability

This Section 5.4.3 applies to all off-street parking provided to meet the requirements set forth in Section 5.4.2 of PUD-G 24.

C. Allowed Location of Required Off-Street Parking

1. Required off-street parking spaces may be provided on any Zone Lot within PUD-G 24.
2. An applicant may share required vehicle parking among multiple primary uses within the area of this PUD-G 24 according to the provisions of Denver Zoning Code Section 10.4.5.4, Shared Vehicle Parking and need not reserve spaces for individual uses.

CHAPTER 6. ADDITIONAL STANDARDS

Whenever an article division or section of the Denver Zoning Code is referred to in this PUD-G 24, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 24, this PUD-G 24 shall control.

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE**6.1.1 APPLICABILITY**

Development in this PUD-G 24 shall conform to Denver Zoning Code Article 1, General Provisions, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

Each Zone Lot containing only Publicly Accessible Open Space as designated in the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered Public Street; or
2. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed of Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE**6.2.1 APPLICABILITY**

Development in this PUD-G 24 shall conform to Denver Zoning Code Article 9, Special Districts, as amended from time to time, with the following exception:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 APPLICABILITY

Development in this PUD-G 24 shall conform to Denver Zoning Code Article 10, General Design Standards, as specifically applicable to the CMP-EI2 Zone District and as amended from time to time with the following modification:

A. Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way

1. In this PUD-G 24, the Standards set forth in Denver Zoning Code Section 10.5.4.4.B, Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way, as applied to the Downtown Neighborhood Context D-AS-12+, D-AS-20+, D-CPV-T, DCPV-R, and D-CPV-C Districts shall apply.
2. The Zoning Administrator may approve an alternative to the required Garden Wall that uses additional landscaping, historic salvage materials, or other means or materials to provide an active sidewalk edge.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 APPLICABILITY

Development in this PUD-G 24 shall conform to Article 11, Use Limitations and Definitions, as specifically applicable to the CMP-EI2 Zone District, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 24, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the CMP-EI2 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

B. Retail Food Establishments, Mobile

In this PUD-G 24, mobile retail food establishments are permitted subject to compliance only with the following limitations:

1. There shall be no limit on the number of mobile retail food establishments permitted on a Zone Lot.
2. The minimum separation between mobile retail food establishments shall be 25 feet, whether located inside a Completely Enclosed Structure, or operated outdoors.
3. Hour of operation shall be 6am to 12am.
4. Temporary structures, canopies, and outdoor tables and chairs shall be permitted as accessory to the mobile retail food establishment and must be removed or otherwise secured from active use outside of hours of operation.
5. The noise level of mechanical equipment or outside sound equipment used in association with a mobile retail food establishment may not exceed 70 decibels when measured at the closest zone lot line located either across the street from or abutting a residential use.
6. Lighting sources and fixtures attached to the Mobile Retail Food Establishment must be hooded or shielded so that the light source is not directly visible from any residential use.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 APPLICABILITY

Development in this PUD-G 24 shall conform to Denver Zoning Code Article 12, Zoning Procedures and Enforcement, as amended from time to time.

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 APPLICABILITY

Development in this PUD-G 24 shall comply with Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/modifications:

A. Building Specific Base Plane Height for PUD-G 24

1. Intent

To establish a consistent base for measuring new construction and additions to Remaining Buildings that front the Quadrangle or Courtyard and accommodate the substantial change in grade within Subarea A and Subarea B of PUD-G 24 for all new construction.

2. Applicability

This section 6.6.1.A shall apply to measurement of height for all Buildings in Subarea A and Subarea B of this PUD-G 24.

3. PUD-G 24 Building Specific Base Plane Rule of Measurement for Buildings Surrounding the Quadrangle

For additions and related new construction to Machebeuf Hall and new construction of buildings surrounding the Quadrangle, the PUD-G 24 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Quadrangle, or 5,495 feet.

4. PUD-G 24 Building Specific Base Plane Rule of Measurement for Buildings Facing the Courtyard

a. Building Specific Base Plane for Library

For additions to the Library, the PUD-G 24 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the southern facade of the Library, or 5,463 feet, as shown in Figure 6.1.

b. Building Specific Base Plane for All Other Buildings Facing the Courtyard

For additions to the Theater and new construction of buildings where the primary facade of the structure abuts the Courtyard, the PUD-G 24 Building Specific Base Plane shall be a horizontal plane established at the average elevation of the original grade of the Courtyard, or 5,476 feet. For purposes of this standard, the term "Primary Facade" shall mean the Building Façade which faces either the Quadrangle or the Courtyard as defined in PUD-G 24 Section 1.1.2 and shown in Figure 6.1.

5. PUD-G 24 Building Specific Base Plane Rule of Measurement for Buildings Not Facing the Quadrangle or Courtyard

New construction where the primary facade of the Structure does not face the Quadrangle or Courtyard shall comply with Denver Zoning Code, Section 13.1.3 Height for All Other Zone Districts, as applicable to the Underlying Zone District for each PUD subarea.

B. Additional Height in Stories for Structures on Sloping Sites**1. Intent**

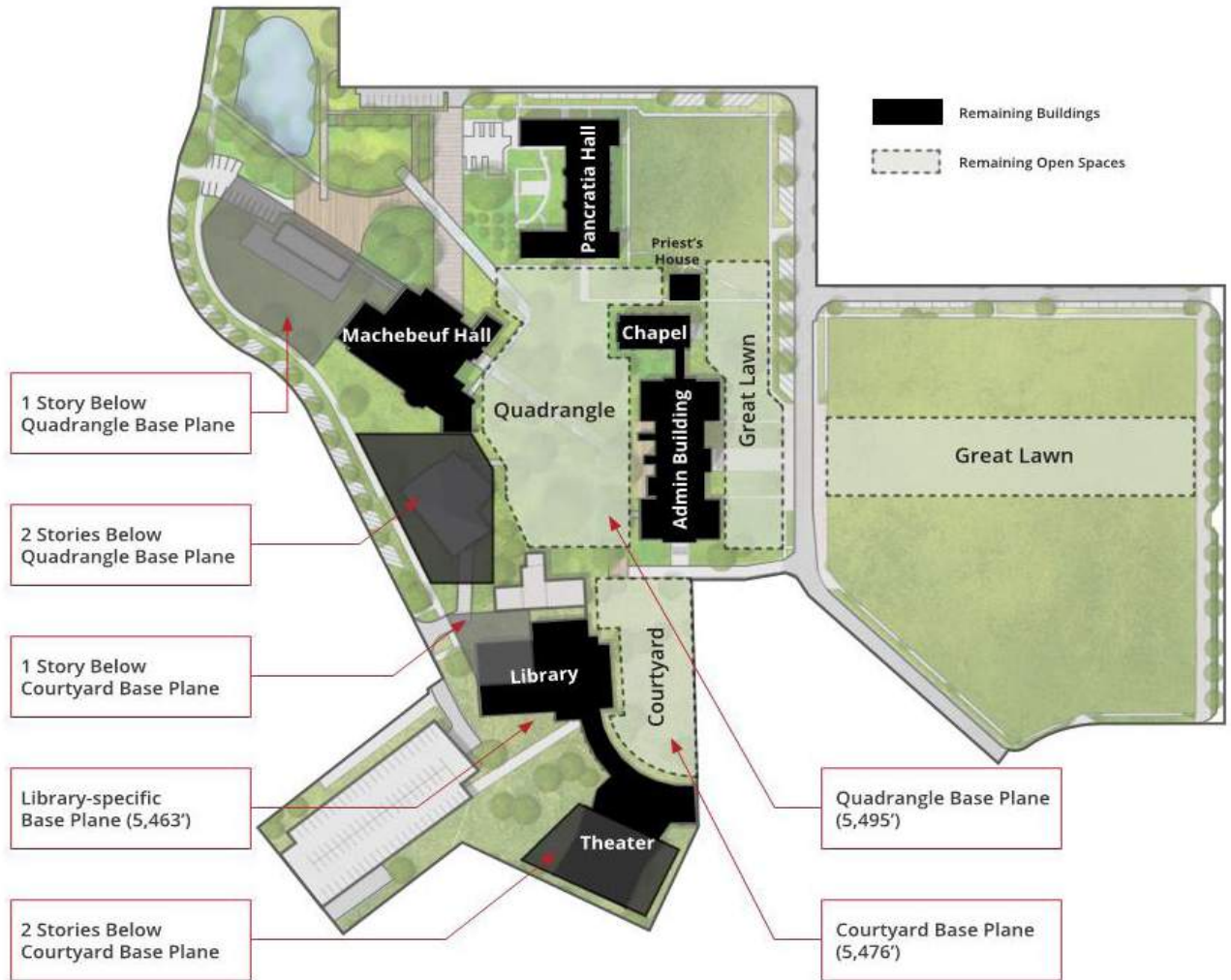
To accommodate above-grade Building Stories that become visible on the downhill side of sloping sites for new construction and additions to Remaining Buildings facing the Quadrangle or Courtyard Remaining Open Spaces.

2. Applicability

This section 6.6.1.B shall apply to the measurement of height in Stories for new construction and additions to Remaining Buildings located in the areas specifically indicated as allowing additional stories below the base plane on Figure 6.1.

3. Additional Height in Stories Rule of Measurement

- a. Where new construction, or an addition to a Remaining Building, is located within the areas shown in Figure 6.1, one or two Stories that are additional to the specified maximum number of Stories may be built below the PUD-G 24 Building Specific Base Plane.
 - i. In the One Story Below Plane area, one Story that is additional to the specified maximum number of stories may be built entirely below the PUD-G 24 Building Specific Base Plane
 - ii. In the Two Stories Below Plane area, two stories that are additional to the specified maximum number of stories may be built entirely below the PUD-G 24 Building Specific Base Plane.



THIS DIAGRAM IS NOT INTENDED TO INDICATE PERMITTED BUILDING LOCATIONS. THE LOCATION OF NEW CONSTRUCTION AND ADDITIONS TO REMAINING BUILDINGS WILL BE REVIEWED ACCORDING TO THE STANDARDS SET FORTH IN SECTION 4.3 OF THIS PUD-G 24.

Figure 6.1 Additional Height in Stories. Illustrative only.

C. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 24, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.4 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

- a. On a Corner Zone Lot that abuts a Remaining Open Space defined in this PUD-G 24, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Remaining Open Space.
- b. On in Interior Zone Lot that abuts the Great Lawn Remaining Open Spaced defined in this PUD-G 24, the Primary Street Zone Lot Line shall be the Zone Lot line abutting the Great Lawn Remaining Open Space.
- c. On all other Interior or Corner Zone Lots, the Primary Street Zone Lot Line shall be a Zone Lot line abutting:
 - i. A dedicated named or numbered Public Street; or
 - ii. A privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan; or
 - iii. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 24. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - a) A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - b) A sidewalk constructed within the minimum Zone Lot width specified in Section 6.6.1.C.1.c.iii.a above, with a minimum width of 6 feet that provides access to a Public Street, or a privately developed, owned, or maintained portion of "Road A" as designated on the Loretto Heights Infrastructure Master Plan.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

On a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.C.1 of this PUD-G 24 as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3., Criteria for Zoning Administrator Determinations.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 24 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 24, Road A shall be considered the street running west from Federal Blvd. on the north of this PUD-G 24, thence primarily south along the boundary between this PUD-G 24 and PUD-G 25 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be privately developed, owned, or maintained Private Street.

3. Underlying Zone District

For the purpose of this PUD-G 24, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

4. Zone Lot, Corner

For the purpose of this PUD-G 24, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a Public Street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 24, whenever a section of the Denver Zoning Code is referred to in this PUD-G 24, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 24, this PUD-G 24 shall control.

CHAPTER 8. VESTED RIGHTS

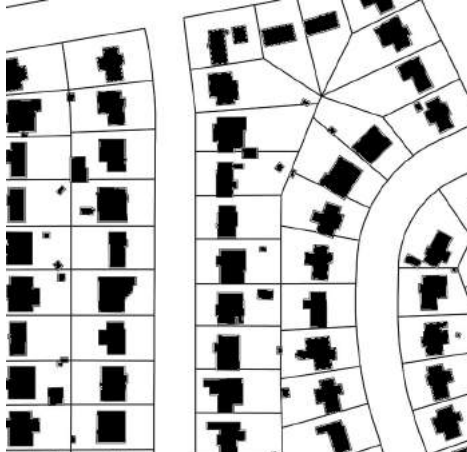
This PUD-G 24 shall be established in accordance with Denver Zoning Code Section 9.6.1.2.C, Vested Rights, and Denver Zoning Code Section 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 24.

ATTACHMENTS/APPENDICES

- A. ALTA survey of the Remaining Buildings
- B. Photographs of Remaining Building Elevations



PUD-G 25



3001 S Federal Boulevard
Loretto Heights Residential

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 25 ESTABLISHED

The provisions of PUD-G 25 apply to the land depicted on the Official Zoning Map with the label PUD-G 25, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 25 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 87°50'36" WEST, A DISTANCE OF 1,754.50 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS SOUTH 73°46'41" WEST A CHORD DISTANCE OF 19.08 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS SOUTH 88°56'45" WEST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF NON-TANGENT CURVATURE AND TO A POINT ON THE CENTERLINE OF S. IRVING ST;

THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.01 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 25°02'46", AND A CHORD WHICH BEARS NORTH 05°48'08" EAST A CHORD DISTANCE OF 58.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 151.08 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 25°50'22", AND A CHORD WHICH BEARS NORTH 06°11'43" EAST A CHORD DISTANCE OF 149.80 FEET;

3) NORTH 19°06'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 104.46 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 19°00'00", AND A CHORD WHICH BEARS NORTH 09°36'52" EAST A CHORD DISTANCE OF 103.98 FEET;

5) NORTH 00°06'52" EAST, A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;

6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02°22'23", AND A CHORD WHICH BEARS NORTH 01°18'03" EAST A CHORD DISTANCE OF 14.49 FEET;

THENCE SOUTH 88°00'52" EAST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;

THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 53.48 FEET;

THENCE SOUTH 02°03'27" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 05°42'54" WEST, A DISTANCE OF 144.54 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS SOUTH 07°14'00" WEST A CHORD DISTANCE OF 12.39 FEET; THENCE SOUTH 14°21'08" WEST, A DISTANCE OF 177.03 FEET; THENCE SOUTH 13°11'51" WEST, A DISTANCE OF 72.63 FEET; THENCE SOUTH 14°46'35" EAST, A DISTANCE OF 75.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 93,046 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE NORTH 87°35'59" WEST, A DISTANCE OF 1,032.59 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 270.00 FEET; THENCE SOUTH 37°34'07" EAST, A DISTANCE OF 162.17 FEET; THENCE SOUTH 53°33'22" WEST, A DISTANCE OF 142.50 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 124.05 FEET, SAID CURVE HAVING A RADIUS OF 698.34 FEET, A CENTRAL ANGLE OF 10°10'41", AND A CHORD WHICH BEARS SOUTH 40°55'25" EAST A CHORD DISTANCE OF 123.89 FEET; THENCE NORTH 47°49'28" EAST, A DISTANCE OF 15.20 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 5.56 FEET, SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 79°40'00", AND A CHORD WHICH BEARS NORTH 87°39'28" EAST A CHORD DISTANCE OF 5.12 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 13.11 FEET, SAID CURVE HAVING A RADIUS OF 14.62 FEET, A CENTRAL ANGLE OF 51°22'36", AND A CHORD WHICH BEARS SOUTH 26°49'14" EAST A CHORD DISTANCE OF 12.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 29.61 FEET, SAID CURVE HAVING A RADIUS OF 19.41 FEET, A CENTRAL ANGLE OF 87°23'59", AND A CHORD WHICH BEARS SOUTH 37°48'52" WEST A CHORD DISTANCE OF 26.82 FEET; THENCE NORTH 89°59'11" WEST, A DISTANCE OF 0.63 FEET; THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 17.44 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 89.25 FEET, SAID CURVE HAVING A RADIUS OF 492.31 FEET, A CENTRAL ANGLE OF 10°23'15", AND A CHORD WHICH BEARS NORTH 86°43'02" WEST A CHORD DISTANCE OF 89.13 FEET; THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 2.47 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.34 FEET, SAID CURVE HAVING A RADIUS OF 306.50 FEET, A CENTRAL ANGLE OF 22°52'14", AND A CHORD WHICH BEARS NORTH 68°44'22" WEST A CHORD DISTANCE OF 121.53 FEET;

THENCE NORTH 57°18'15" WEST, A DISTANCE OF 301.34 FEET TO A POINT ON THE PERIMETER OF THE VILLAGE AT LORETTO HEIGHTS RECORDED AT RECEPTION NO. 1987146151;

THENCE ALONG SAID PERIMETER THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 32°41'45" WEST, A DISTANCE OF 404.78 FEET;
- 2) SOUTH 58°04'44" WEST, A DISTANCE OF 150.00 FEET;
- 3) NORTH 00°06'48" EAST, A DISTANCE OF 150.00 FEET;
- 4) NORTH 89°53'12" WEST, A DISTANCE OF 50.00 FEET;
- 5) SOUTH 00°06'48" WEST, A DISTANCE OF 275.00 FEET;
- 6) SOUTH 58°04'44" WEST, A DISTANCE OF 250.00 FEET;

THENCE NORTH 68°58'54" WEST, A DISTANCE OF 25.97 FEET TO A POINT ON THE CENTERLINE OF S. JULIAN WAY AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 145.50 FEET, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 22°13'51", AND A CHORD WHICH BEARS NORTH 11°13'48" EAST A CHORD DISTANCE OF 144.59 FEET;
- 2) NORTH 00°06'52" EAST, A DISTANCE OF 395.59 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 471.35 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 68°22'12", AND A CHORD WHICH BEARS NORTH 34°17'58" EAST A CHORD DISTANCE OF 443.87 FEET;
- 4) NORTH 68°29'04" EAST, A DISTANCE OF 68.87 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 65.90 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 27°58'05", AND A CHORD WHICH BEARS NORTH 32°18'32" EAST A CHORD DISTANCE OF 65.25 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS NORTH 88°56'45" EAST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS NORTH 73°46'41" EAST A CHORD DISTANCE OF 19.08 FEET;

THENCE NORTH 14°46'35" WEST, A DISTANCE OF 75.10 FEET;

THENCE NORTH 13°11'51" EAST, A DISTANCE OF 72.63 FEET;

THENCE NORTH 14°21'08" EAST, A DISTANCE OF 177.03 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS NORTH 07°14'00" EAST A CHORD DISTANCE OF 12.39 FEET;

THENCE NORTH 00°06'52" EAST, A DISTANCE OF 87.15 FEET;

THENCE NORTH 05°42'54" EAST, A DISTANCE OF 144.54 FEET;

THENCE NORTH 02°03'27" WEST, A DISTANCE OF 36.02 FEET;

THENCE NORTH 04°02'11" WEST, A DISTANCE OF 53.48 FEET;

THENCE NORTH 00°06'52" EAST, A DISTANCE OF 183.78 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 16.20 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A CHORD WHICH BEARS NORTH 12°29'28" EAST A CHORD DISTANCE OF 16.08 FEET;

THENCE NORTH 24°52'04" EAST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.45 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD WHICH BEARS NORTH 29°47'50" EAST A CHORD DISTANCE OF 6.44 FEET;

THENCE NORTH 34°43'35" EAST, A DISTANCE OF 60.19 FEET;
 THENCE NORTH 33°48'21" EAST, A DISTANCE OF 129.97 FEET;
 THENCE NORTH 47°58'00" EAST, A DISTANCE OF 134.96 FEET;
 THENCE NORTH 48°31'30" EAST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 THENCE SOUTH 52°36'46" EAST, A DISTANCE OF 40.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 75.51 FEET, SAID CURVE HAVING A RADIUS OF 149.03 FEET, A CENTRAL ANGLE OF 29°01'50", AND A CHORD WHICH BEARS SOUTH 22°58'04" WEST A CHORD DISTANCE OF 74.70 FEET;
 THENCE SOUTH 08°32'55" WEST, A DISTANCE OF 344.41 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 242.34 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 69°25'33", AND A CHORD WHICH BEARS SOUTH 26°09'52" EAST A CHORD DISTANCE OF 227.79 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A CHORD WHICH BEARS SOUTH 43°18'15" EAST A CHORD DISTANCE OF 120.77 FEET;
 THENCE SOUTH 25°43'52" EAST, A DISTANCE OF 414.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,049,605 SQUARE FEET OR 24.10 ACRES, MORE OR LESS.

C. Subarea C Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 10°40'34" WEST, A DISTANCE OF 1,380.39 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 942.88 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 112.32 FEET;
 THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 51.07 FEET;
 THENCE SOUTH 48°31'30" WEST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 47°58'00" WEST, A DISTANCE OF 134.96 FEET;
 THENCE SOUTH 33°48'21" WEST, A DISTANCE OF 129.97 FEET;
 THENCE SOUTH 34°43'35" WEST, A DISTANCE OF 60.19 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.45 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD WHICH BEARS SOUTH 29°47'50" WEST A CHORD DISTANCE OF 6.44 FEET;
 THENCE SOUTH 24°52'04" WEST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.20 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A CHORD WHICH BEARS SOUTH 12°29'28" WEST A CHORD DISTANCE OF 16.08 FEET;
 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;
 THENCE NORTH 88°00'52" WEST, A DISTANCE OF 126.80 FEET TO A POINT ON THE CENTER LINE OF S. IRVING ST;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:
 1) NORTH 01°58'19" EAST, A DISTANCE OF 33.14 FEET;

2) NORTH 09°49'51" EAST, A DISTANCE OF 31.62 FEET;
 3) NORTH 12°48'54" EAST, A DISTANCE OF 61.60 FEET TO A POINT OF NON-TANGENT CURVATURE;
 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 198.79 FEET, SAID CURVE HAVING A RADIUS OF 455.03 FEET, A CENTRAL ANGLE OF 25°01'50", AND A CHORD WHICH BEARS NORTH 30°07'21" EAST A CHORD DISTANCE OF 197.21 FEET;
 5) NORTH 47°53'27" EAST, A DISTANCE OF 353.38 FEET TO A POINT OF NON-TANGENT CURVATURE;
 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 52.03 FEET, SAID CURVE HAVING A RADIUS OF 303.60 FEET, A CENTRAL ANGLE OF 09°49'07", AND A CHORD WHICH BEARS NORTH 43°19'15" EAST A CHORD DISTANCE OF 51.96 FEET;
 7) NORTH 34°21'43" EAST, A DISTANCE OF 44.81 FEET;
 8) NORTH 25°03'24" EAST, A DISTANCE OF 52.07 FEET;
 9) NORTH 15°52'29" EAST, A DISTANCE OF 26.95 FEET;
 THENCE SOUTH 74°04'53" EAST, A DISTANCE OF 35.95 FEET TO A POINT ON THE SOUTH LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO. 52537;
 THENCE NORTH 89°16'41" EAST, A DISTANCE OF 1,065.64 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 136.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 214,572 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

D. Subarea D Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 12°15'11" WEST, A DISTANCE OF 1,204.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 939.84 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 137.79 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 52°37'56", AND A CHORD WHICH BEARS SOUTH 63°42'12" WEST A CHORD DISTANCE OF 133.00 FEET;
 THENCE NORTH 52°36'46" WEST, A DISTANCE OF 40.50 FEET;
 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 THENCE NORTH 45°00'00" EAST, A DISTANCE OF 51.07 FEET;
 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.32 FEET;
 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 942.88 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 198,467 SQUARE FEET OR 4.56 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS N00°01'10"E.

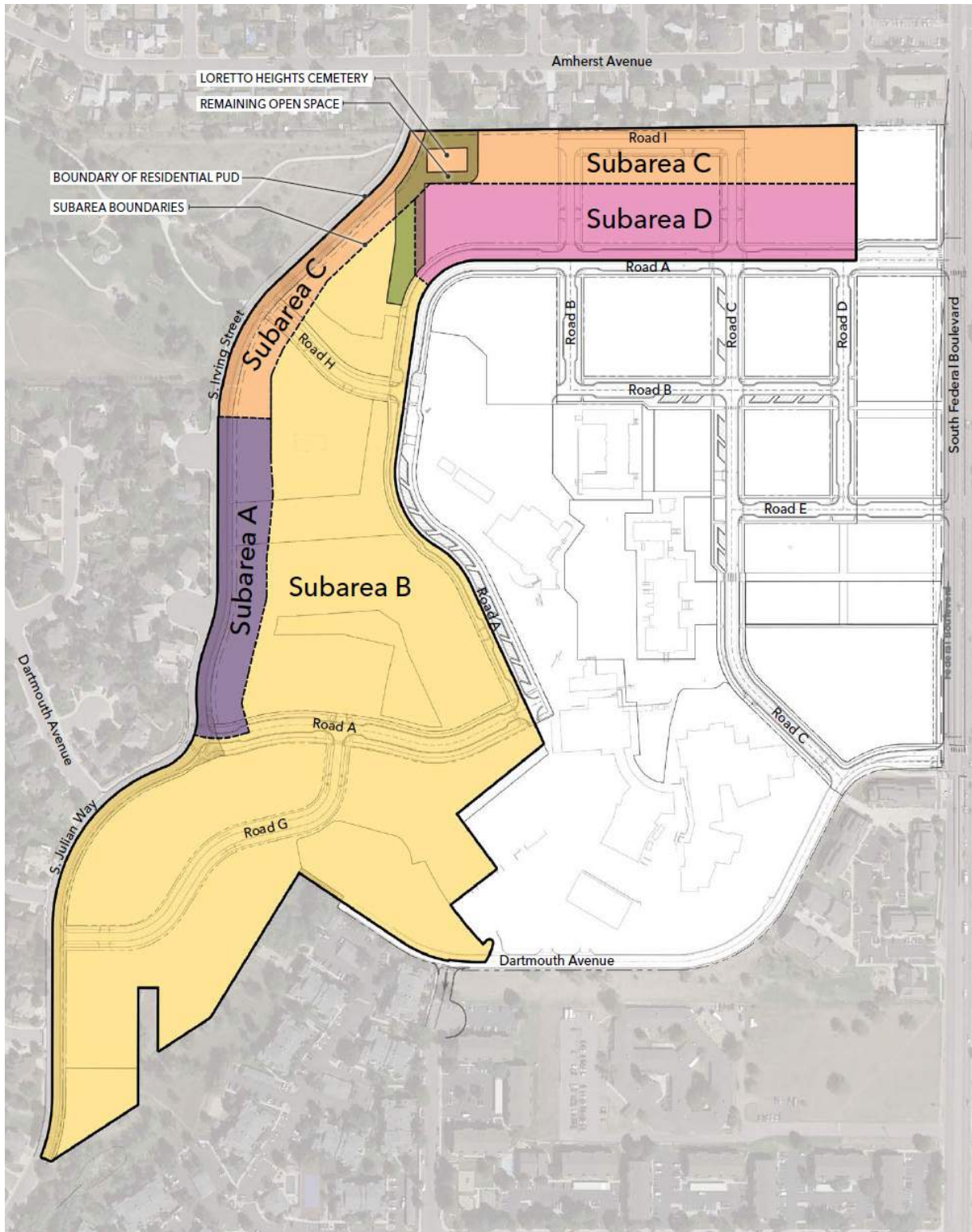


Figure 1.1. Subareas Established and Remaining Open Space Defined within PUD-G 25

SECTION 1.2 PUD-G 25 GENERAL PURPOSE

The general purpose of PUD-G 25 is to facilitate responsible and sustainable redevelopment of the former Loretto Heights campus that is compatible with the established residential character found in the adjacent neighborhoods. Future growth and development will take advantage of the unique topography of the site and incorporate an enhanced open space network.

SECTION 1.3 PUD-G 25 SPECIFIC INTENT

More specifically, PUD-G 25 is intended to:

- 1.3.1 Allow residential development, and some supporting commercial development, that contributes to the vibrancy of the surrounding neighborhood and facilitates a transition between future mixed uses in the Campus Core, and existing residential uses to the north, south and west.
- 1.3.2 Facilitate compatible development through the use of appropriate building form and design standards and guidelines that respond to the surrounding neighborhood contexts.
- 1.3.3 Encourage pedestrian-activated spaces and connections as envisioned in the City's adopted plans.
- 1.3.4 Allow uses and building forms at a scale that is compatible with the surrounding residential neighborhoods and the future mixed use in the Campus Core.
- 1.3.5 Ensure quality, human-scaled building design, particularly along South Irving Street/South Julian Street.
- 1.3.6 Create an enhanced open space network of trails, parkways, and turf that is thoughtfully woven into the neighborhood and connects future residential to regional and local assets like Loretto Heights Park.
- 1.3.7 Preserve and complement character-defining features of the Remaining Open Space.

SECTION 1.4 REMAINING OPEN SPACE DEFINED

As shown in Figure 1.1, a portion of the Remaining Open Space is hereby defined within PUD-G 25 for the purpose of applying the design standards provided in Chapter 4 (this space retains its historical name):

A. Loretto Heights Cemetery Remaining Open Space

The existing 1898 flat grassy landscape feature within Subarea C with an area defined by distances taken from the existing ornamental steel fence, as of the date of this PUD-G 25, north to the PUD-G 25 zone district boundary line, south by 30 feet, east by 30 feet and west to the property line, and including a burial site.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBURBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subareas A, B, and C of PUD-G 25 shall conform to the Denver Zoning Code, Division 3.1, Suburban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 25.

SECTION 2.2 URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subarea D of PUD-G 25 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 25.

CHAPTER 3. UNDERLYING ZONE DISTRICTS

SECTION 3.1 SUBAREA A

All Development in Subarea A of this PUD-G 25 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-SU-A Zone District, as amended from time to time, and except as modified in this PUD-G 25.

SECTION 3.2 SUBAREAS B AND C

All Development in Subarea B and Subarea C of this PUD-G 25 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-RH-2.5 Zone District, as amended from time to time, and except as modified in this PUD-G 25.

SECTION 3.3 SUBAREA D

All Development in Subarea D of this PUD-G 25 shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-RX-3 Zone District, as amended from time to time, and except as modified in this PUD-G 25.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 25 shall comply with the Denver Zoning Code, Article 10, General Design Standards, and Article 3, Division 3.3 Design Standards (Subareas A, B and C) or Article 5, Division 5.3 Design Standards (Subarea D), as amended from time to time, except as modified in this PUD-G 25.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

4.1.1 District Specific Standards Summary

The maximum number of Primary Structures per Zone Lot and building forms allowed by zone district is summarized below:

	Building Forms											
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront
Max Number of Primary Structures per Zone Lot	1	1	1	2	No Maximum							
Subarea A	■											
Subarea B and Subarea C	■		■		■							
Subarea D					□		■					■

■ = Allowed □ = Allowed subject to the Row House building form standards applicable to Subarea C

4.1.2 District Specific Standards

Development of Primary Structures in this PUD-G 25 shall comply with the Denver Zoning Code, Article 3, Section 3.3.3.4 District Specific Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Division 5.3.3 Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, with the following exceptions, additions, and modifications set forth in the Primary Building Form Standards tables below.

SUBURBAN HOUSE

HEIGHT	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Suburban House Building Form that are Not Listed Below			
Stories (max)	See Underlying Zone District	3	See Underlying Zone District
Feet (max)	35'	35'	35'
Incentive Height feet for Pitched Roof (max)	na	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval		
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		

SITING	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Suburban House Building Form that are Not Listed Below			
ZONE LOT			
Zone Lot Size (min)	See Underlying Zone District	no min	no min
Zone Lot Width (min)	20'	20'	20'
SETBACKS AND BUILDING COVERAGE			
Primary Street, on Irving and Julian Streets (min)	15'	15'	15'
Primary Street, on all other Streets (min)	10'	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'	15'
Side Street, on all other Streets (min)	5'	5'	5'
Side Interior (min)	5'	3'	3'
Rear, alley/no alley (min)	0'/0'	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	no max	no max
PARKING			
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)		
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 25		

DESIGN ELEMENTS	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Suburban House Building Form that are Not Listed Below			
BUILDING CONFIGURATION			
Rooftop and/or Second Story Decks	See Underlying Zone District	See Section 4.3.1 of this PUD-G 25	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed		
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	See Underlying Zone District	No Upper Story Stepback applies	See Underlying Zone District
STREET LEVEL ACTIVATION			
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%		
Pedestrian Access	Entrance. See Section 6.7.1.C of this PUD-G 25.		

USES	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Suburban House Building Form			

DUPLEX

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Duplex Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	35'	35'
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Duplex Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
SETBACKS AND BUILDING COVERAGE		
Primary Street, on Irving and Julian Streets (min)	15'	15'
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	no max	no max

PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback	
Vehicle Access	From Alley, Private Alley, Drive or Driveway	
DETACHED ACCESSORY STRUCTURES	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Duplex Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 25	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	See Underlying Zone District
Attached Garage doors facing Primary Street	Not Allowed	
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G 25.	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Duplex Building Form		

ROW HOUSE

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Row House Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	See Underlying Zone District	
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive eight	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Side Wall Height (max)	No side wall height maximum applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Row House Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
Primary Dwelling Units per Primary Residential Structure (max)	See Underlying Zone District	
REQUIRED BUILD-TO		
Primary Street (min % within min/max)	No build-to requirement applies	
SETBACKS		
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
BUILDING SEPARATION		
Separation between Primary Structures located on the same Zone Lot (min)	10'	10'
PARKING		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)	
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 25	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Row House Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 25	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width (max per unit)	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	10'
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	25%
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G 25.	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Row House Building Form		

TOWN HOUSE

HEIGHT	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Height Standards for the Town House Building Form that are Not Listed Below	
Stories and feet (max)	See Underlying Zone District
Incentive Height feet for Pitched Roof (max)	45'
Requirements for Structures using incentive height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval

SITING	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Siting Standards for the Town House Building Form that are Not Listed Below, including Required Build-to	
SETBACKS	
Side Street (min)	5'
BUILDING SEPARATION	
Separation between Primary Structures located on the same Zone Lot (min)	10'
PARKING	
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 25

DESIGN ELEMENTS	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Design Element Standards for the Town House Building Form Not Listed Below, including Building Configuration Standards	
STREET LEVEL ACTIVATION	
Pedestrian Access	Each dwelling unit shall have a Dwelling Unit Entrance with Entry Feature. See Section 6.7.1.C of this PUD-G 25.

USES	Subarea D (based on U-RX-3)
See Underlying Zone District for All Applicable Use Standards for the Town House Building Form	

SHOPFRONT

HEIGHT

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Height Standards for the Shopfront Building Form

SITING

Subarea D
(based on U-RX-3)

See Underlying Zone District for Additional Applicable Siting Standards for the Shopfront Building Form that are Not Listed Below
DETACHED ACCESSORY STRUCTURES See Section 4.2 of this PUD-G 25

DESIGN ELEMENTS

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Design Element Standards for the Shopfront Building Form

USES

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Use Standards for the Shopfront Building Form

*The configuration of Uses within the Shopfront building form shall be subject to the use provisions included in the Denver Zoning Code Article 5, Section 5.3.3 building form table for the Shopfront Building Form as applicable to the U-MX-3 zone district.

SECTION 4.2 DETACHED ACCESSORY BUILDING FORM STANDARDS

Development of Detached Accessory Structures in this PUD-G 25 shall comply with the Denver Zoning Code, Article 3, Section 3.3.4 Detached Accessory Building Form Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Section 5.3.4 Detached Accessory Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, except that all Detached Accessory Structures in this PUD-G 25 shall comply with the district specific standards for Detached Accessory Structures in Section 4.2.1 of this PUD-G 25 rather than the district specific standards for individual Detached Accessory Structure building forms in the underlying Zone Districts. For example, a Detached Accessory Structure with an accessory dwelling unit use can be built as accessory to a Suburban House building form in Subareas A, B and C according to the standards set forth in Section 4.2.1 of this PUD-G 25 rather than the standards set forth for the Detached Accessory Dwelling Unit building form in Denver Zoning Code Section 3.3.4.5 District Specific Standards.

4.2.1 District Specific Standards for Detached Accessory Structures

HEIGHT	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
Stories (max)	2	2	2	2
Feet (max)	24'	24'	24'	24'

SITING	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
ZONE LOT				
Zone Lot Size (min)	No minimum Zone Lot size applies			
Zone Lot Width (min)	No minimum Zone Lot width applies			
SETBACKS				
Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure			
Side Street, on Irving and Julian Streets (min)	15'	15'	15'	na
Side Street, on all other Streets (min)	5'	5'	5'	5'
Side Interior (min)	5'	3'	3'	0'
Rear (min)	0'	0'	0'	0'
PARKING				
Vehicle Access	From Alley, Private Alley, Drive or Driveway			

DESIGN ELEMENTS	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
BUILDING CONFIGURATION				
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	no maximum
Gross Floor Area (max)	na	na	na	10% of the Zone Lot; provided this restriction shall not apply to structures used for the parking of vehicles See Denver Zoning Code Section 5.3.4.3 Supplemental Standards for Detached Accessory Building Forms

USES	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
Accessory Uses Only, including Accessory Dwelling Unit use				
See Denver Zoning Code Sections 3.3.5 - 3.3.7 (Subareas A, B and C) and Denver Zoning Code Sections 5.3.5 - 5.3.7 (Subarea D) for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.				

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

4.3.1 Rooftop and/or Second Story Decks

A. Intent

To allow flexibility for Rooftop and/or Second Story Decks where protection for the privacy of adjacent rear yards in low-scale residential neighborhoods is not needed.

B. Applicability

This Section 4.3 shall apply to Development under all allowed building forms in Subarea B. The underlying zone district standards shall apply to Development under all allowed building forms in Subareas A, C and D.

C. Supplemental Design Standard

Rooftop and/or Second Story Decks are allowed on all portions of a Zone Lot.

4.3.2 Other Supplemental Design Standards in Underlying Zone Districts

All other Supplemental Design Standards set forth in Denver Zoning Code, Section 3.3.5 (Subarea A-C) and Denver Zoning Code, Section 5.3.5 (Subarea D) shall apply to PUD-G 25.

SECTION 4.4 DESIGN STANDARD EXCEPTIONS

The design standard exceptions set forth in Denver Zoning Code, Division 3.3 (Subareas A-C) or Denver Zoning Code, Division 5.3 (Subarea D) are available to Development in PUD-G 25 with the following modification:

4.4.1 Vehicle Access From Alley, Private Alley, Drive or Driveway - Exceptions

Where a building form table in Section 4.1.2 of this PUD-G 25 specifies vehicle access from an Alley, Private Alley, Drive or Driveway, any newly-constructed Off-Street Parking Area, Garage, Carport or other parking facility shall be accessed solely from an Alley, Private Alley, Drive or Driveway that is itself connected to a public Street, unless:

- A. The Department of Transportation and Infrastructure ("DOTI") prohibits use of the Alley, Private Alley, Drive or Driveway for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic;
- B. The Primary Use is within the Civic, Public, and Institutional Use Category and DOTI determines that vehicular access is needed from the street; or
- C. The applicant can demonstrate at the time of zoning permit application that vehicular access to an Accessory Garage, Carport, or other Off-Street Parking Area must be provided directly from a public Street because a unique site constraint or condition prevents vehicle access from an Alley, Private Alley, Drive or Driveway and if the Zoning Administrator determines that such exception (1) is consistent with the specific intent of this PUD-G 25, (2) will have no adverse impacts on abutting property, and (3) will be limited in nature so as not to allow multiple vehicle access points to individual zone lots directly from a public Street.

SECTION 4.5 PRESERVATION OF REMAINING OPEN SPACE

A. Intent

Maintain the natural landscape and character of the Loretto Heights Cemetery Remaining Open Space as defined in Section 1.4 of PUD-G 25.

B. Applicability

This Section 4.5 applies to new Development in the Remaining Open Space in Subarea C as illustrated in Figure 1.1 and the location of any Primary, Detached Accessory, and Temporary Structures within the Remaining Open Space.

C. Key Features to Preserve/Retain

1. Existing design features and elements that were established during the period of significance of the Loretto Heights Cemetery (1891-1970) shall be preserved and maintained including the following Key Features to Preserve/Retain:
 - a. Ornamental steel fence and gate
 - b. Tree canopy
 - c. Open, green space
2. Removal of existing design features not listed in Section 4.5.C.1., and elements are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 25.

D. Supplemental Design Standards for Remaining Open Space in Subarea C

1. No permanent enclosed or habitable structure with a foundation shall be constructed within the Remaining Open Space in Subarea C as illustrated in Figure 1.1.
2. New landscaping and flatwork/hardscape elements shall be compatible in character with the existing Remaining Open Space and provide a visual transition between the Remaining Open Space and the surrounding Development.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES IN SUBAREA A

In Subarea A, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 25 shall be those same uses allowed in the S-SU-A zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.1.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

5.1.2 Accessory Uses

A. Accessory Dwelling Unit

An Accessory Dwelling Unit Use shall be permitted as accessory to a primary Single Unit Dwelling use, subject to the use limitations and permit review procedure required for an Accessory Dwelling Unit use in the U-SU-F1 zone district. See Section 4.2 of this PUD-G 25 for building form standards applicable to an Accessory Dwelling Unit Use located in a detached accessory structure.

SECTION 5.2 USES IN SUBAREAS B AND C

In Subareas B and C, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 25 shall be those same uses allowed in the S-RH-2.5 zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.2.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

B. Cemetery

A Cemetery shall be a permitted Primary Use in Subarea C subject to the same use limitations and permit review procedure required for a Cemetery in Denver Zoning Code, Section 11.3.6.

SECTION 5.3 USES IN SUBAREA D

In Subarea D, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 25 shall be those same uses allowed in the U-RX-3 zone district, as stated in the Denver Zoning Code, Division 5.3, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.3.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 25 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

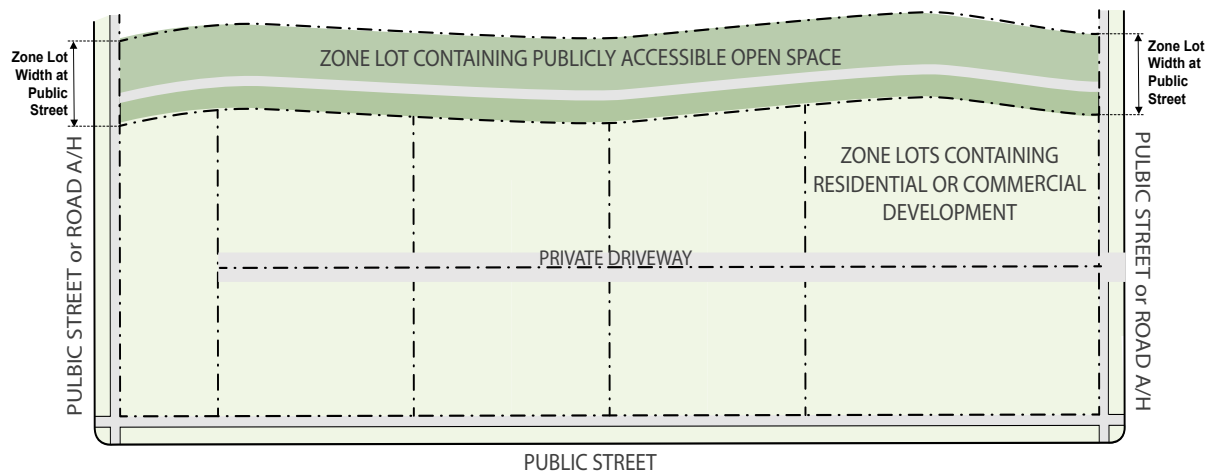
Each Zone Lot containing Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall:

1. Have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:
 - a. A dedicated named or numbered Public Street; or
 - b. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan.
2. Be designed and configured to maintain visibility of the Publicly Accessible Open Space from (a) one of the street types identified in Section 6.1.1.A.1 of this PUD-G 25, and (b) from any portion of the Zone Lot that will serve as a Primary Street Zone Lot line per the provisions of Section 6.7.1.B.1.c of this PUD-G 25.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered public Street; or
2. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed only of Publicly Accessible Open Space, where such Publicly Accessible Open Space is designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.



Not to Scale. Illustrative Only.

Figure 6.1. Street Frontage for Zone Lots

SECTION 6.2 ARTICLE 2 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 25 shall conform to Article 2, Using the Code, of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 9 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 25 shall conform to Article 9, Special Contexts and Districts, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.4 ARTICLE 10 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in PUD-G 25 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the S-SU-A, S-SU-F1, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time.

SECTION 6.5 ARTICLE 11 OF THE DENVER ZONING CODE

6.5.1 Applicability

Establishment of Uses in this PUD-G 25 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the S-SU-A, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 25, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the S-RH-2.5 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

SECTION 6.6 ARTICLE 12 OF THE DENVER ZONING CODE

6.6.1 Applicability

All development in this PUD-G 25 shall comply with the Denver Zoning Code, Article 12: Zoning Procedures and Enforcement, as amended from time to time, with the following exceptions/ additions:

A. Official Map Amendment

1. This PUD-G 25 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in the Denver Zoning Code Section 9.6.1.4, Amendment to Approved PUD District Plans.

SECTION 6.7 ARTICLE 13 OF THE DENVER ZONING CODE

6.7.1 Applicability

Development in this PUD-G 25 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/additions:

A. Height Rules of Measurement

1. Height Rule of Measurement for Subarea A, B and C

The height of development in Subarea A, B and C of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.2 Height for all SU, TU, RH, E-MU-2.5, E-MU-3 and RO-3 Zone Districts, as applicable to the Underlying Zone District for each PUD subarea, except that all development may use the building-specific base plane described in Denver Zoning Code, Section 13.1.2.2.B.2, Building Specific Base Plane regardless of the Zone Lot size or number of primary buildings located on the Zone Lot.

2. Height Rule of Measurement for Subarea D

The height of development in Subarea D of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.3, Height for All Other Zone Districts as applicable to the U-RX-3 underlying Zone District.

B. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 25, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.2 Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line and Rear Zone Lot Line for All Zone Districts except Mixed Use Commercial Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

Per Figure 6.2, the Primary Street shall be a Zone Lot line abutting:

- a. A dedicated named or numbered public Street; or
- b. A privately developed, owned, or maintained portion of "Road A" or "Road H" as designated on the Loretto Heights Infrastructure Master Plan; or
- c. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 25. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - i. A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - ii. A sidewalk, within the minimum Zone Lot width specified in Section 6.7.1.B.1.c.i above, with a minimum width of 6 feet that provides access to a public Street.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

Per Figure 6.2, on a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.B.1 of this PUD-G 25, as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determinations, regardless of whether the block is square or oblong.

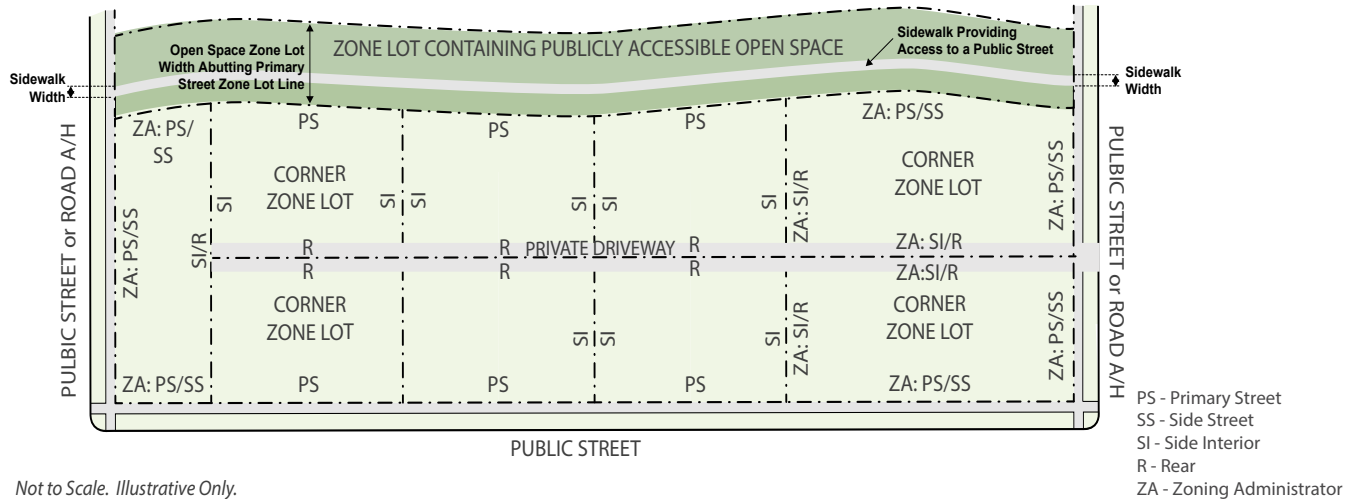


Figure 6.2. Determination of Zone Lot Lines and Conditions for Publicly Accessible Open Space Abutting a Primary Street Zone Lot Line

C. Pedestrian Access

Within all subareas of this PUD-G 25, Pedestrian Access standards shall be measured according to the provisions of Denver Zoning Code Section 13.1.6.3.B. Pedestrian Access, with the exception that references to ‘Street’ or ‘Primary Street’ shall mean ‘Primary Street Zone Lot Line’ within this PUD-G 25. For example, when the Primary Street Zone Lot Line for a Row House building form has been established abutting a Zone Lot containing only Publicly Accessible Open Space per the provisions of Section 6.7.1.B of this PUD-G 25, the street-facing Entrance required for each Row House unit shall face towards the Publicly Accessible Open Space.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 25 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 25, Road A shall be considered the street running west from Federal Blvd. on the north of PUD-G 24, thence primarily south along the boundary between this PUD-G 25 and PUD-G 24 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be a privately developed, owned, or maintained Private Street.

3. Road H

For the purpose of this PUD-G 25, Road H shall be considered the street running west/northwest from Road A in Subarea B of this PUD-G 25, thence connecting to South Irving St. in Subarea C of this PUD-G 24 across from Loretto Heights Park as designated in the Loretto Heights Infrastructure Master Plan. All, or portions of, Road H may be a privately developed, owned, or maintained Private Street.

4. Underlying Zone District

For the purpose of this PUD-G 25, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

5. Zone Lot, Corner

For the purpose of this PUD-G 25, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a public street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 25 whenever a section of the Denver Zoning Code is referred to in this PUD-G 25, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 25, this PUD-G 25 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 25 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 25.

ALTA/NSPS LAND TITLE SURVEY

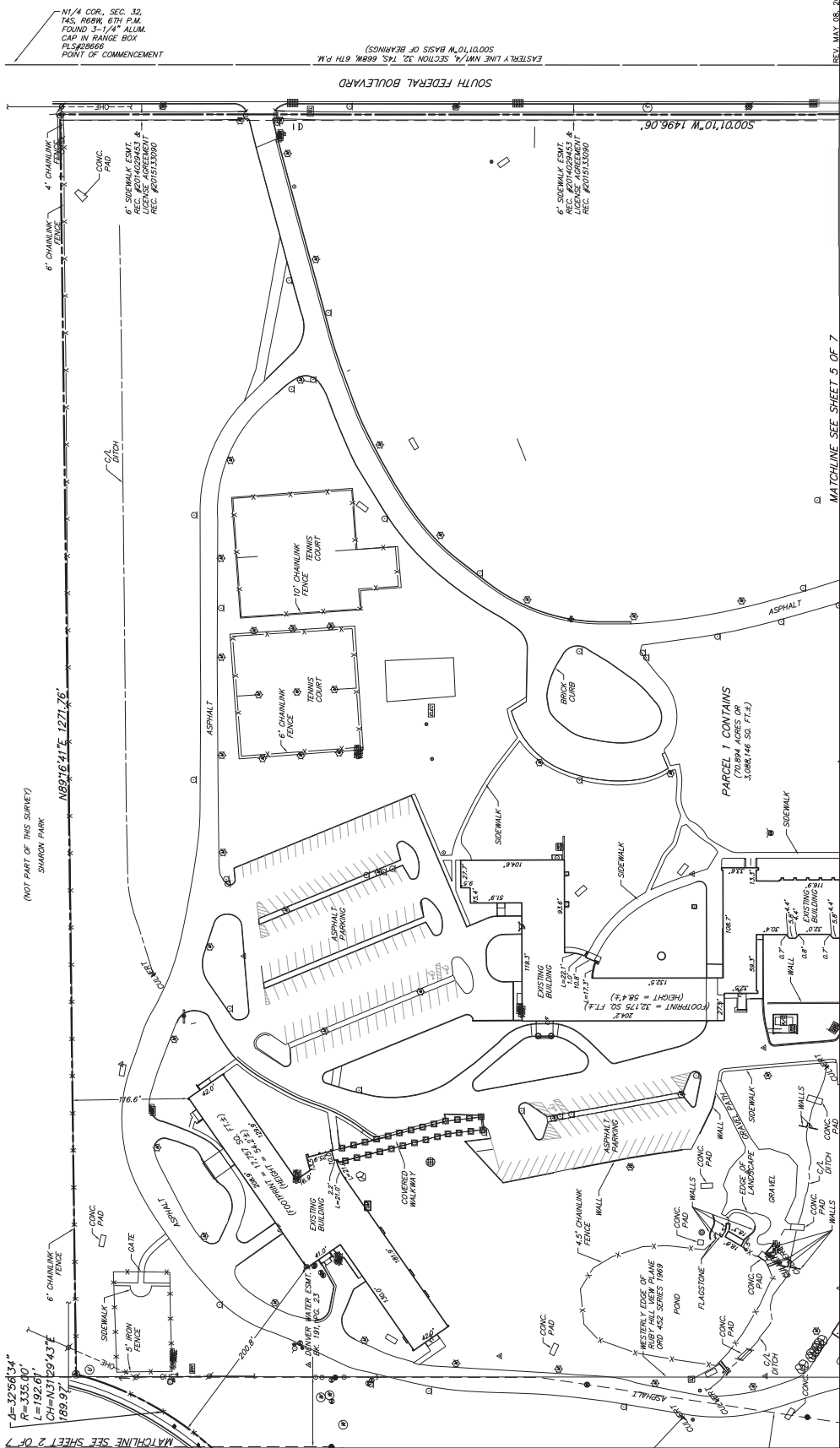
TEIKYO LORETTO HEIGHTS UNIVERSITY

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

SHEET 3 OF 7

(NOT PART OF THIS SURVEY)
SHARON PARK

1889.76 ± FT. 1271.76 ±



N1/4 COR., SEC. 32,
T4S. R68W, 6TH P.M.
FOUND 3-1/4\"/>

EASTERY LINE N1/4, SECTION 32, T4S. R68W, 6TH P.M.
500°10'10\"/>

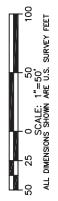
MATCHLINE SEE SHEET 5 OF 7

REV. MAY 08, 2018
MAY 07, 2019



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- CURB AND GUTTER
- CONTOUR
- SANITARY SEWER
- STORM SEWER
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- TELEPHONE CABLE
- FIBER OPTIC LINE
- GAS LINE
- CABLE TV
- UTILITY POLE-METAL
- SANITARY MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE STAND PIPE
- CLEAN OUT
- AREA INLET
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE BOX
- IRRIGATION BOX
- GAS METER
- SIGN
- PROPERTY CORNER
- DECIDUOUS TREE
- CONCRETE
- BRICK/SURB
- CONC. PLS #23899



MARTIN/MARTIN assumes no responsibility for utility locations. All dimensions shown are U.S. SURVEY FEET. ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET. ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET.

ALTA/NSPS LAND TITLE SURVEY

TEIKYO LORETTO HEIGHTS UNIVERSITY

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

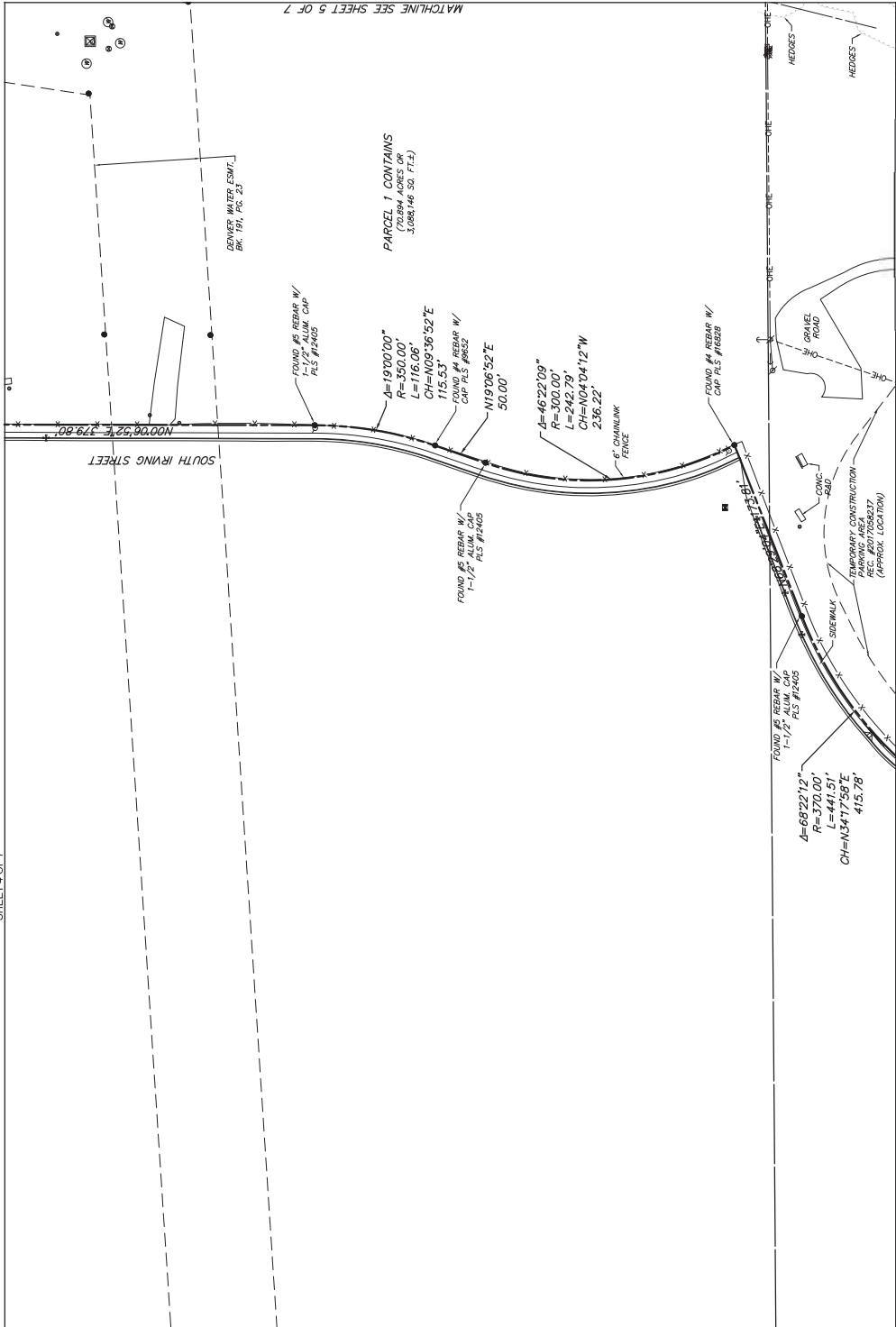
SHEET 14 OF 17

MATCHLINE SEE SHEET 2 OF 7

MATCHLINE SEE SHEET 5 OF 7

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- CURB AND GUTTER
- CONTOUR
- 5500'
- STORM SEWER
- STORM SEWER
- ELECTRIC LINE
- OVERHEAD UTILITY LINE
- TELEPHONE CABLE
- FIBER OPTIC LINE
- GAS LINE
- CABLE TV
- LIGHT POLE-METAL
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE STAND PIPE
- CLEAN OUT
- CURB INLET
- AREA INLET
- TELEPHONE BOX
- ELECTRIC BOX
- CABLE BOX
- IRRIGATION BOX
- GAS METER
- SIGN
- PROPERTY CORNER
- DECIDUOUS TREE
- CONIFER TREE
- BUSH/SHRUB
- SET #4 REBAR W/ CAP PLS #23899



MATCHLINE SEE SHEET 6 OF 7

REV. MAY 08, 2018
MAY 07, 2015



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DENVER@MARTINMARTIN.COM

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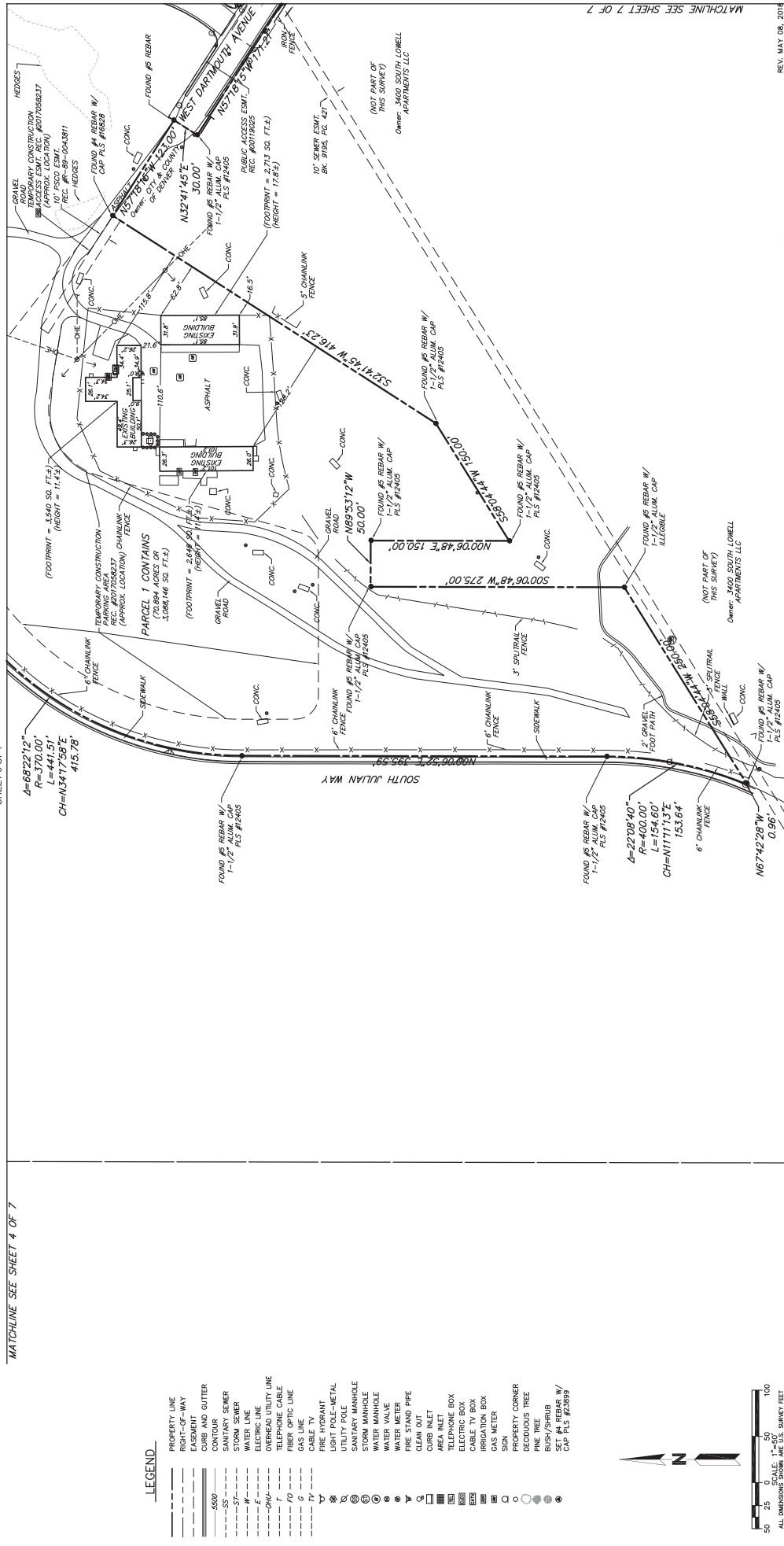
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ALTA/NSPS LAND TITLE SURVEY

TEIKYO LORETTO HEIGHTS UNIVERSITY

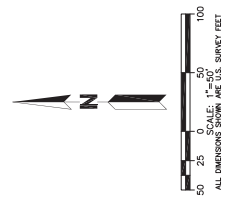
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

SHEET 6 OF 7



MATCHLINE SEE SHEET 4 OF 7

- LEGEND**
- PROPERTY LINE
 - RIGHT-OF-WAY
 - EASEMENT
 - CURB AND GUTTER
 - CONTOUR
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - ELECTRIC LINE
 - OVERHEAD UTILITY LINE
 - TELEPHONE CABLE
 - FIBER OPTIC LINE
 - GAS LINE
 - CABLE TV
 - CABLE TRAY
 - LIGHT POLE-METAL
 - UTILITY POLE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - WATER MANHOLE
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 - ELECTRIC BOX
 - CABLE BOX
 - IRRIGATION BOX
 - GAS METER
 - SIGN
 - PROPERTY CORNER
 - DECIDUOUS TREE
 - CONIFER TREE
 - SET #4 REBAR W/ CONCRETE
 - SET #4 REBAR W/ CONCRETE



TEIKYO LORETTO HEIGHTS UNIVERSITY ALTA/NSPS SURVEY SHEET 6 OF 7

REV. MAY 09, 2018
MAY 07, 2015

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SURVEYING & ENGINEERING
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PH: 303.432.0000
WWW.MARTINMARTIN.COM

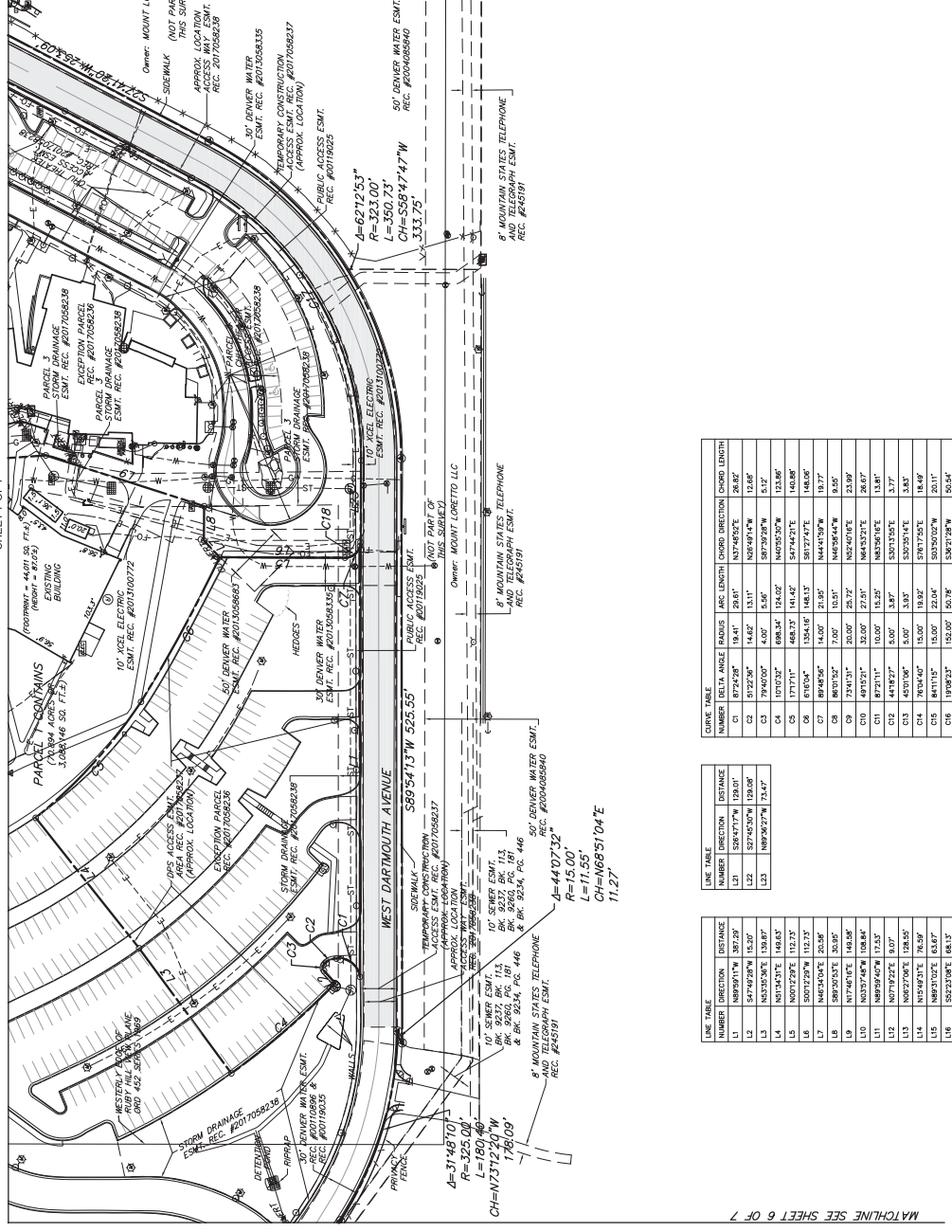
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ALTA/NSPS LAND TITLE SURVEY

TEIKYO LORETTO HEIGHTS UNIVERSITY

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RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY AND COUNTY OF DENVER,
STATE OF COLORADO

SHEET 7 OF 7



USE TABLE

NUMBER	BEARING	DIRECTION	DISTANCE
L1	N89°54'13"W	E	120.91'
L2	S27°42'50"W	E	120.91'
L3	N89°54'13"W	S	120.91'

USE TABLE

NUMBER	BEARING	DIRECTION	DISTANCE
L1	N89°54'13"W	E	120.91'
L2	S27°42'50"W	E	120.91'
L3	N89°54'13"W	S	120.91'

USE TABLE

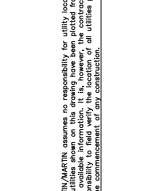
NUMBER	BEARING	DIRECTION	DISTANCE
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REV. MAY 08, 2018
MAY 07, 2015

REV. MAY 08, 2018
MAY 07, 2015

REV. MAY 08, 2018
MAY 07, 2015

REV. MAY 08, 2018
MAY 07, 2015

Waiver for the properties located at 3001 S Federal Blvd.

Per Denver Zoning Code Section 12.4.10.6, Waivers of Rights and Obligations and Approval of Reasonable Conditions, I, the undersigned applicant for the property under application for the rezoning referenced herein, request that the U-MX-3 zoning classification of the land described herein include the following waiver:

1. Waive the right to use or erect any primary structure with a maximum permitted building height of 3 stories pursuant to Sections 5.3.3.4.E (Town House building form), 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 5 stories in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.

2. Waive the right to use or erect any primary structure with a maximum permitted building height of 38 feet pursuant to Section 5.3.3.4.E (Town House building form) or a maximum permitted height of 45 feet pursuant to sections 5.3.3.4.I (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

No primary structure erected on the subject property according to the Town House, General or Shopfront primary building form standards shall exceed 70 feet in building height. Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as applicable to the U-MS-5 zone district.



Mark Witkiewicz, Authorized Representative



DENVER
THE MILE HIGH CITY

LARGE DEVELOPMENT REVIEW PRELIMINARY SCOPE LORETTO HEIGHTS

Project Overview

Loretto Heights is a proposed redevelopment of the 71-acre historic Loretto Heights campus into a mixed-use project, including preservation and adaptive reuse of historic campus buildings. The project is located in southwest Denver within the Harvey Park South neighborhood just west of the intersection of S. Federal Boulevard and W. Dartmouth Ave. The redevelopment plan envisions new roadways, bike and pedestrian paths, open space and infrastructure to support the anticipated proposal. The land use plan includes approximately 990 dwelling units, 367,000 SF of commercial and retail uses, and 47,000 SF of community uses.

The applicant is Westside Investment Partners, Inc.

Determination of LDR Applicability

The City and County of Denver Development Review Committee (DRC) has determined that the project is subject to the Large Development Review process outlined in Section 12.4.12 of the Denver Zoning Code. Specifically:

- The Loretto Heights Small Area Plan recommends use of Large Development Review, Development Agreements and/or other tools to provide open space, affordable housing, and infrastructure.
- The proposed development application is larger than 5 acres and will result in the creation of more than 3 blocks of development.
- The proposed development will require establishment of new street network, regional stormwater system and open space.

Boundary of the Large Development Review Area

The boundaries of the Large Development Review Area will be the 71-acres comprising the Loretto Heights campus which is generally bounded on the east by South Federal Boulevard, West Dartmouth Ave to the south, S. Julian way and S. Irving Street to the west and West Amherst Avenue to the north. The specific boundaries are shown within Attachment 1 – Loretto Heights Large Development Review Area.

Applicable Plans, Studies, and Regulatory Programs

The following adopted Plans, studies and/or regulatory programs provide clear and sufficient guidance for review of the proposed large development project and will serve as a basis for providing a framework for interconnected land uses, streets, open space, public parks, and other infrastructure.

- [2019 Loretto Heights Small Area Plan](#)

- [2017 Federal Blvd Corridor Study](#)
- [Denver Moves: Transit](#)
- [Denver Moves: Pedestrians & Trails](#)
- [Parks and Recreation Game Plan](#)
- [Blueprint Denver](#)
- [Comprehensive Plan 2040](#)
- [Housing an Inclusive Denver](#)

Regulatory Processes

The following regulatory processes have been identified as necessary for this project. The details on content for each of the processes are only meant to highlight anticipated scope and project needs. They are not meant to preclude additional topics that may need to be addressed as the project is being formally reviewed.

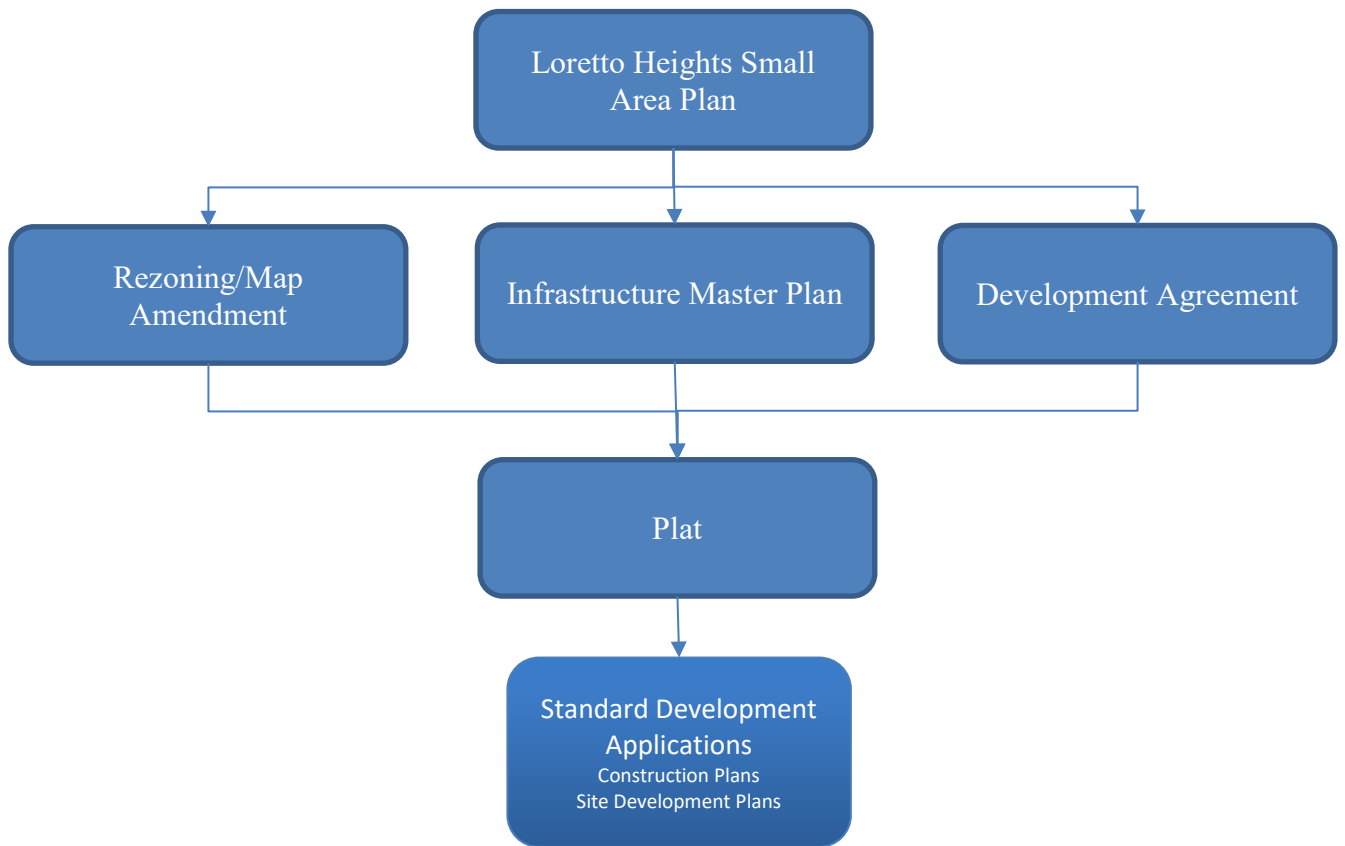
- A. Official Map Amendment (rezoning) of all land within the area subject to Large Development Review. By subarea, zone districts for consideration include:
 - i. Historic Campus Core: Planned Unit Development (PUD) based on CMP-EI2 district. Topics will include:
 - 1. Treatment of any historic buildings that are not locally designated Denver landmarks (including treatment of buildings that may be designated at a later date)
 - 2. Appropriate locations for new construction
 - 3. Height, mass/scale and design of new construction
 - 4. Permitted uses
 - ii. Area West of the Campus Core: Planned Unit Development (PUD) based on S-RH-2.5 district. Topics will include:
 - 1. Maximum height
 - 2. Open space
 - 3. Building/entrance orientation (including requirements related to Irving/Julian frontage)
 - 4. Permitted uses (single unit, two unit and row house residential)
 - iii. Area North of the Campus Core: Multi-unit and mixed-use 2.5 and 3-story districts (note that 2.5-story area may be included in PUD developed for the area west of the Campus Core (see above))
 - iv. Area Adjacent to Federal Blvd: Urban neighborhood context mixed-use 5-story district (U-MX-5)
- B. Infrastructure Master Plan
- C. Development Agreement which covers the following topics:
 - a. Vesting
 - b. Affordable Housing
 - c. Historic Preservation (including timing of local Denver landmark designations)
 - d. Off-site Improvements
 - e. Open Space phasing, maintenance and ownership
 - f. Federal Boulevard Improvements
 - i. Traffic Signals
 - ii. HAWK Crossing

- iii. Median Improvements
- iv. Sidewalk and intersection improvements
- D. Subdivision Plat (one or multiple filings)
- E. Site Development Plan(s) and related infrastructure construction drawings for horizontal and vertical development

Sequencing of Regulatory Processes and Approvals

Generally, A, B, C, and D above are meant to be concurrent processes and are not sequential. It is anticipated that the Development Agreement will be negotiated prior to initiation of the City Council adoption process for the Official Map Amendment, and the Official Map Amendment and both will be approved by City Council on or around the same time. The Infrastructure Master Plan can be administratively approved after or concurrently with City Council approval of the Official Map Amendment and Development Agreement. The subdivision plat can be submitted for review at such time that the Infrastructure Master Plan is developed enough to establish right-of-way boundaries, but no subdivision plat can be approved until A, B, and C are approved.

Approval of the subdivision plat would be a requirement prior to approval of any Site Development Plan or construction drawings can be approved for either vertical or horizontal development.



Preliminary Project Requirements

This section provides preliminary comments received from review agencies on the application received. These comments are being provided to highlight known project requirements and discussion points that will need to be resolved through the identified subsequent regulatory processes.

Land Use

- Development of a variety of housing types attainable to a diverse demographic
- Height and mass of larger new buildings in the Campus Core are compatible with existing historic and lower scale buildings.
 - Protect and frame key views including the view from Federal Boulevard to the Administration Building
- Limit the number and placement of any building over five stories to a single location and a limited footprint to protect the view of the Administration Building
- Facades of new buildings facing existing residential neighborhoods (such as the west-facing facades of new buildings along Irving Street/Julian Street, particularly if front doors do not face the street) incorporate high quality, human scale design to promote a compatible interface between existing and new development.
- Utilize historic preservation tools such as historic designation, preservation easements and historic covenants as short-term, transitional and/or long-term protection measures for the preservation and re-use of historic structures and features
 - Designate as a Denver Landmark Administration Building & Chapel
 - Provide long term protection to the Cemetery and Pancratia Hall
 - Evaluate long-term protection of all other historic structures and features on the campus, with emphasis on priority resources identified by the community: May Bonfils Stanton Theater & Library, Pool and Machebeuf Hall
- Determine viable use/re-use options for historic structures and features
- Integrate affordable housing throughout the plan area to accommodate households of different ages, sizes, and incomes

Parks and Open Space

1. The project will be required to provide a minimum of 10% open space per Section 10.8 of the Denver Zoning Code.
2. The Open Space - Paths and Place, and Mobility Networks graphics shown on pages 13 and 14 are a good start, but are still very broad. DPR is interested to see more detail on how the open spaces will be designed and what amenities they will offer, and how improved connections to Loretto Heights Parks will be established, as this was a strong desire expressed by community members.
3. DPR encourages the applicant to consider making investments in Loretto Heights Park in order to make improvements for the existing residents and the new residents of the Loretto Heights campus. Please let us know if you would like to discuss this further.
4. The Land Use Site Plan (page 19) doesn't show the existing courtyard-like space in the center of the campus between the buildings as Open Space and doesn't show all of the connections between the open spaces as shown on page 13.

5. The Phasing Site Plan (page 20) isn't clear what phase the open space between the Administration building and Federal Blvd will be improved and doesn't show the phasing of the open space in the center of the campus or the phasing of the connections between the open spaces as shown on page 13.
6. There will no longer be open fields for active programming supporting the surrounding schools. DPR understands the applicant is interested in working with adjacent property owners to create field spaces and DPR encourages this collaboration. Please let us know if we can assist in conversations.
7. Improve the connection between Loretto Heights Park and the Loretto Heights campus
8. Strengthen and expand the tree canopy
9. Create new community gathering spaces to accommodate a variety of activities for residents and visitors
 - a. Open area/promenade in front of administration building
 - b. Maintain character and functionality of quad
 - c. Integrate passive open areas with future residential uses along South Irving Street
 - d. Use open space as a buffer to protect the cemetery
10. Variety of public spaces for recreational and social interaction such as plazas, pocket parks, playgrounds and community gardens

Transportation and Mobility

1. A Traffic Impact Study (TIS) is required to be completed prior to this project moving out of concept due to the potential for significant impacts to the City's transportation system. A TIS scoping meeting is required before the study is started. Please contact the DS – Transportation Engineer to schedule the scoping meeting.
2. Federal Blvd connections/proposed access points should be studied further.
3. Federal Blvd frontage should be designed in compliance with vision and projects identified in the *2017 Federal Blvd Corridor Study*.
4. As discussed, future potential transit connection should be provided (Dartmouth west to Irving).
5. Proposed Site should provide bicycle facilities in compliance with Denver Moves study including connections to the Dartmouth bike lanes east of Federal.
6. Please note, variance request(s) should be submitted for any design elements that vary from PW standards (street cross sections, alignments)
7. No vehicular connection for Dartmouth Avenue
8. Streets across the plan area to have traffic calming measures as well as enhanced or wider pedestrian walkways and amenity zones
9. Incorporate a variety of street types including those that test alternative street design to clam traffic and prioritize pedestrians and bicyclists
10. Improve Dartmouth Avenue and Federal Boulevard intersection (vehicular movement and pedestrian safety)
11. Construct missing sidewalks
12. Increase access to multi-use trails, pathways and parks and open space

Schools

1. The development under review is located within the Denver Public Schools ("DPS") district. Developers seeking approval to construct new developments within the DPS district shall consider the impact of new developments on schools and shall work with the district to ensure

that proper concessions are made to DPS (either by way of in lieu of fees paid or a land dedication offered). DPS requires that the applicant contact the DPS planning department to discuss allowances from the district.

Stormwater and Wastewater

1. Onsite detention and water quality will be required.
2. Master Drainage Study/Report and Master Sanitary study will be needed during the Infrastructure Master Plan process. Included in this are:
 - a. Sanitary peak flow analysis
 - b. 100 year Detention Volume and Water Quality Calculations
 - c. Conceptual stormwater detention plans
 - d. Overall utility plans including downstream sanitary and/or storm sewer information (invert, size, slope, etc).
3. There are irrigation ditch and pond(s) onsite. The function and capacity should be maintained. Any modification and change to the ditch and pond shall be per owner's permission.

Water

A. General

1. This document is intended to help guide developers on issues that are more likely to impact project feasibility. The details outlined below are required when plans are submitted to the City & County of Denver for the first formal review. All developments are required to have an approved water plan in accordance with Denver Water's Operating Rules and Engineering Standards; this is not intended as a substitute. Details on Denver Water's Plan Review process are located at: <https://www.denverwater.org/contractors/construction-information/plan-reviews>.

B. Water Service

1. The Developer is responsible for all necessary water distribution system modifications needed to meet the required fire flows, as directed by Denver Fire. *These may vary in scope and is **an area that may significantly impact project cost and feasibility.***
 - a. Each fire hydrant must supply a **minimum** of 1500 GPM at a residual pressure of at least 20 psi.
 - b. Existing hydrants or new hydrant locations on existing mains, may not meet fire flow requirements as is, and replacement or modification of the existing distribution system may be required to meet fire protections.
 - c. Overall site flow requirement may involve multiple hydrants. The distribution system must be capable of delivering to overall total site flow, as well as the minimum of 1500 gpm to each of the individual hydrants.
2. Water distribution mains that dead-end and are not looped, may cause water quality and/or fire protection issues and are therefore only permitted in limited circumstances as required.
3. Each independent structure must have its own separate tap, service line and meter.
4. A complete evaluation of existing taps will be required.
5. If there are existing water taps on the site that will not be used, the Developer is responsible for cutting the taps at the water main, and passing an inspection by Denver Water.

6. As part of Denver Water's lead service line replacement program, the entire length of the service line must be replaced in full if original house is older than 50 years.
7. If building up to the property line, a 5-foot setback for meter or vault installation may be required.

C. Easements

1. If a water easement is required, the easement will be granted to Denver Water in a separate package with the initial submittal of water plans, prior to installation.
2. Easement widths require a minimum of 30 or 50 feet, depending on easement type.
3. Landscaping depicted in future water easements must comply with restrictions contained within the standard water easement agreement.
4. Hydrant pocket easements require a minimum of 5-feet from the operating nut on the hydrant to the easement/property line.
5. When a hydrant lateral extends more the 20-feet beyond the edge of the right-of-way or easement, a 30/50 foot easement is required in lieu of the 10-foot pocket easement.
6. Parking is NOT allowed in the Planned Unit Development (PUD) or Planned Building Group (PBG) easement.
7. Islands/medians are not allowed in the easement.
8. Landscaping is not allowed in the PUD/PBG easement (must be fully hard surfaced).
9. Structures, light poles, signs, trees, shrubs, fencing, etc. cannot encroach in the easement.

Attachments/Exhibits

- Attachment 1 - Boundary map of proposed LDR

From: mbu11@g.com UEBELHER
To: [Morrison, Jason P. - CPD City Planner Senior](#)
Cc: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Subject: [EXTERNAL] Comment on Loretto Heights redevelopment
Date: Thursday, March 4, 2021 4:46:52 PM

Mr. Morrison,

I am writing to tell you that I believe the redevelopment of Loretto Heights is both significant and positive for the City of Denver and the southwest Denver community. This project has the potential to benefit not only the City and residents of the area but businesses on South Federal Boulevard and in the nearby cities of Sheridan and Englewood. From what I have learned from the community meetings -- both in-person and via Zoom -- I am satisfied that the development company doing the redevelopment of the Loretto Heights property is working well with neighborhood improvement associations and neighborhood residents surrounding the campus and that the result will be positive for all. What I am just as concerned about is the adjacent areas *outside* of the campus.

I see and most often admire much of the redevelopment that has occurred and is still happening in the Central Park and Lowry neighborhoods. However, when I look at the west side of Quebec street fronting much of both developments I see a startling, jarring and often negative difference -- from comfort and, in places, opulence on the redevelopment side to poverty or near-poverty or neglect and a kind of "other side of the tracks" feel and appearance on the west side of these streets.. This is also true some places on the north side of Lowery and the south side of Central Park. It's a "two different worlds" sensation that I have when driving along these streets.

What I am asking that your office and the City of Denver do near Loretto is to reach out to the appropriate persons working in the government offices for the cities of Sheridan and Englewood (as well as do yourselves within Denver's city limits) to achieve several things:

- Encourage and assist or incentivize businesses in the South Federal / West Hampden Avenue corridors to improve the appearance and welcoming posture of their buildings and parking lots and to enhance the landscaping of their properties, especially along the streets; I love what Westside is doing to create a friendly and attractive campus or village feel and appearance at Loretto, but if the businesses on the east side of South Federal stay pretty much the way they are presently it will definitely be immediately seen by all as a startling "have" and "have not" contrast. Is it not good for the "common good" of the surrounding community to help them participate in some of the benefits of the new Loretto Heights?
- Can the City of Denver proactively help the Goat Hill neighborhood to the east of Loretto in Denver benefit from opportunities the City can suggest or offer which enable residents to improve their homes and yards?
- Will you please reach out to Englewood, Sheridan and Arapahoe County officials and staff to work with businesses in their communities to do things such

as mentioned above and also to enhance the roadways and sidewalks and landscaping of nearby major streets (South Federal Boulevard, West Dartmouth Avenue east of Loretto, the US 285 / Hampden intersection)? Perhaps CDOT also needs to be part of some conversations.

- A few blocks south of the Loretto Heights campus there is a large piece of property between the assisted living facility and Federal which has been vacant for years; could the City purchase this piece of land for a neighborhood or pocket park for residents of the surrounding neighborhoods, most of whom live in multi-family buildings?

I'm sure that you and your associates as well as neighbors to the Loretto property have many more ideas on how to improve the lives of folks who live in these adjacent neighborhoods!

I am copying this to southwest Denver's councilman, Kevin Flynn, who is a strong supporter of this redevelopment at Loretto and must also relate to officials in the bordering cities and county.

Thank you for reading and considering my suggestions and questions above.

Bill Uebelher
mbu11@q.com
303.988.2834

TO: Denver Planning Board
CC: Councilman Kevin Flynn
From: Mary Davison
Date: March 16, 20221
RE: Application #2019i-00165, Loretto Heights

As a longtime resident in the community, I am excited for the future of Loretto Heights and encourage you to approve the rezoning for Application #2019i-00165.

I have spent the majority of my life in this part of Denver. As I look to the future I see so much opportunity for Loretto Heights. Opportunity for groceries, for additional amenities and opportunity for me and my husband to eventually move to the campus. With the plan to provide missing middle housing with townhomes and apartments – I see options that we may be able to enjoy as we look to our retirement. It's not just my own self-interest that is compelling me to write for your support. I see the potential of this development as in our collective self-interest – to protect our history while planning for our futures.

I appreciate the commitment to revitalize the theater and to restore the historic buildings on the campus. It's incredible that the first building to be renovated is Pancratia Hall for affordable housing. I hope one day my neighbors in Pancratia will join my husband and I at our local coffee shop as we enjoy a concert at the theater. Please support the rezoning of Loretto Heights.

From: noreply@fs7.formsite.com on behalf of sharonkhammond@comcast.net
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13663788
Date: Monday, March 15, 2021 11:48:05 AM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Sharon Hammond
Address	3298 W Amherst Ave
City	Denver
State	Colorado
ZIP code	80236
Email	sharonkhammond@comcast.net
Agenda item you are commenting on:	Rezoning
Address of rezoning	3001 South Federal Blvd
Case number	2019I-00165
Would you like to	Strong support

**express
support for
or
opposition
to the
project?**

**Your
comment:**

I reside in one of 15 homes that directly abutt the Loretto Heights campus. I have been involved in the redevelopment process for this property from the beginning. I have attended numerous meetings including Denver's planning process and on-going monthly informational meetings and have provided input along the way. Westside Investments (Westside) has been very thoughtful and purposeful in their engagement of the community. Mark Witkiewicz has been very accessible and responsive to all forms of communication from community members. I have been impressed with the passion that Westside has for the historic significance of this site. They have patiently listened to what the community has asked for and I believe that their design proposal reflects this. Of course, change is difficult and it does not come without some level of trepidation. My neighbors and I have expressed various concerns over the many months of planning. Despite these concerns I continue to welcome this redevelopment and am excited about what the future holds for this exceptional property. We are putting our trust and faith in Westside Investments to produce a well planned development that will enhance the existing community.

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From: [Mark Witkiewicz](#)
To: [Morrison, Jason P. - CPD City Planner Senior](#); [Barge, Abe M. - CPD City Planner Principal](#)
Cc: [pat.mccormick](#); [Sr. Mary Nelle](#); ["Marcus Pachner"](#)
Subject: [EXTERNAL] FW: Comment re: Loretto Heights development
Date: Monday, March 15, 2021 1:19:55 PM

Jason / Abe,

Please see below letter from Sr. Pat McCormick. May we ask for your help making sure her thoughts are shared with the Planning Board.

Thank you,

Mark

MARK J. WITKIEWICZ
Principal
Westside Investment Partners, Inc.

p (303) 984-9800 c (720) 202-6375

-----Original Message-----

From: pat.mccormick <pachi35@hotmail.com>
Sent: Monday, March 15, 2021 11:03 AM
To: Mark Witkiewicz <MarkW@westsideinv.com>
Subject: Comment re: Loretto Heights development

Dear Mark,

I was not able to find another way to share my comments, as you have requested, in preparation for the March 17 meeting.

The development will be a welcome alternative to the compact, high-rent, box-like housing presently gentrifying many Denver neighborhoods. It gives me joy that your development will be culturally diverse, committed to affording housing for families and a source of community-building and celebration. Your plan will provide what future generations will seek and appreciate.

Sincerely,
Patricia McCormick, SL

Sent from my iPad



GRAND PEAKS
PROPERTIES

March 15, 2021

Denver Planning Board
Community Planning & Development
City and County of Denver
201 W. Colfax Ave, Dept 205
Denver, CO 80202

RE: Support for Rezoning Application #2019I-00165, Loretto Heights

Members of the Denver Planning Board,

As a representative of Grand Peaks, I have been working together with Westside Development since February 2019 on the strategy for the redevelopment of the Loretto Heights University campus at 3001 S. Federal Boulevard. I would like to submit this letter to express my support for the rezoning request to change areas of CMP-E12 to PUD-G 24, PUD-G 25, AND U-MX-3 (with waivers). I believe this rezoning should be approved for the following reasons:

1. It is consistent with the approved Small Area Plan as the basis of community design.
2. The applicant, Westside Development, has done an extraordinary amount of community outreach and public engagement. The rezoning reflects input and lessons learned from the community.
3. The applicant has also worked closely with a comprehensive team of experts to thoroughly understand the entire campus and where appropriate density should be developed.
4. The rezoning creates certainty around outcomes. It is sensitive to, and respects, the adjacent communities and neighborhood contexts.
5. The rezoning will enable the renovation and reuse of the designated historic structure on the campus while also creating the opportunity for new neighborhood-centered uses. The mix of uses and housing types will establish a desirable balance for a supported neighborhood.

For these reasons, I urge the planning board to recommend that Denver City Council approve the rezoning request. The attributes of the rezoning are appropriate and will be a great fit and help create a great future for the neighborhood. Please include this letter of support in the packet for the Planning Board and for the public hearing on the rezoning.

Sincerely,

Elli Lobach
Senior Vice President, Development
Grand Peaks Properties, Inc.
720-889-9209
elobach@grandpeaks.com

From: noreply@fs7.formsite.com on behalf of [loydcharles773 at yahoo.com](mailto:loydcharles773@yahoo.com)
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13665386
Date: Monday, March 15, 2021 11:46:56 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Guadalupe Loyd
Address	3260 W Amherst Ave, , 3001 South Federal Boulevard
City	Denver
State	Colorado
ZIP code	80236
Email	loydcharles773@yahoo.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	3001 South Federal Boulevard
Case number	20191-00165
Would you like to	Strong support

**express
support for
or
opposition
to the
project?**

**Your
comment:**

I share the backyard fence just north of the Loretto Heights campus. I have spent the last 3 years working on the redevelopment of the former Loretto Heights campus as an active stakeholder throughout the entire process since the beginning of the small area plan. I have been to most of the community meetings held on a monthly basis as well as meetings in my RNO of South Mar Lee/Brentwood/Sharon Park Neighbors who are in full support of the rezoning application. I believe the proposed rezoning applications, if supported, will bring community amenities, housing for all and honor the tradition of the Sisters of Loretto and the campus. There has been great collaboration by all parties, as a community, in proposing a medium density village-like development that will be a treasure for our neighborhood and all southwest Denver. Thank you. Guadalupe & Charles Loyd

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From: noreply@fs7.formsite.com on behalf of frmarty@hollyfamilydenver.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13666135
Date: Tuesday, March 16, 2021 8:53:46 AM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Fr Marty Lally
Address	4377 Utica Street
City	DENver,
State	Colorado
ZIP code	80212
Email	frmarty@hollyfamilydenver.com
Agenda item you are commenting on:	Other
Name of Project	Map Amendments - Loretto Heights
Would you like to express support for or	Strong support

**opposition
to the
project?**

**Your
comment:**

I am a member of the Loretto Community and I am in favor of the redevelopment plan submitted by Westside Investment for Loretto Heights campus. I agree with this because it will enhance the neighborhood, improve the use of the campus and is totally in keeping with the values of the original Sisters of Loretto who founded the college and is likewise expresses the values of the current Loretto Community.
Thank you, Rev. Martin Lally

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From: noreply@fs7.formsite.com on behalf of lpena@lorettocommunity.org
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13666879
Date: Tuesday, March 16, 2021 11:43:46 AM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Lydia Pena
Address	3101 West Hillside Place
City	Denver
State	Colorado
ZIP code	80219
Email	lpena@lorettocommunity.org
Agenda item you are commenting on:	Plan
Plan area/neighborhood	Loretto Heights Campus
Would you like to express support for or opposition to the project?	Strong support
Your comment:	Loretto Heights College was my home for 27 years --- 4 years as a student and 23 years as a Sister of Loretto faculty member who lived

on campus. Machebeuf Hall was opened with the first Christmas banquet in 1951, when I was a freshman. The view of the mountains from that dining room nurtured my soul for many years. The Plan put forth by Westside remodels Machebeuf for use by the community that will be created on those grounds. It lends to the exceptional beauty of the property itself. Mark Witkiewicz from Westside Investments has been so respectful of the values brought to that land by Sister Pancratia and the first Sisters of Loretto in 1888 when they purchased the property.

For 2.5 years, Mark and his team have invited the wider community of interested persons to meetings where they listened to a variety of individuals. Because of those meetings, they generated an amazing sustainable plan with open space and affordable housing with reduced density. The Great Lawn will help bring the community together. As they spoke I saw evidence of the values of those Sisters who began living and working there over 130 years ago.

We human beings all have impressions and it is easy to assume that what I think, is fact. As I've accumulated years I've learned the importance of checking the evidence -- the truth, the facts. Westside listened to opinions and, in my opinion, took what they heard the wider community saying and embedded it into a Plan that respects the values of us Sisters of Loretto and that I wholeheartedly support.

So, I end by saying: for all that has been, THANKS, and to all that will be, YES.

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From: noreply@fs7.formsite.com on behalf of [integradesign1 at yahoo.com](mailto:integradesign1@yahoo.com)
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13667154
Date: Tuesday, March 16, 2021 12:59:10 PM

Denver Logo



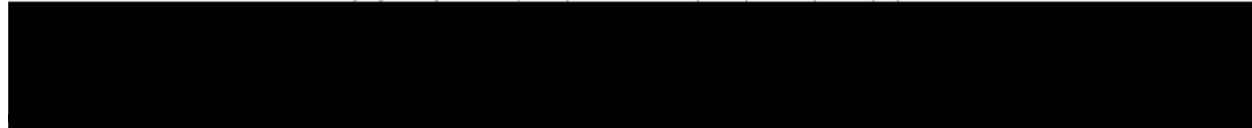
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Karen Kalavity
Address	9940 Westcliff Pkwy,
City	Westminster
State	Colorado
ZIP code	80221
Email	integradesign1@yahoo.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	Loretto Heights
Would you like to express support for or opposition to the project?	Strong opposition
Your comment:	Please Vote "NO" on Loretto Heights Rezoning, I grew up in Denver for over 50 years before I lost my home due to the 2008 recession. I hate to see how the housing crisis is being "addressed" now.
If you have an additional document	Dear_Denver_Planning_Board_Members.docx

or image that you would like to add to your comment, you may upload it below. Files may not be larger than 5MB. [\(987k\)](#)

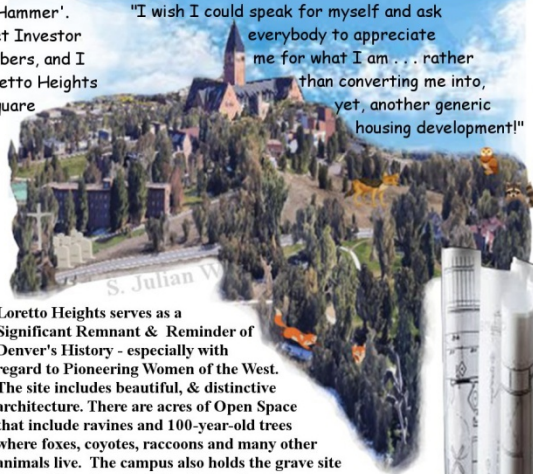
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Westside Investment Partners
Andy Klein and his sidekick, Mark W.

"They call me the 'Hebrew Hammer'. I'm a former Wall Street Investor who likes math and numbers, and I really see sites like Loretto Heights as nothing more than square footage that I can get real cheap, but flip for big bucks!"



Loretto Heights serves as a Significant Remnant & Reminder of Denver's History - especially with regard to Pioneering Women of the West. The site includes beautiful, & distinctive architecture. There are acres of Open Space that include ravines and 100-year-old trees where foxes, coyotes, raccoons and many other animals live. The campus also holds the grave site & "final" resting place for 62 founding nuns.

Loretto Heights Nuns and Community Legacy

"I wish I could speak for myself and ask everybody to appreciate me for what I am . . . rather than converting me into, yet, another generic housing development!"



Denver Planner Jason Morrison

"Flat screen, flat plans, everything is 2-dimensional to me, including Loretto Heights. Before becoming a Denver Planner, I worked for the Norris 'Design' Company - infamous for utilizing 'Metro Districts', bulldozers and a focus on high density generic housing. That's my training!"

Re: Loretto Heights

Dear Denver Planning Board Members,

Joel Noble, Andrew Abrams, Heidi Aggeler, Erin Clark, Ignasio Correa-Ortiz, Jessica Dominguez, Don Elliot, Angelle Fotherer, Gosia Kung, Frank Schultz, Heidi Marjerik,

I am writing this email to encourage you to vote "NO" for the Loretto Heights Re-Zoning.

I believe this site can hold more than housing, as well as some commercial, but the plan put forth by the Denver "Planning Department", as well as by Westside Investment Partners is NOT in the best interest of the community, or the best and highest use of this particular Denver "Landmark".

Loretto Heights was founded in the later 1800's by nuns, originally from Kentucky, who were determined to make life better for pioneering women of the West, many of these were disenfranchised women who were glad to get an education from the Sisters, rather than some of their other options at the time.

Along the way, a beautiful learning campus was developed on the highest site in Denver with great views to the mountains and to all the eye could see in that part of Colorado. Beautiful architecture as well as the retaining of waterways, trees, large expanses of green space and other places for nature all were incorporated into the plan. The site was a truly spectacular example of the best of the architecture at that time as well as being a premiere learning space.

Unfortunately, or fortunately, in the 1960's, many schools became co-educational and the need for an all-girls school became obsolete. In the stress of determining what to do with a learning campus that was no longer attracting female students, the Sisters of Loretto Heights looked to their "Brothers" at Regis University for some guidance and help. The "help" they received was for the Priests at Regis to sell off the campus for \$7 million to Japanese learning school of Teikyo, which became Teikyo /Loretto Heights. I have friends who attended this school and they remember it fondly.

In this arrangement and sale of the property, the magnificent architecture as well as the existing cemetery all were kept intact . . . Teikyo honored this agreement. Then, Teikyo fell into its own downward spiral and lost too many students to stay open as well. That is when the property "went on the market" a few years ago. The agreement for the sale was dependent on the purchaser keeping, at minimum, the magnificent administration building and Chapel intact. In fact, the low price of \$17 million was accepted with the caveat that money would have to go into the restoration of the chapel and Administration Building, minimum. This was going to be expensive, but the "owners" of the property, even though in Japan, recognized the importance of the beautiful architecture and Sense of Place of this site.

Enter a few different prospective developers . . .

First, or at least early on, there was Catellus, who offered up a plan that does not look that much different from what Westside Investment Partners is dishing up now ... and that plan was soundly rejected - **Too many houses, not enough green space, etc., etc.**

So Catellus went home.

Then, ultimately, came Westside Investment Partners. The "good news" was that it was headed up by a local guy, Andy Klein and also Mark W. who had successfully headed up and converted the downtown historic Denver Dairy Block and Milk Building into a nice shopping space and had kept a lot of the character intact. Sounded like a good purchaser/developer. But lo, and behold, even though there were countless "Public Meetings", along the way, the mission for the site became perverted way beyond belief to become what is a now a generic housing plan without any recognition of the beauty of the existing legacy and history of the site.

1. **INSTEAD** of honoring the architecture, there is now a plan to build out any new architecture to the "modern" and rather hideous "soviet-style barracks" that are going up all over Denver, while not respecting the beautiful adjacent and historic character of the site
2. **INSTEAD** of honoring the green space, the plan is to bulldoze the existing trees, waterways, lawns, ravines, and wildlife habitat into oblivion.

3. **INSTEAD** of designing a plan that will work with the Administration Building and Chapel, these buildings have become left-over spaces to deal with after the developers make their millions off of the generic housing that will – now - take over the site. The one” idea” the developers have had with regard to the Administration Building is to convert it into “Assisted Living” or “Nursing Home” space. This “idea” came last year before all the nursing homes had the highest death rates from COVID-19 of any places in the country. I just read an article in the Colorado Sun about all the bankruptcies and insolvencies that Nursing Homes are experiencing nationwide, and Colorado is no exception. So the “idea” that the honored building, that needs repairs, is not even being addressed by this plan & rezoning, is problematic, to say the least.
4. **INSTEAD** of keeping the cemetery intact, which houses 62 founding nuns, the cemetery is in danger of losing its right to be on the property entirely, now that generic housing is proposed. There is talk about exhuming the 62 Sisters and taking them elsewhere, so that they can be properly be respected.

This whole thing is pure lunacy!

Please reject the proposed re-zoning! Thanks, Karen Kalavity

" We have a true gem in our community, yet I am determined to convert the unique & beautiful Loretto Heights Campus into another generic housing project . . . without even addressing BASIC AFFORDABILITY OR Sustainability!

Forget about the fact that I am working with insensitive developers who see this site as nothing more than cheap acreage rather than having ANY understanding of its true value to the city of Denver for GREEN SPACE or for the ARTISTRY & BEAUTY of its architecture, or the unique HISTORY of the PLACE . . . then pretend that they are making a plan to HONOR it!



I've been bedazzled, hypnotized, brainwashed, or whatever you want to call it, into believing that Westside is actually providing something that our Denver residents need or want . . .

It's like taking the Mona Lisa and using it for its frame, while dumping the artwork into the landfill . . . Or like trading Nolan Orenado for some other generic baseball player, all the while Monfort builds out a new complex near the Rockies Stadium. What's so special about that? Especially if all you have is a losing team all the time!

But, unfortunately, I am more impressed with investors who are determined to make money off of Denver rather than adding anything unique or special to our city!

Kevin Flynn

City Council Member representing the Loretto Heights Neighborhood

I really just can't help myself!"



March 16, 2021

Dear Denver Planning Board,

On behalf of Thrive Home Builders, thank you for the opportunity to voice our strong support of the rezoning of portions of the incredible Loretto Heights Campus.

The Loretto Heights Small Area Plan provided a basis for truly community-guided design. Over two years ago, I had the privilege of standing in Machebeuf Hall, in awe of the southwest Denver community providing their input, experiences, desires, and dreams for Loretto Heights through the beginning of the Small Area Plan process. Over the better part of a year, the Small Area Plan was informed by the community, and throughout the rezoning process, we have referenced the Plan weekly to stay true to the desires of the community when it came to the proposed zoning and land planning of the for-sale residential portions of the revitalized campus.

We used a team approach, focused on listening, before putting pen to paper. What was amazing about the Small Area Plan process was that it provided a foundation for a rezoning, where the community, City, developer, consultants, and builder partners could *voluntarily* sit at the same table and dialogue about how to create a special place that was respectful of its history, reflected the desires of the community, could add to the fabric of the surrounding neighborhood, all in an appropriate and energizing way for the next chapter of Loretto Heights.

Monthly meetings with the community informed the zoning and therefore the style, density, and types of housing we anticipate building at Loretto Heights. From our monthly meetings, we learned the community desired a wide array of housing types and prices – from townhouses to single family detached homes – priced low to high – in order to promote a diverse community. As a result, we have truly affordable and income restricted homes, a wide range of homes aimed at Denver’s missing middle, as well as luxurious homes that will likely be priced more closely to the adjacent neighbors in Dartmouth Heights. And these homes will be built with energy efficiency and health as primary drivers!

Thrive Home Builders was invited by Westside to participate early in the process with the goal of listening and learning. And we have learned a ton! The community feedback and the City staff’s input have helped us iterate the land plan countless times, and we continue to revise as we learn more. The current plan reflects the desires of the community as well as input from the City – especially regarding transitioning to more density as we get closer to the campus core, focusing on how to ensure sustainability is incorporated into the homes (through building Zero Energy Ready homes) as well as the land plan (through less paved roads and more parks and trails), and promoting building forms that encourage creation of attainable and resilient home ownership. Because the site is topographically challenging and we have also heard the community’s desire to be respectful of the existing and uniquely steep slopes, we have designed a land plan that continues to feel like a campus, and we have designed homes to take up much of the grade thereby minimizing artificial retaining walls that feel out of place. The tailored zoning helps us create a wider variety of housing types at different densities and heights, which also helps facilitate offering homes at multiple price points. It is important for us that neighbors feel just as welcome here as homeowners.

One of our favorite parts of Loretto Heights revitalization process is the neighborhood involvement at every step – we love getting to know our future neighbors! Pre-pandemic, we were able to meet many neighbors at the in-person monthly meetings, and lately we have been able to see them periodically on the virtual meetings. We have even had opportunities to show community members our homes in other parts of Denver, like Central Park, which showcase our commitment to energy efficiency and health. We have also met neighbors onsite to listen to their ideas, and we have continuously been impressed with their knowledge of the zoning process, the current conceptual land plan, how the for sale affordable housing will be sprinkled throughout the phases of the project as much as possible, and how the Thrive homes on the boundaries of the campus are designed to transition to the existing neighborhoods.

Thank you again for this opportunity to speak in favor of the next chapter of Loretto Heights.

Sincerely,



Brad Wilkin

Project Manager
Thrive Home Builders
1875 Lawrence St., Suite 900
Denver, CO 80202

From: noreply@fs7.formsite.com on behalf of [bnicholas2017 at gmail.com](mailto:bnicholas2017@gmail.com)
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13668275
Date: Tuesday, March 16, 2021 6:24:30 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Sister Barbara Nicholas SL
Address	2502 Rudy Lane
City	Louisville
State	Kentucky
ZIP code	40207
Email	bnicholas2017@gmail.com
Agenda item you are commenting on:	Plan
Plan area/neighborhood	The historic Loretto Heights campus
Would you like to express support for or opposition to the project?	Strong support
Your comment:	To Members of the Denver Planning Board: On behalf of the Sisters of Loretto and Loretto Community members I strongly support the

creativity which Mark Witkiewicz and Westside Denver bring to the historic Loretto Heights campus. We have been associated with this property since the founding of the college over 130 years ago. Our sisters lived and taught there with professionalism and care. The spirit of the Heights endures, even as the spirits of those Sisters of Loretto buried in the cemetery there give courage to us all to carry on with steadfast commitment. It is my privilege to offer full support the re-development which Mark and company envision on this campus. Sincerely, Sister Barbara Nicholas SL, President

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.



From: noreply@fs7.formsite.com on behalf of mary.sandoval.ms@gmail.com
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13668458
Date: Tuesday, March 16, 2021 8:27:55 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Mary Helen Sandoval
Address	3155 West 45th Avenue
City	Denver
State	Colorado
ZIP code	80211
Email	mary.sandoval.ms@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	3001 South Federal
Would you like to express support for or	Strong support

**opposition
to the
project?**

**Your
comment:**

Dear Members of the Planning Board,

I strongly support the creativity which Mark Witkiewicz and Westside Denver bring to Loretto Heights campus. The future and the integrity of the campus are very important to me as I am a graduate of Loretto Heights College. In addition, I am a Co-member of the Loretto Community. In particular, I support the affordable housing which is part of the plan proposed by Mark and his team. I am counting on the cemetery, where many former professors and administrators are buried, being maintained as part of the development.

I support the rezoning application and encourage you to approve it.

Sincerely,
Mary Helen Sandoval

This email was sent to planning.board@denvergov.org as a result of a form being completed.
[Click here](#) to report unwanted email.



From: noreply@fs7.formsite.com on behalf of [cwooden83 at gmail.com](mailto:cwooden83@gmail.com)
To: [Planningboard - CPD](#)
Subject: Denver's Planning Board Comment Form #13668503
Date: Tuesday, March 16, 2021 9:16:17 PM

Denver Logo



Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name	Christine Wooden
Address	3700 W Eastman Ave
City	Denver
State	Colorado
ZIP code	80236
Email	cwooden83@gmail.com
Agenda item you are commenting on:	Rezoning
Address of rezoning	3001 S Federal Blvd
Would you like to express support for or	Strong opposition

**opposition
to the
project?**

**Your
comment:**

There is no need for 5 story buildings to mar the beauty that is Loretto Heights. It's bad enough that they are going to take away some open space (which is so limited all through Denver) and dump 100s of extra cars on the roads around Loretto with their new building of more dense housing. Now you want to increase the height of the buildings and create a clutter of buildings that will hide Loretto. There is absolutely NO NEED for 5 story buildings - which will lead to cars parked everywhere. Please do NOT allow this rezoning.

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[Click here](#) to report unwanted email.



Date: March 16, 2021

Email Memo: **NEIGHBORHOOD POSITION STATEMENT** (two pages)

To: Planning Board, City and County of Denver; Jason Morrison, Senior Planner, Community Planning and Development

Copied: CM Kevin Flynn; Mark Witkiewicz, Westside Investment Partners; Josh Laipply, Chief Projects Officer, Mayor's Office; Shannon Gifford, Deputy Projects Officer, Mayor's Office; Viktoriya Luckner, Senior Engineer, Transportation Design, CCD.

From: Richard Garcia, President of Dartmouth Heights Association – HOA (DHA); Ray Elliot, Vice President of DHA and Co-Chair of this committee and Mark Upshaw, resident of DHA and Co-chair of **DHA - Loretto Heights Development Liaison Committee**

RE: Zone Change Request: Loretto Heights Campus Development, 3001 South Federal Blvd. Application No. 20191-00165

Our neighborhood, the Dartmouth Heights Association – HOA, supports the zone change. However we have concerns about the traffic management within the development site. Those concerns are expressed below under **Automobile Traffic Management**.

The zone change request before you is the positive result of the Infrastructure Master Plan that has grown out of the Loretto Heights Area Plan (a Small Area Plan process). The Area Plan was adopted, with wide community support, by City Council in the fall of 2019. The current plan, of which this zone change request is a part, is a quality development flowing out the vision and principles synthesized into the noted Area Plan. It was inclusive, and engaged a board base of stake holder groups including the surrounding neighborhoods and many other interested parties.

Westside Development Partners, on their own initiative and under the able leadership of Mark Witkiewicz, Principle and Project Manager, has continued community engagement by holding regularly scheduled community meetings during the Infrastructure Master Plan process. These meetings, to our knowledge, were not a city requirement. **Westside has listened to our concerns, sought to fully understand them and incorporate them, as appropriate, into the development designs throughout the process.**

Councilman Flynn has been equally attentive to our concerns and worked tirelessly with the City agencies and the developer to assure that our requests were appropriately included in the development. We are gratified that these refinements will make for a better development and further improve its pedestrian and esthetic quality. These refinements have the potential to enhance our own beloved Dartmouth Heights Neighborhood.

Automobile Traffic Management: The extension of Bates Ave. (we understand it is called Road "B" within the development) across Federal Blvd. and west into the campus without any four-way stops and/or other traffic calming measures, appears to be in opposition to the City's

fundamental principles of balanced and best practiced mobility, (these principles are expressed in Denver Moves and other City plans). This current situation allows for unrestricted flow of automobiles while hindering pedestrian right of way. **Both CM Flynn and Westside have lobbied for the four-way stops, yet the City's transportation design group will not allow them.** They are, apparently, sticking fast to their "rule book" with a narrow view of how it should be applied in this high quality community design. **We strongly encourage a balanced and safe mobility plan for the new community that engenders easy pedestrian circulation throughout the seventy two acre site while placing the automobile in its rightful place – not superior to the pedestrian.** This planning goal is aligned with the core principles of the Loretto Heights Area Plan, which indicates a village-like character.

We have come to terms with the reality that the development will generate traffic volumes impacting our neighborhood. However, we are deeply concerned that unrestricted auto traffic on Road "B" will, also, generate cut-through traffic from outside the new development. The cut-through traffic would, in turn, use our own neighborhood streets as conduits. Those streets include South Irving Street, South Julian Way and Dartmouth Avenue. Such a traffic pattern would be a tragedy for our neighborhood. **For this reason also, we strongly encourage the incorporation of several four way stops and/or other possible devices, such as traffic tables, to slow and discourage cut- through traffic.** We solicit your cooperation in expressing this concern to the traffic design division of the Department of Transportation and Infrastructure; the Mayor's Office, and other appropriate agencies within the city.

Additionally, we solicit cooperation from City and elected officials that there be on-going monitoring of traffic volumes, at appropriate intervals, in our neighborhood as the campus construction progresses. Such monitoring will determine if traffic calming and management features are needed around the new development.

We thank you for reviewing our concerns and comments. We have hopes for a truly livable community that will make Southwest Denver and the City at-large proud.

TO: Denver Planning Board
REGARDING: Application #2019i-00165, Loretto Heights
From: Matt Paull
Date: March 17, 2021

I am proud to be a Denver resident and raising my family in southwest Denver. My wife and our two daughters love this area and work hard to enrich our community. I also work for a general contractor that is professionally dedicated to many wonderful projects in Denver. Thus, as a neighbor and a professional, I have followed the process of the Loretto Heights Redevelopment and support the proposed rezoning of the site.

I am aware of the community engagement for this site, which began nearly three years ago, finding the developer has acted as a partner and provided a vision for transition to our community with making this a small area plan. Now that the adopted small area plan is the basis for this rezoning. The developer has continued to meet with the community for the last two years to be sure that the rezoning continues to bring the vision of the small area plan forward.

In a city that is challenged with appropriate outreach and planning, I believe a remarkable balance has been found at Loretto Heights. I find that the developer has actively participated with public input and valued the two-year engagement process- I am thankful for the care of the campus. Our family wants to make this part of our neighborhood and share in the community amenities and neighborhood experience.

I would urge you to join me in supporting the three rezoning applications for the Loretto Heights Campus.

Sincerely,


Matt Paull

2892 S. Quitman Street

Denver, CO 80236

March 17, 2021

Misty Bishop Paull
Denver, CO

Dear Denver Planning Board,

As a former aide to Denver City Council, I have watched the public participation around the planning of the Loretto Heights campus with keen interest. I am impressed with how comprehensive the public engagement has been on this project and how neighbors have truly made the plan better.

Even more important than the incredible public input that has been valued over the three-year engagement process, I am so thankful for the care of the campus. The developer truly has shown that they understand what an incredible asset Loretto Heights is for Southwest Denver and will continue to protect the community assets. I wholeheartedly encourage you to support the rezoning of the Loretto Heights Campus.

As a southwest Denver resident, I am fully in support of the proposed rezoning (3 separate districts) for 3001 S. Federal Boulevard. I would appreciate your support for the rezoning applications.

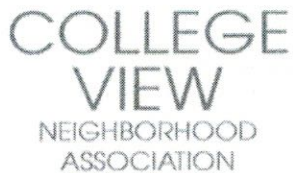
Sincerely,

Misty Bishop Paull

Misty Bishop Paull

2892 S. Quitman Street

Denver, CO 80236



30 April 2021

To whom it may concern,

Westside Investment Partners, Inc (WIP) has been keeping our neighborhood involved with and aware of progress through each phase of the design process. One of our Board Members, Clare Harris, even sits on the community liaison committee for WIP. They have been easy to contact and quick to address any questions. They have listened to our concerns, ideas and desires addressing them with thoughtfulness through this part of the design phase. Prior to the pandemic, WIP would visit our neighborhood association meetings to inform on progress. Since then, they have attended our virtual neighborhood meetings and hold their own to which we are invited.

Several of our main topics addressed were:

Views of the Administration Building from Federal, especially the tower.

Bringing the Colleges architectural features into the new construction.

Keeping traffic away from existing neighborhoods as possible.

Creating green space in the project and making available to surrounding neighborhoods.

Not surrounding the property with fencing.

Continuing to pursue ways for using the Theatre rather than demolishing it.

Since our first desires did not come to pass, remaining a teaching institution, a green space or an event center the only realistic option was to develop the College. WIP has been interactive with us and we appreciate their time spent with the community and support their project.

Sincerely,

A handwritten signature in blue ink, appearing to read "David E Paillet". The signature is stylized and somewhat abstract, with several loops and a long horizontal stroke extending to the right.

David E Paillet
Board President



Hartman Ely Investments LLC

2120 Bluebell Avenue
Boulder CO 80302
720-333-0110

May 5, 2021

Denver City Council
City and County of Denver
1437 Bannock Street
Denver, CO 80202

Re: Loretto Heights Community
May 10th Agenda Item 21-0333
Importance of Rezoning Approval

Dear Council Members,

I am writing to express my strong support for the rezoning of the Loretto Heights Community at your May 10, 2021 meeting, as recommended by the Denver Planning Board at their March 17, 2021 meeting.

As background, I have focused on sustainable redevelopment, historic preservation and design review efforts for many properties in Denver, Lowry and other areas around the USA since 1980. That focus began as a practicing architect and transitioned in 2001 to being a co-owner of a local redevelopment company, Hartman Ely Investments (HEI). Our company specializes in historic property redevelopment and creating sustainable communities. Our current redevelopment effort (with our partner, Grant Bennett of Proximity Green) is the Pancratia Hall Lofts property at Loretto Heights, a conversion of that treasured historic landmark into 74 affordable apartments for Denver's working families.

Our involvement in Loretto Heights began in late 2017, when HEI was invited to attend a Loretto Heights community meeting by Councilwoman Sally Daigle of the City of Sheridan. Since that time, I have attended many Loretto Heights community meetings and have been continually impressed by how much the local community cares about Loretto Heights, as well as the amount and depth of community input into this campus redevelopment.

I am also impressed by the quality of the proposed redevelopment for Loretto Heights. In my opinion, the master development team has preserved/enhanced all the important features of Loretto Heights:

- Preserving the important historic buildings and a large amount of open space near those buildings, to maintain a campus feeling.
- Maintaining important views to/from the campus.
- Integrating compatible and appropriately-scaled new development.
- Creating a truly walkable new community with a sensitive new system of neighborhood streets.
- Utilizing Loretto's water to provide a more sustainable irrigation system for the proposed landscaped areas.

My conclusion from longterm experience at Loretto Heights and involvement with many similar properties in other communities is that Denver is truly fortunate to have this opportunity. As Denver grows, the City needs this type of high quality redevelopment. Most importantly, the Loretto Heights community and the various development teams working to transform this beloved campus are all passionate about achieving a great outcome and a truly sustainable/walkable/special community at Loretto Heights.

I hope that you will vote “yes” to approve the Loretto Heights rezoning at your May 10th meeting and help this outstanding community achieve its dreams.

Sincerely,

HARTMAN ELY INVESTMENTS LLC

A handwritten signature in black ink that reads "Jim Hartman". The signature is written in a cursive style with a large initial "J".

Jim Hartman, Manager

Xc: Mark Witkiewicz, Westside Investment Partners
Marcus Pachner, The Pachner Company

THE GREENS AT PINEHURST HOMEOWNERS ASSOCIATION



P. O. Box 27112 -- Denver, CO 80227

May 3, 2021

Kevin Flynn | Councilman, District 2
City Council | City and County of Denver
3100 S. Sheridan Blvd. Unit D, Denver CO 80227

Dear Councilman Flynn:

We understand there is a meeting scheduled within the next week to discuss the Loretto Heights development.

Please know that the HOA Board of Directors of the Greens at Pinehurst approves of the proposed new development at Loretto Heights. We understand they will maintain many of the older buildings including the tower and the theater facility. Low-income housing will be mixed in with higher end housing and some commercial and retail development will also be part of the project.

We are hopeful that the Denver City Council will proceed with this project.

Sincerely,

David F. Licko, President of the Greens at Pinehurst HOA
On behalf of board members – Melissa Giordano, Jaclyn McFadyen, Nancy Kimball, Laura Eckhardt, Jeff Cramer, Kevin Donahue.