

## ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at [MailHighOrdinance@DenverGov.org](mailto:MailHighOrdinance@DenverGov.org) by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Date of Request: 06/24/2025

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☐ Yes ☒ No

### 1. Type of Request:

☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☒ Rezoning/Text Amendment

☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change

☐ Other:

2. **Title:** (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves a map amendment to rezone property from D-C, UO-1 to D-TD, UO-1, located at 801 15<sup>th</sup> Street and 1525 Stout Street, in Council District 10.

3. **Requesting Agency:** Community Planning and Development

### 4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Matthew Bossler	Name: Matthew Bossler
Email: matthew.bossler@denvergov.org	Email: matthew.bossler@denvergov.org

5. **General description or background of proposed request. Attach executive summary if more space needed:**  
(who, what, why)

Official Map Amendment to rezone approximately 0.27 acres of property located at 801 15<sup>th</sup> Street (Primary Address) and 1525 Stout Street from D-C, UO-1 to D-TD, UO-1 in the Central Business District neighborhood.

Application was noticed on 4/9/25, the property was legally posted from 4/18/24 to 5/3/24, Planning Board public hearing was noticed on 5/20/24, and the Planning Board Public Hearing occurred on 6/4/24. Planning Board asked how and why the Denver Theatre District was originally formed, which the Denver Theatre District (non-profit) answered was to encourage visitors to the Colorado Convention Center and Denver Performing Arts Center to explore neighboring blocks and 16<sup>th</sup> St. In general, Planning Board members expressed that while they did not feel that the related plans contained specifics that would certainly support the rezoning, there was nothing in the related plans that would lead them to recommend denial. Planning Board therefore unanimously recommended approval. One letter of opposition was received by CPD, from a resident of the nearby Spire Condominiums. Another letter was received from a Spire resident, expressing concerns and asking for more information. The applicant included four letters of support (Denver Theatre District, Colorado Convention Center, Downtown Denver Partnership, and Upper Downtown Neighborhood Association) in their application. Representatives from Denver Theatre District, Downtown Denver Partnership, Upper Downtown Neighborhood Association, and Denver Digarati (non-profit), as well as the owners of neighboring Aloft Hotel (800 15<sup>th</sup> Street) appeared at the Planning Board hearing in support. In addition, prior to the Planning Board hearing, the applicant also reached out to Councilmembers of the Land Use, Transportation and Infrastructure Committee with an informational packet, and followed up with members who asked questions.

6. **City Attorney assigned to this request (if applicable):**

7. **City Council District:** Council District 10

8. **\*\*For all contracts, fill out and submit accompanying Key Contract Terms worksheet\*\***

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: \_\_\_\_\_

Date Entered: \_\_\_\_\_