

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team

at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor's Legislative team with questions

Please mark one: ☒ Bill Request or ☐ Resolution Request Date of Request: 08/07/2025

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 800 15th 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 0.29 acres of property located at 800 15th Street from D-C, UO-1 to D-TD, UO-1 in the Central Business District neighborhood.

Application was noticed on 6/13/25, the property was legally posted from 7/22/25 to 8/6/25, Planning Board public hearing was noticed on 7/22/25, and the Planning Board Public Hearing occurred on 8/6/25.

Planning Board asked for clarification of anticipated residential impacts and questioned whether the staff report and presentation should or should not include consideration of the anticipated public benefits resulting from the off-premise advertising revenue-sharing requirement. The chair stated an opinion that the work of long-range planning and Planning Board review does include consideration of economic impacts, and that staff's associating the expansion of the Theatre District with the Downtown Area Plan's goal for building brand identity to influence economic success was appropriate. In general, the supporting 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. One supporting Planning Board member compared the local allowances of the Denver Theatre District to those of Seoul, Tokyo, and Times Square, to justify their support of the Theatre District's bright lights district.

One dissenting Planning Board member shared opinions that signs with ads detract from streetscape quality, and that the current (2007) Downtown Area Plan guidance on the location of the Theatre District does not extend to the site. Another dissenting

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

member Planning Board member stated that the presentation of plan consistency and public benefit by staff and remarks by Denver Theatre District, Inc. overstated the potential benefits. The final vote was 7 (aye) / 2 (nay).

No comments were received by staff. The applicant included a letter of support from the Upper Downtown Neighborhood Association in their application. Representatives from the ownership group, Denver Theatre District, Inc., and the Upper Downtown Neighborhood Association appeared at the Planning Board hearing in support. In addition, prior to submitting the application, the applicant also reached out to several Councilmembers.

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

7. City Council District: 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: _____