



709 South Delaware Street

Request: from C-MX-16 to PUD-G 39

Date: 11.12.2025

Presenter: Tony Lechuga

Presentation Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Request: from C-MX-16 to PUD-G 39



- Property:
 - ~6 acres
 - Vacant land, formerly home of the Gates Rubber Company

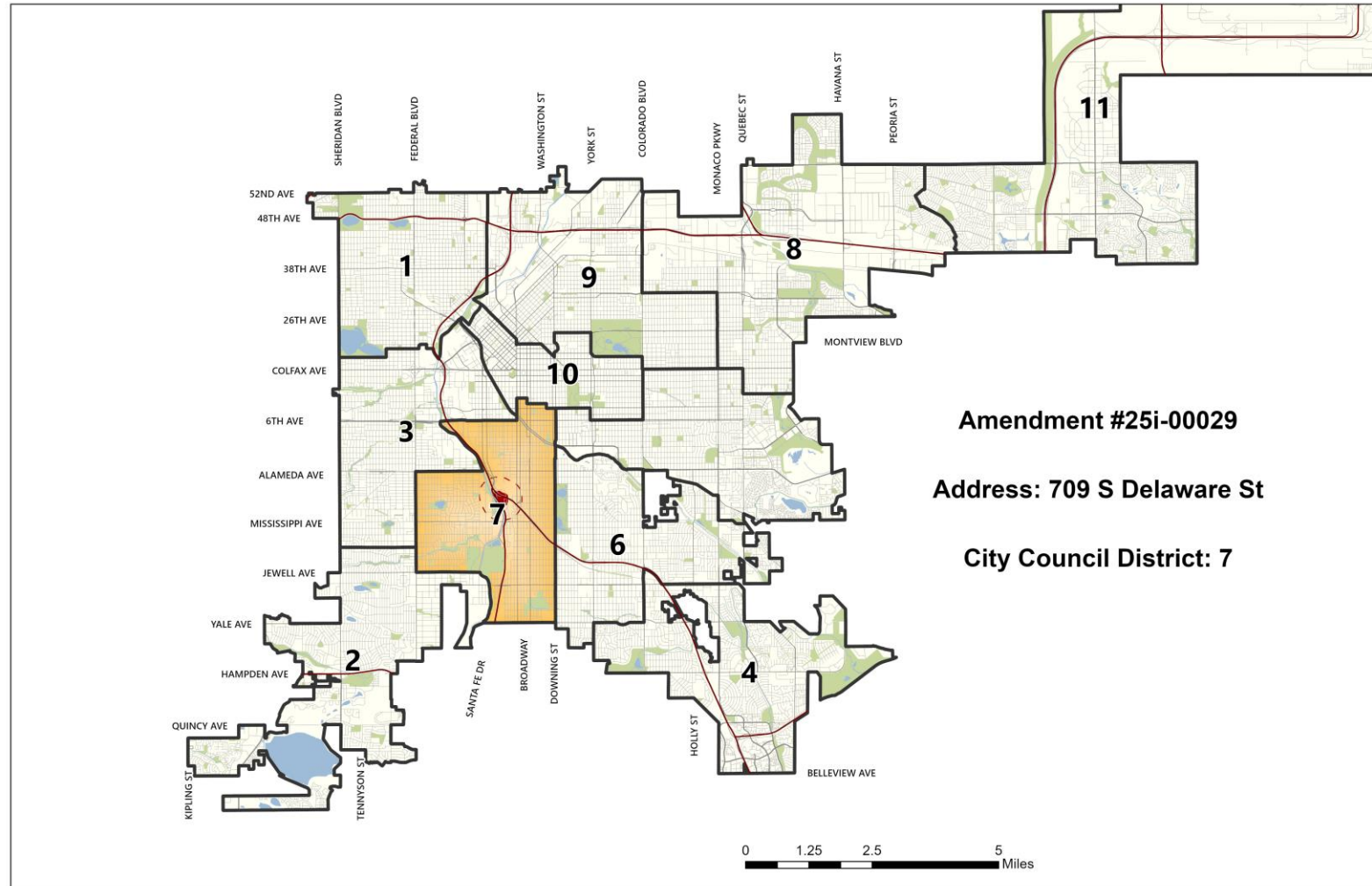
Reminder: Approval of a rezoning is not approval of a proposed specific development project

Presentation Agenda

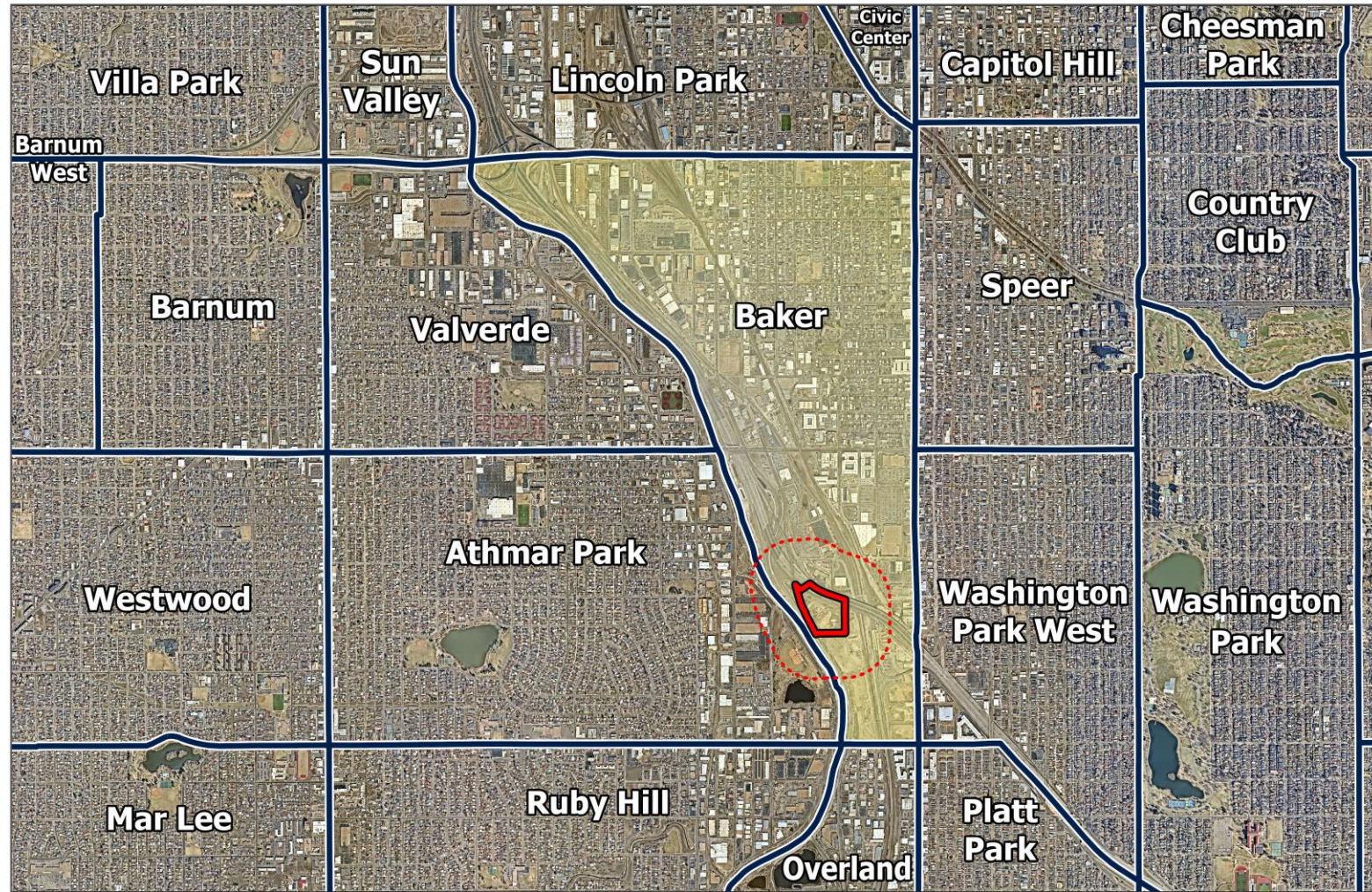
- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



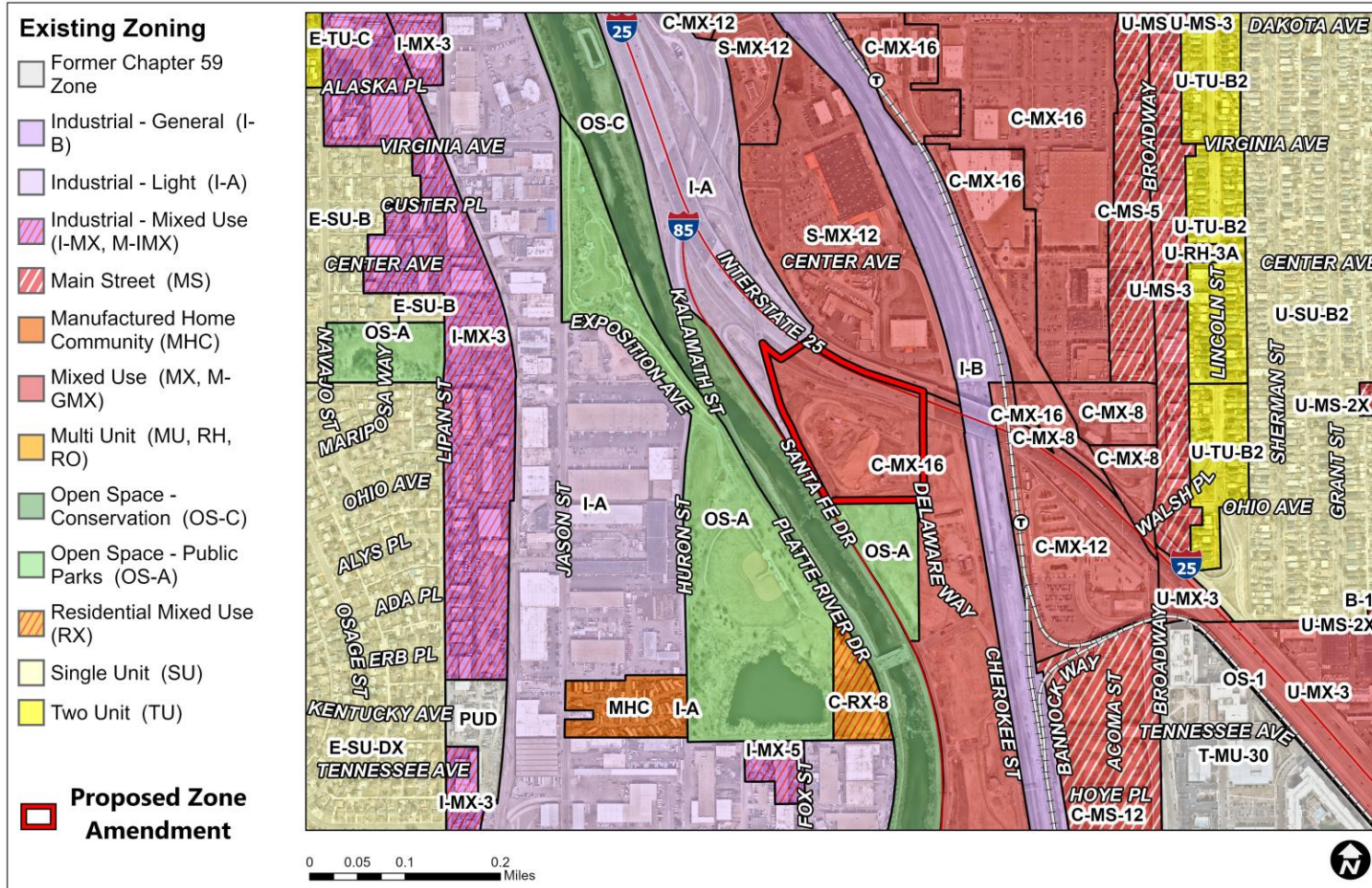
Council District 7 – Councilmember Alvidrez



Statistical Neighborhood – Baker



Existing Zoning – C-MX-16



Proximity to:

- C-MX-16
- S-MX-12
- I-B
- I-A
- OS-A
- OS-C

Urban Design Standards & Guidelines

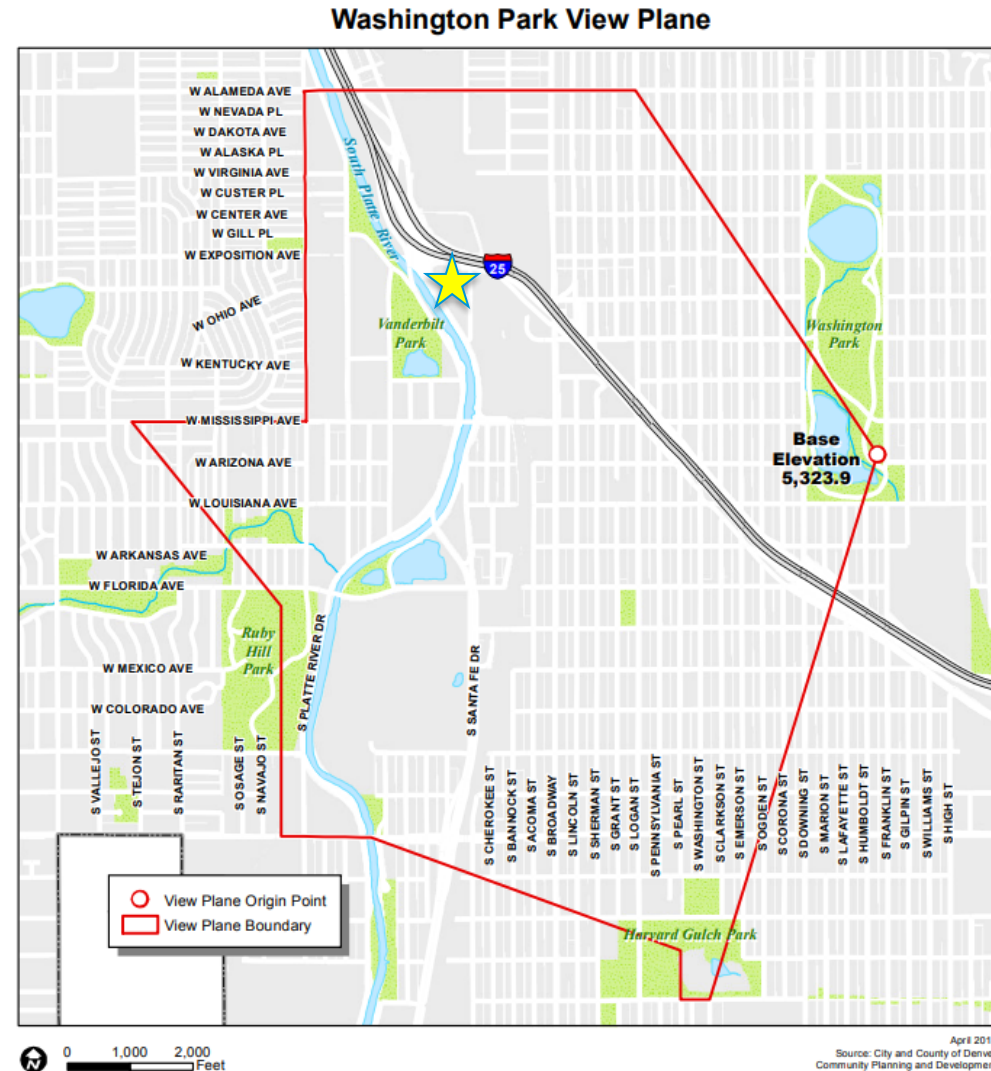
Broadway Station Development Urban Design Standards and Guidelines:

- A vision for land use, urban design, public realm, and infrastructure improvement through:
 - Guiding principles
 - Intent statements
 - Prescriptive standards
 - Guidelines for sub-areas
 - Design review process

View Plane

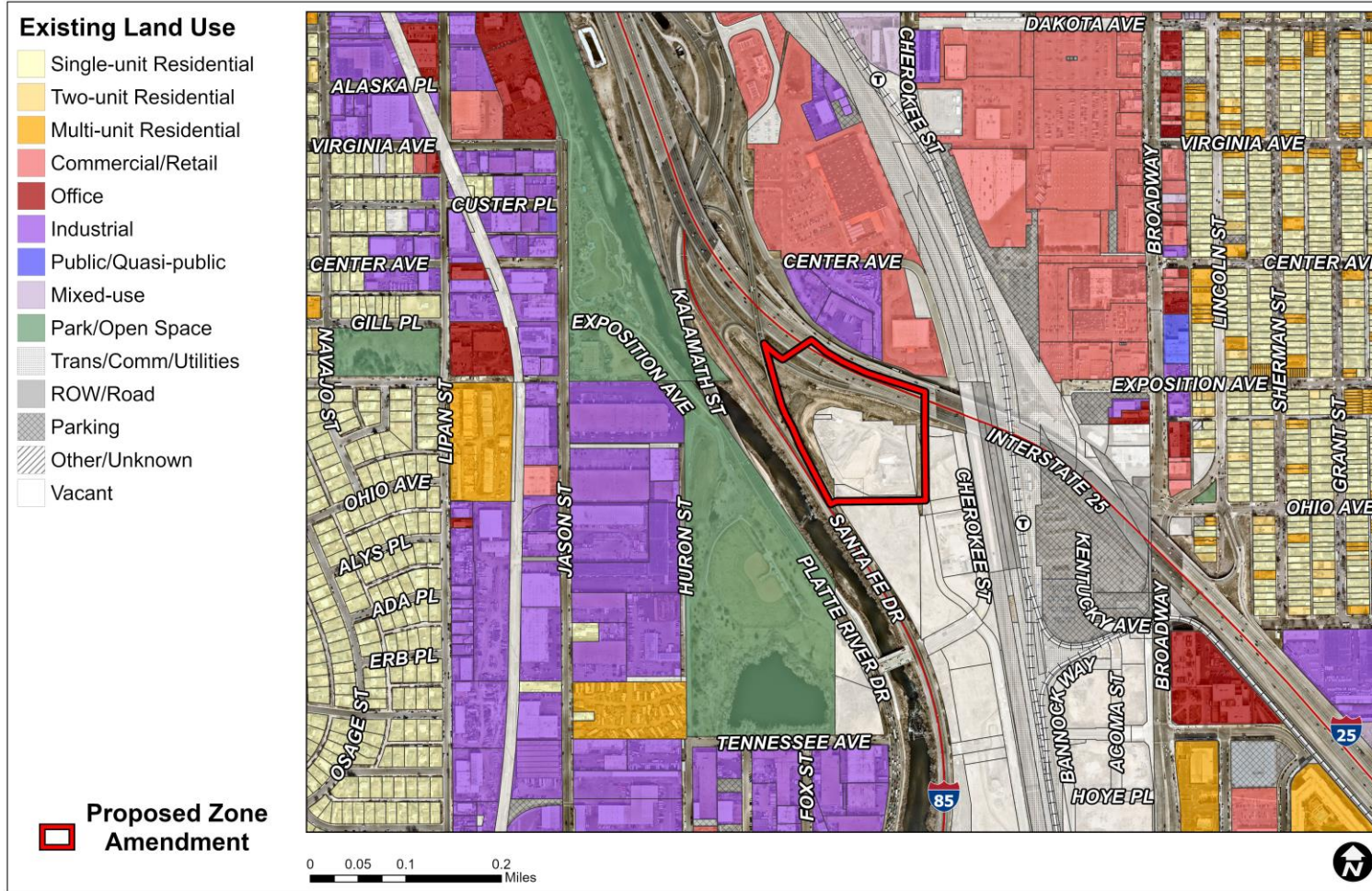
Max Building Height Under the View Plane:

- Between 150-170 feet
- Proposed zoning caps heights at 150 feet



See the Denver Revised Municipal Code Chapter 10, Article IV -
Restrictions on Structures within Areas Necessary to Preserve Mountain Views.
Sec. 10-61.5. - Washington Park.

Existing Context – Land Use



Vacant

Adjacent to:

- Right-of-Way

Proximity to:

- Industrial
- Commercial/Retail
- Park/Open Space

Large Development Review

The property was reviewed for Large Development Review and deemed not-applicable. Reasons for the determination include:

- Existing Infrastructure Master Plan (IMP)
- Existing master engineering plans
- Existing development agreement

Development and Housing Agreements

The area is subject to a development agreement between the City and County of Denver and Broadway Station Partners that includes agreements on:

- Open space
- Transportation
- Environmental
- Prevailing wages

The area is subject to a housing agreement between the City and County of Denver and Broadway Station Partners.

Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Proposed Zoning – PUD-G 39

Purpose of the PUD is to:

- Facilitate dense, mixed-use, transit-oriented development
- Allow uses and building forms that allow for a potential sports stadium within a mixed-use district

To that end, the PUD allows for:

A “sports and/or entertainment arena or stadium” with customized zoning

Or

Compliance with the regulations of the existing C-MX-16 zone district

Proposed Zoning – PUD-G 39

Customizations for a potential stadium include:

- Maximum height of 150 feet
- No upper-story or street level setbacks
- Added transparency and street level active use requirements
- Customized fencing
- Customized sign allowances
 - Larger, electronic, multi-media displays
 - Animation, flashing, and advertising
 - Regulations to minimize adverse impacts

Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Process

- Informational Notice: **07/30/25**
- Planning Board Notice: **09/30/25**
- Planning Board Public Hearing: **10/15/25**
- Committee: **11/12/25**
- City Council Public Hearing: **12/15/25**

Public Comments

- RNOs
 - Letter from Community Benefits Agreement group, including multiple RNOs.
- 1 letter of opposition
- 131 letters in support from neighbors and other stakeholders
 - Key themes included connectivity, activation or long-vacant land, and economic impact

Planning Board

- Planning Board held a hearing on this item on 10/15
- The board voted unanimously to recommend approval

Presentation Agenda

- Request
- Location and Context
- Proposed Zoning
- Process
- Review Criteria



Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- I-25 and Broadway Station Area Plan (2016)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Comprehensive Plan 2040

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.

Comprehensive Plan 2040

Strong and Authentic Neighborhoods

- Goal 2, Strategy C – Create people-oriented places that embrace community character with thoughtful transitions, aspirational design, and an engaging public realm.
- Goal 2, Strategy D – Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.
- Goal 9, Strategy A - Encourage design and new development to improve public health and safety.

Comprehensive Plan 2040

Connected, Safe, and Accessible

- Goal 8 – Strengthen multimodal connections in mixed-use centers and focus growth near transit.

Comprehensive Plan 2040

Economically Diverse

- Goal 2, Strategy A – Broaden the tax base with a focus on fiscal activity that is resilient to changes over time.
- Goal 2, Strategy D – Ensure a broad range of jobs to align with the skills and interests of local residents.

Comprehensive Plan 2040

Environmentally Resilient

- Goal 8, Strategy A – Promote infill development where infrastructure and services are already in place.
- Goal 8, Strategy B – Encourage mixed-use communities where residents can live, work, and play in their own neighborhoods.
- Goal 8, Strategy C – Focus growth by transit stations and along high- and medium-capacity transit corridors.
- Goal 8, Strategy D – Support the redevelopment of brownfields to foster environmental clean-up and advance healthy communities.
- Goal 9, Strategy B – Improve Denver’s air by reducing the use of single-occupancy vehicles, advancing renewable energy sources, expanding the use of transit, promoting innovative and alternative technologies, and supporting mixed-use, walkable neighborhoods.

Comprehensive Plan 2040

Regional

- Goal 1 Strategy A – Demonstrate the benefits of compact, mixed-use development for the region.
- Goal 2, Strategy A – Direct significant growth to regional centers and community centers and corridors with strong transit connections.
- Goal 4, Strategy A – Leverage the regional investment in RTD's FasTracks program to develop a network of transit-oriented centers at rail stations.

Denver Zoning Code Review Criteria

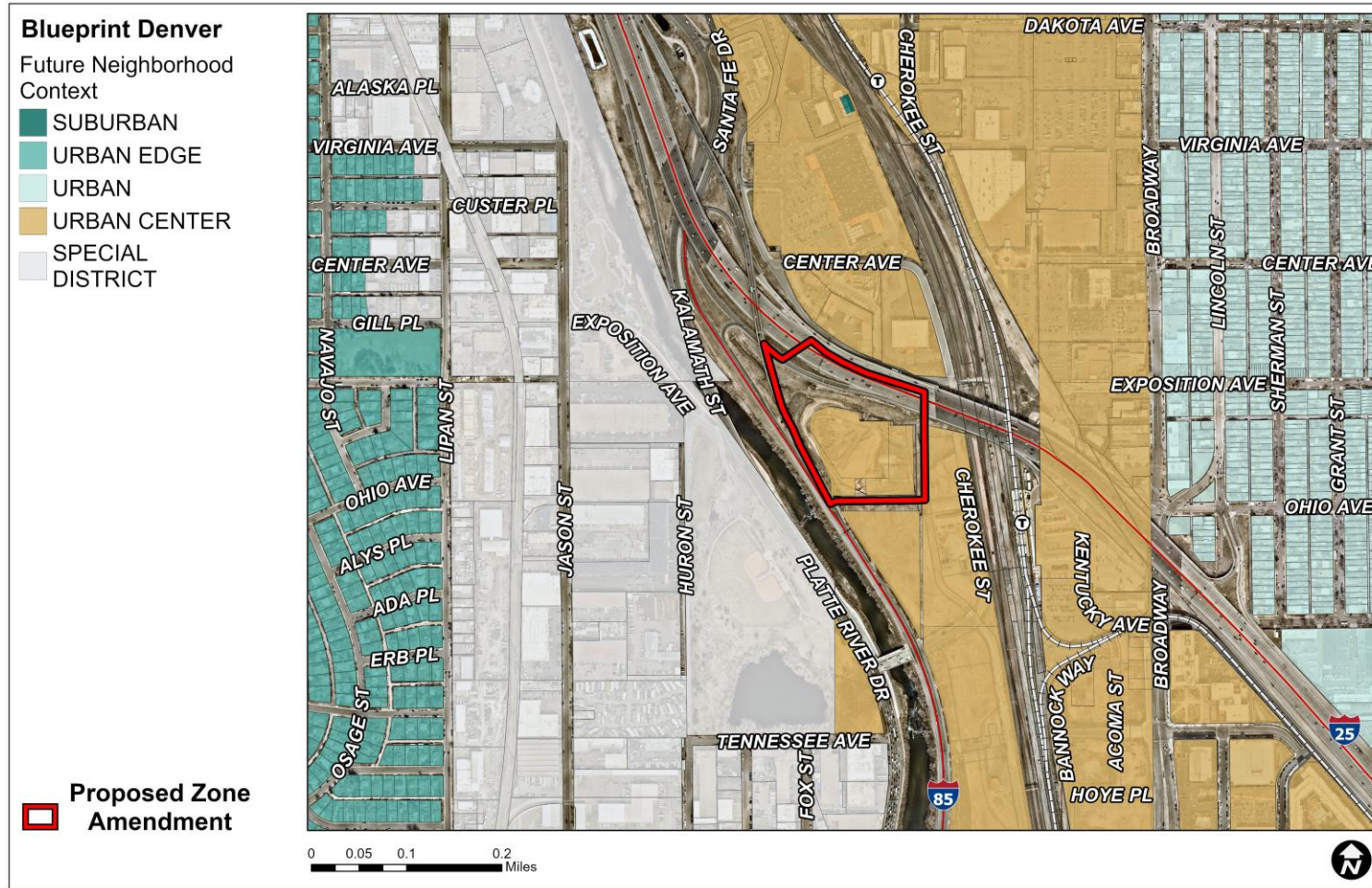
1. Consistency with Adopted Plans

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- I-25 and Broadway Station Area Plan (2016)

2. Public Interest

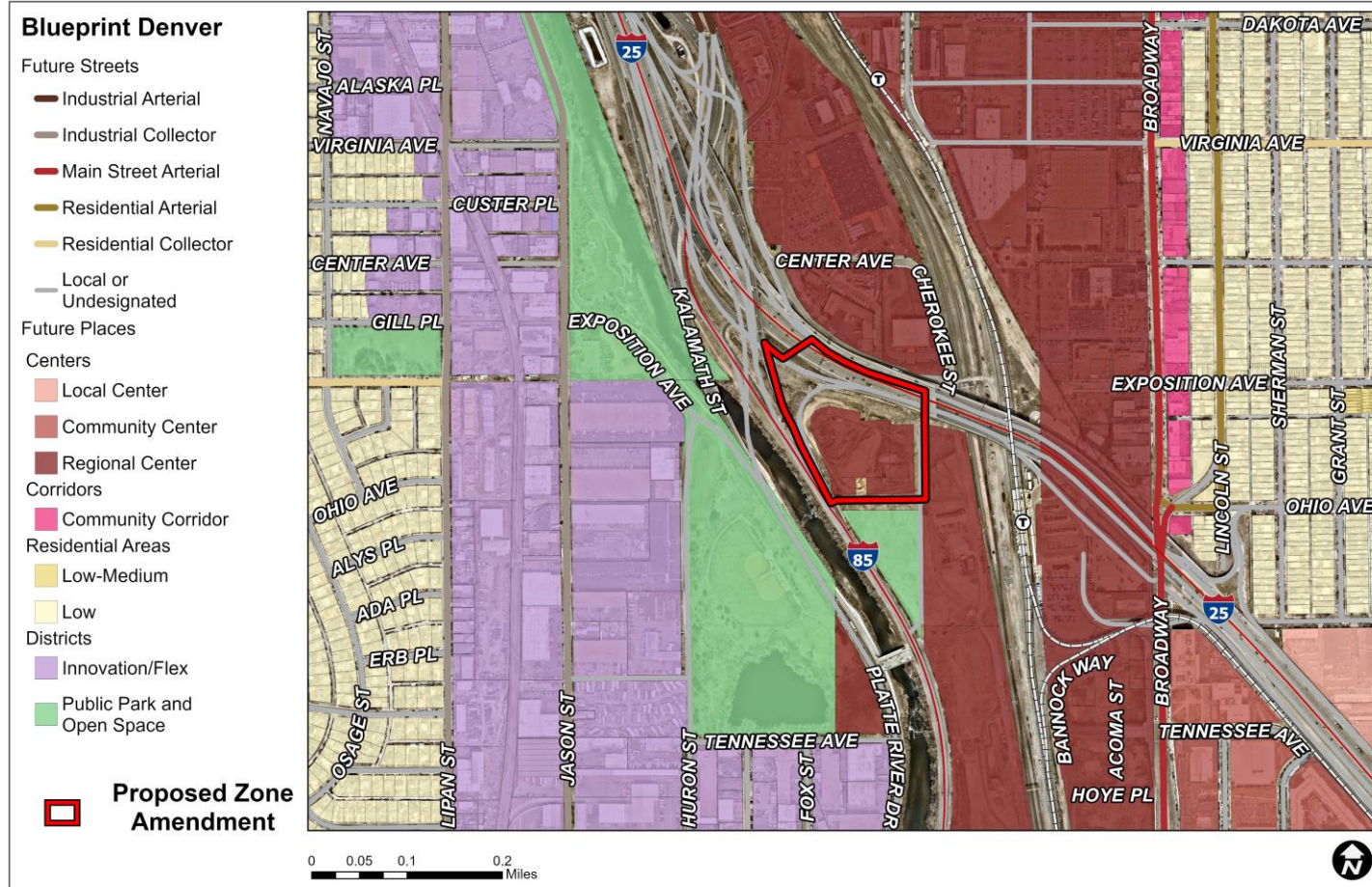
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Blueprint Denver 2019



- **Urban Center**
 - Dense, vibrant, support residents and visitors
 - High intensity residential and significant employment
 - Mix of uses, street activation, connectivity

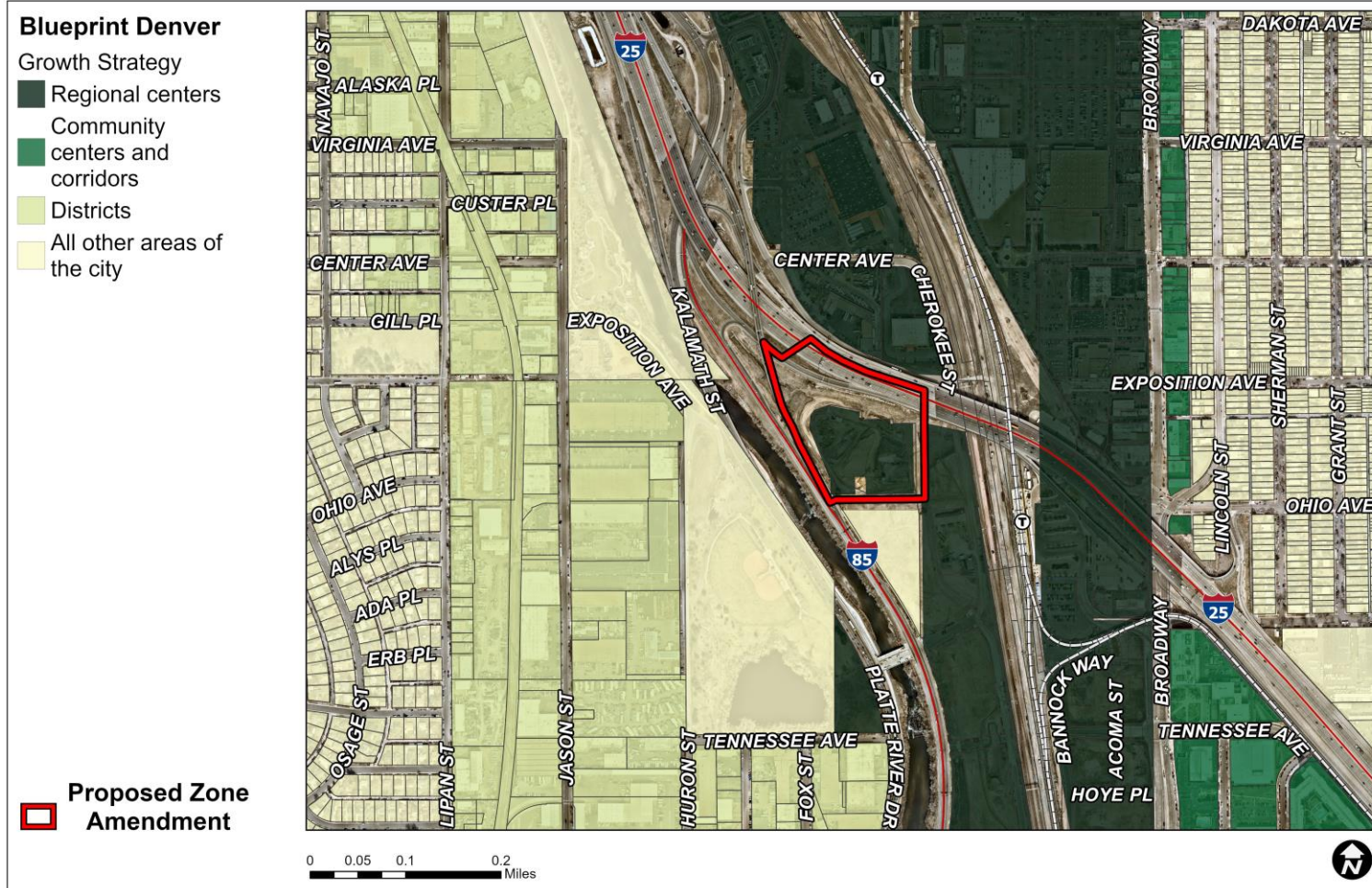
Blueprint Denver 2019



- **Regional Center**
 - High mix of uses
 - Large scale buildings
 - High degree of urbanism
 - Heights are generally tallest in the context

Evaluation is based on the proposed zone district is consistent with the Future Street Classification, not to assess the traffic impacts of a specific development proposal.

Blueprint Denver 2019



- **Regional Center**
 - 30% of new housing
 - 50% of new employment

Blueprint Denver – Equity Analysis

Blueprint Denver Contains Three Major Equity Concepts

- Integrating these concepts into planning and implementation will help to create a more equitable Denver.



Equity Analysis Summary

The sites isolated nature makes it hard to draw conclusions from our equity data.

Factors of focus include:

- Improved access to open space, transit, and diverse jobs which also impact access to healthcare and lowering child obesity.
- Staff was also conscious of impact on surrounding neighborhoods which all have unique equity values.

A detailed equity analysis, including site-specific measurements for each metric, are attached to the staff report.

Blueprint Denver 2019

Land Use and Built Form – General

- Policy 1, Strategy A - Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas.

Blueprint Denver 2019

Land Use and Built Form – Economics

- Policy 1 – Capture 90 percent of job growth in regional centers, community centers and corridors, certain districts, and high-intensity residential area in downtown and urban center contexts.
- Policy 2 – Improve equitable access to employment areas throughout the city to ensure all residents can connect to employment opportunities.
- Policy 6, Strategy D – Build on Denver’s national and regional entertainment options to continue to blend the arts, entertainment, shopping, and hospitality into unique Denver experiences.

Blueprint Denver 2019

Mobility

- Policy 1 – Encourage mode-shift – more trips by walking and rolling, biking and transit – through efficient land use and infrastructure improvements.
- Policy 2 – Align the impacts of private development with transportation infrastructure and promote development that creates walkable, transit-friendly communities.

Blueprint Denver 2019

Quality of Life

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

Blueprint Denver 2019

This application addresses climate by:

- Promoting infill development
- Encouraging mixed-use communities
- Focusing growth near transit
- Redevelopment of brownfields
- Expanding use of transit

Denver Zoning Code Review Criteria

- Comprehensive Plan 2040
- Blueprint Denver (2019)
- I-25 and Broadway Station Area Plan (2016)

2. Public Interest

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

I-25 & Broadway

- TOD: Office
 - Land uses correlate to mass transit
 - High-density office uses
 - “Framework is conceptual and does not allocate specific land uses or intensities”
 - “The plan allows the latitude to pursue unforeseen opportunities that will arise”



I-25 & Broadway

Promote Economic Resilience

- Provide programming and clear, visible signage to ensure commercial success.
- Create a phaseable and flexible physical framework.
- Respond to the market as it evolves over time with flexibility in the overall land use mix.
- Support the economic resiliency of the Station Area and surrounding neighborhoods with a strong mix of land uses.

I-25 & Broadway

Enhance Social Sustainability

- Design a safe, well-connected public realm that encourages walking, bicycling, and opportunities for social interaction.
- Encourage a variety of uses to activate the Station Area.
- Design buildings to range from five to sixteen stories tall while respecting the establishing Washington Park view plane.

I-25 & Broadway

Incorporate High Quality Urban Design

- Encourage quality skyline architecture that will create an identity for I-25 and Broadway Station and promotes the sense of a “Midtown” of Denver.
- Front streets, parks, and public plazas with buildings to create a sense of enclosure in the public realm.
- Encourage active edges, promote “eyes-on-the-street” by providing transparent facades and active ground floor uses.
- Create well-lit, safe, and comfortable human scale spaces that area accessible to all users.
- Provide active ground floor uses along primary street edges for new development. Provide seamless transitions between public and private space by considering how building lobbies, storefronts, balconies, courtyards, and entries interact with the public realm.
- Locate active uses on the ground floors to activate the street. Provide transparency and street facing entries to help activate and improve safety on the street.

I-25 & Broadway

Create a New and Distinct District

- Consider the location of signature architecture at the terminus views into the site from the freeway, light rail, and local street network.
- Create an architecturally distinctive skyline that is a landmark within the City and along the light rail corridor.

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans

2. Public Interest

- Implementation of adopted plans
- Fostering walkable, mixed-use, transit-oriented development
- Facilitating entertainment and cultural destinations

3. Consistency with Neighborhood Context, Zone District Purpose and Intent

Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

PUD Review Criteria

- 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;
- B. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
- 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;
- D. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. 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

PUD Review Criteria

- 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 subject site has special characteristics related to the scale of the development project and demands a more customized approach to achieve a successful development.
 - The PUD will result in a diversification of land use, exemplary pedestrian amenities, and advance numerous city goals.

PUD Review Criteria

- B. The PUD complies with all applicable standards and criteria for PUDs
 - The PUD complies with all standards and criteria stated in Division 9.6.
- 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
 - The PUD District is necessary because there is no standard zone district that applies appropriate standards to this site and development. An unreasonable number of variances or waivers and conditions would be required to achieve the proposed outcomes.

PUD Review Criteria

D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property

- The PUD would allow uses compatible with the high-density, mixed-use regional center surrounding the site and in proximity to transit.

E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.

- The PUD would create building forms that align with important aspects of the adjacent zone districts by limiting height and promoting strong urbanism in the form of minimal setbacks, transparency requirements, and ground-floor active uses.

CPD Recommendation

CPD recommends **approval**, based on finding that all review criteria have been met:

Standard Rezoning Criteria

1. Consistency with Adopted Plans
2. Public Interest
3. Consistency with Neighborhood Context, Zone District Purpose and Intent

PUD-Specific Rezoning Criteria

- A. The PUD is consistent with the intent and purpose of PUDs;
- B. The PUD complies with all applicable standards and criteria for PUDs;
- 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;
- D. The PUD establishes permitted uses that are compatible with existing land uses adjacent to the subject property; and
- E. The PUD establishes permitted building forms that are compatible with adjacent existing building forms.