



LARGE DEVELOPMENT FRAMEWORK

1717 E. 39TH AVE

Property Legal Description: See Attachment A – Legal Description

Subject Property Owner: 3939 Williams Building Corporation
1717 E. 39th Ave.
Denver, CO 80205



Figure 1. Area Map

This Framework shall apply to the property, and requirements forthwith shall be applicable to all owners, successors and/or assigns until such time as this document is formally amended or withdrawn pursuant to DZC Section 12.4.12.

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I. Executive Summary

The subject property (the “Property”) is a roughly 6.69-acre property in the northwest corner of the Cole statistical neighborhood in Council District 9, proximate to the 38th Ave. and Blake St. commuter rail station. The Property includes the unique century-old factory architecture, and it is commonly known as the Rock Drill site. Rock Drill was established in the 1900s to manufacture mining drills and continued through 1988 as a manufacturing site for other companies until its closure in 1988. The subject of the application development concept is focused on the 6.69 acres bounded by 40th Ave., Franklin St., the 39th Ave. Greenway, and Williams Street. The site is zoned I-B and C-MU-10. The variety of zone districts in the area indicates a community in transition from its historically industrial context to a mixture of industrial, residential, commercial and open space.

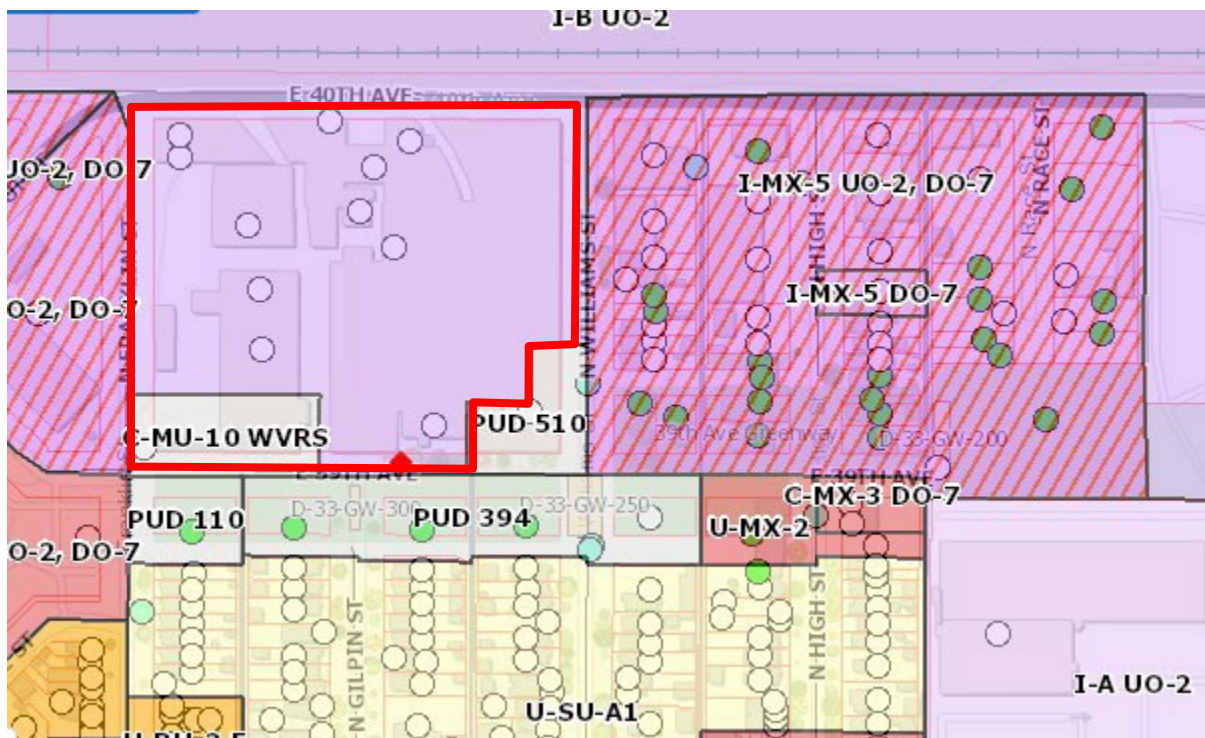


Figure 2. Zoning map

2. Concept Overview

Attachment A includes a detailed description of the development concept. The concept for redevelopment includes adaptive reuse and new construction to create a mixed-use development focused on multi-unit residential, office, retail, entertainment and hospitality, framed by publicly-accessible streets on all four sides of the Property, and open space concepts within the site. The development concept contemplates introducing vehicular connections at 39th Ave., Franklin St. and Williams St. for internal circulation and access.

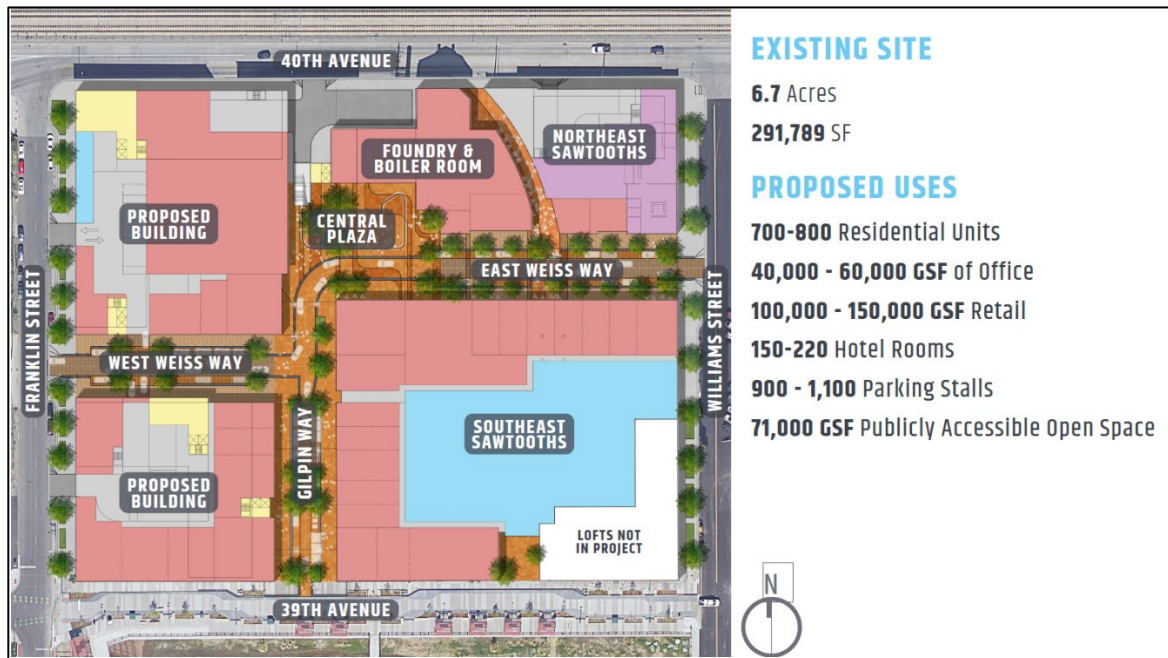


Figure 3. Development Concept

3. Infrastructure Changes

Per the development concept in Attachment A, the intent is to create a conceptual extension of the 39th Ave. Greenway by creating pedestrian and bike-oriented ways with various scaled pocket plazas. As proposed, these private internal ways will be designed to accommodate fire lanes and light vehicular traffic for loading purposes and pickup/drop off but will put the highest priority on the pedestrian and bicycle experience. In addition, green infrastructure will be designed throughout the ways and integrated with the stormwater management plans.

4. Development Phases

Development phases will be a work in progress, but the site is expected to be developed in phases over a multi-year period in conjunction with the final LDR framework, rezoning process and required development-related processes.

II. Determination of Applicability

On February 7, 2023, a Pre-Application Meeting was held with the City’s Development Review Committee (DRC) workgroup to discuss the proposed concept for the subject site. Following the meeting, Staff presented the information to the Executive Development Review Committee composed of high-level leadership from multiple agencies. Based on the applicant-initiated Large Development Review process and pursuant to Section 12.4.12.2 of the Denver Zoning Code (DZC), the DRC determined that the Large Development Review (LDR) process is applicable to this project.¹ Factors that contribute to LDR applicability include:

- *Gross land area of the project;*
- *Need for a coordinated master framework;*
- *Infrastructure and urban design improvements needed for the project;*
- *Adopted plan recommendations to use the LDR process specifically for redevelopment of this site;*
- *Proposal for rezoning*
- *Anticipated application to DURA for tax increment financing*
- *Current inclusion in the Denver Rock Drill Metropolitan District*

III. Purpose of the Framework

This Large Development Framework (LDF) documents the required regulatory applications and review, sequencing of applications and reviews, and high-level project requirements for the redevelopment of the Rock Drill site. The LDF is required per Section 12.4.12 of the Denver Zoning Code (DZC) following determination by the Development Review Committee (DRC) that the proposed development is subject to the Large Development Review (LDR) Process.

This LDF is intended to:

- Document the project as initially proposed
- Document initial feedback from the community
- Provide for the coordinated assessment of general land development proposal
- Ensure that development in the LDR area is consistent with City Council adopted plans
- Ensure that development in the LDR area will implement adopted plan policies related to infrastructure, open space, and public parks, as applicable, by establishing the appropriate timing and requirements for subsequent regulatory steps, submittals and approvals.
- Establish known project requirements based upon the scope of the development proposal

The high-level project requirements outlined in this LDF are based upon initial assessment of the proposed development against adopted plans, studies and regulatory programs as identified in this framework and may change based upon the outcome of project reviews and negotiation with the City.

The LDF is not a development agreement between the City and County of Denver and the Applicant. Nothing in this LDF prescribes a specific or guaranteed project outcome, but outlines expectations of the project and process requirements.

¹ 3939 Williams Building Corporation also owns land on the east side of Williams Street (the “Williams Street Property”). The Williams Street Property is zoned I-MX-5 and is currently under review as part of a new site development plan (2022PM0000311). The LDR process for this Property will not preclude continuation of the SDP process underway for the William Street Property.

All formal plan and technical reviews and permitting shall occur in accordance with the prescribed application and review process identified within this LDF document. Further, they shall be reviewed and permitted in accordance with process and procedures for each regulatory application established in the Denver Zoning Code, City and County of Denver Municipal Code, or any applicable adopted Rules and Regulations of the City and County of Denver, as applicable. Conflicts between this LDF and the foregoing regulations shall be resolved in favor of such regulations.

IV. Applicant and Owner Information

Applicant: OliverBuchananGroup 360 S. Garfield, Suite 605 Denver, CO 80209 Brian Fishman brian@oliverbuchanangroup.com	Property Owner 3939 Williams Building Corporation 1717 E. 39 th Ave. Denver, CO 80205
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V. LDR Boundary

The boundary for the LDR includes the 3939 Williams Building Corporation property depicted in Figure 4 below.

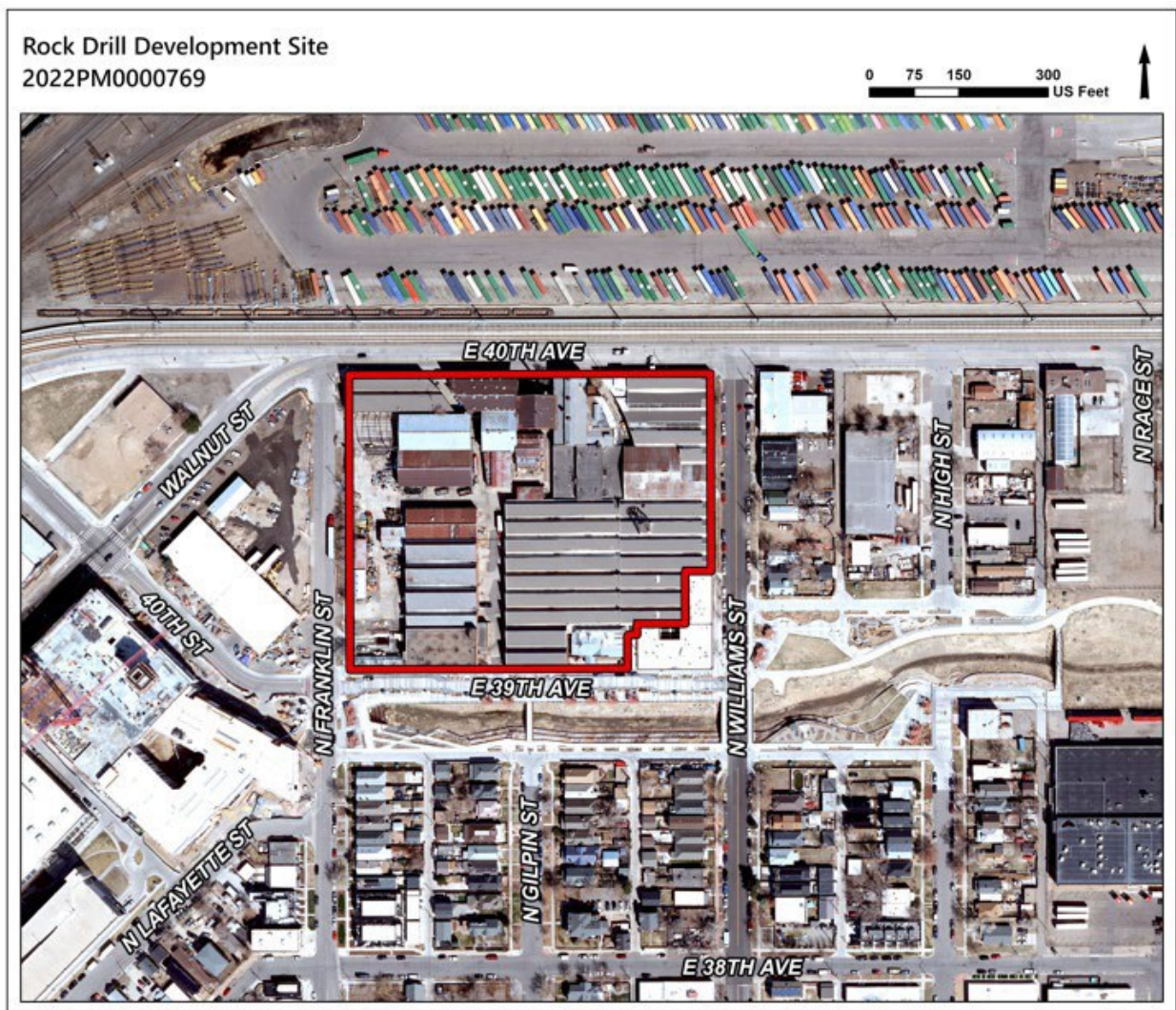


Figure 4. LDR Boundary

VI. Adopted Plan Guidance

The City's 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 project process and requirements.

The development concept described in Attachment A strives to align with the adopted plan guidance in various City plans, including Blueprint Denver and the Comprehensive Plan 2040. Blueprint Denver designates the Property as a Regional Center. Regional Centers are places where future development can be expected to have a high intensity of mixed uses and tall building heights, with a high level of walkability and activity. Blueprint Denver also provides guidance to use the LDR process to coordinate infrastructure and open space on large infill sites. Blueprint Denver recommends rezoning out of Former Chapter 59 zone districts and into districts from the Denver Zoning Code. Part of the site as C-MU-10 zoning from the Former Chapter 59 zoning code. The adopted neighborhood plans, such as the River North Plan and the 38th & Blake Station Area Plan, provide additional guidance to connect housing opportunities and transit services. The River North Plan

recommends that future development “build upon the unique land uses that exist in the area and identify redevelopment sites and opportunities that foster the creation of a compatible mix of uses.”

Please refer to the **Final Scope** for more details of adopted plan guidance.

VII. Equity Analysis

Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive. Where there is equity, a person’s identity does not determine their outcome. As a city, equity is advanced by serving individuals, families, and communities in a manner that reduces or eliminates persistent institutional biases and barriers based on race, ability, gender identity and sexual orientation, age and other factors. Refer to the **Final Scope, Equity Brief** for more information.

VIII. Anticipated Outcomes & Project Commitments

This section identifies desired outcomes and project commitments that will be fulfilled during subsequent processes and during development. See Section VIII for Development Review Process. This section provides preliminary comments received from review agencies based on a review of the project application and City adopted plans and regulations. These comments are being provided to highlight known project requirements and discussion points that will need to be resolved through the regulatory processes.

1. Land Use & Site Design

- a. An infrastructure Master Plan (IMP) will be required pursuant to DZC Article 12 to provide an integrated land use, transportation, open space, and infrastructure utility plan for redevelopment of the site.
- b. The nature of the redevelopment concept incorporating adaptive reuse of existing buildings should be considered together with the principles of creating pedestrian-scaled blocks and active edges to balance the internally-focused architecture with the need for public street-facing active uses. The urban design approach for the site focuses on accommodating active edges on primary public streets and publicly accessible open space beyond streetscapes.
- c. The concept plan carefully balances the preservation of existing buildings with the need to add new buildings that help create energy, activity, and vibrant public spaces, while meeting community needs and the requirements of the Denver Zoning Code (DZC) and the Denver Revised Municipal Code (DRMC).
- d. Rezoning is proposed by the applicant. At the time of this LDF, the applicant anticipates submitting a rezoning application to facilitate the proposed development described in Section I.1 of this LDF. Proposed development will be reviewed in the context of adopted City plans, including guidance for the appropriate zoning.

2. Transportation & Mobility

- a. During the IMP process, the Applicant will work with DOTI to determine the perimeter street improvements necessary for the Project. There may be improvements required for the existing public streets adjacent to the development, which are Franklin St., Williams St., and 40th Ave. The Project may be required to complete additional ROW dedication for 40th Ave., the details of which will be determined during IMP. It is not anticipated that ROW dedication will be required for Franklin St., Williams St., or the 39th Ave. Greenway. The street improvements identified during IMP will be those

necessary for the Project in accordance with requirements by the Department of Transportation (DOTI) and feasible given the existing constraints and infill conditions inherent to the Property.

- b. A Mobility Study will be required to determine the impacts of this development on the existing infrastructure and needed mitigations to accommodate vehicular, walking and rolling movements. This study will be used to assess project impact, including any proposals for connections to 39th Avenue, new traffic signals or changes to current street configurations serving the site.
- c. It is anticipated that the internal private ways depicted in Attachment A will provide internal circulation throughout the Property and therefore no public streets will be necessary within the Property. These internal private ways will follow the DOTI Complete Street Guidelines, although some flexibility may be warranted, as will be determined during IMP, to achieve the various goals of the Project. Please note that DOTI is undertaking an effort to incorporate Complete Streets into the City's regulatory standards.
- d. The 39th Avenue entrance at proposed Gilpin Way is proposed as a multimodal connection. However, the connection to the 39th Avenue Greenway presents challenges to preserving the character and low volumes of the shared street. The Applicant proposal for a shared street connection that accommodates multi modal traffic and low volumes of one-way northbound vehicular traffic will be evaluated during the IMP process during the review of the Mobility Study. The proposal may be acceptable if it can be demonstrated that the character, low volumes, low speeds, and pedestrian priority of the 39th Avenue shared street can be maintained. Section 3 of this LDF, Parks and Open Space, contains additional detail about the Gilpin Way. and E. 39th Ave. Greenway connection.
- e. Transportation Demand Management (TDM) strategies to reduce vehicle and parking demand will be considered in a future IMP and the Mobility Study.

3. Parks & Open Space

- a. New open space as part of this redevelopment must be designed carefully to ensure that it is publicly accessible and optimized for the growth of healthy trees. While the site is adjacent to the 39th Avenue Greenway and nearby associated nature play, the site itself has been historically used for manufacturing and employment purposes and currently does not include traditional public or private park space. As described with detail within Attachment A, as well as within Sections 1 and 5 of this LDF, the adaptive reuse and preservation of many existing buildings on the Property is a community priority. However, these buildings also create site constraints, as the location and arrangement of new open space is driven by the preservation of these buildings.
- b. During IMP, the Applicant will demonstrate compliance with the open space requirements of DZC 10.8.1. A public access easement will be required on the portions of the site utilized to meet the requirements of the DZC.
- c. The Project includes enhanced streetscapes with features such as amenity spaces, seating, enhanced plantings, water quality, pedestrian focused travel, gathering and leisure spaces, and shade elements. The Applicant will work with Community Planning and Development (CPD) and Denver Parks & Recreation (DPR) regarding the design of the enhanced streetscapes to create recreational and ecological benefits that contribute to the fulfillment of parks and open space needs for the community. The Applicant intends to design spaces within the Project with these objectives in mind so that they contribute toward the open space requirements of DZC 10.8.1.
- d. The 39th Ave. Greenway is a shared street with pedestrian priority. To preserve the character of the 39th Ave. Greenway and its shared street status at this location, the Applicant will work with DOTI, CPD, and DPR during the IMP process to design the internal connection into the Project from the E. 39th Ave. at the proposed Gilpin Way. alignment in a way that retains bicycle, pedestrian, and

emergency vehicle access, and expands the plaza space adjacent to Gilpin Way. As further described in Section 2 above, the Applicant's proposal to include one-way northbound vehicular traffic on Gilpin Way will be reviewed by the City as part of the Mobility Study required during IMP.

- e. This public space adjacent to Gilpin Way will create space for public space amenities, a green refuge through enhanced streetscape, space to support the nearby retail establishments, while connecting the 39th Avenue Greenway into the site into the internal plaza shown within Attachment A.
- f. As the project proceeds through the IMP process, the following information should be prepared:
 - A matrix or table for the proposed parks and open space network showing the park/open space acreage, high level description of the park program (e.g. - active recreation, community garden, etc.), anticipated ownership and maintenance responsibility, and any development triggers associated with providing the parks and open space.
 - Include a 10-minute walkshed overlay on the parks and open space plan.
 - Net Development Area graphic and calculations illustrating minimum open space acreage requirement per DZC 10.8.1. Clearly identify on-site open space that meets the code requirements. Identify any additional parks and open space provided.
 - Identify any infrastructure and/or project needs that are intended to be met wholly or in part by the parks and open space network. Include items such as stormwater management or detention, parking and/or right-of-way requirements, utility connections or easements, or any other encumbrances on the parks and open space network.
 - Explain how the parks and open space plan will address common recreational needs such as active recreation (playgrounds, sport courts, etc.) and dog relief areas.
 - Provide description of how the project will help meet or exceed the City's goal of 20% neighborhood tree canopy coverage.

4. Metro Districts – Department of Finance

- a. The subject property is already included in the inclusion area of the Denver Rock Drill Metropolitan District. If the applicant wishes to process a Service Plan amendment or has any other requests for the metropolitan district, the applicant shall make such request through the Department of Finance.

5. Historic Preservation

- a. The site is not a designated landmark, but some buildings have the potential for historic designation based on the architecture, history, and geographic location of the site. As shown in Figure 5 below, some buildings hold a Certificate of Demolition Eligibility ("CDE") and others hold a Certificate of Non-Historic Status, ("CNHS"), which was the name for CDEs issued prior to November 2019. The buildings' CDEs have varying expiration dates. Some buildings within the Property hold neither a CDE nor a CNHS.

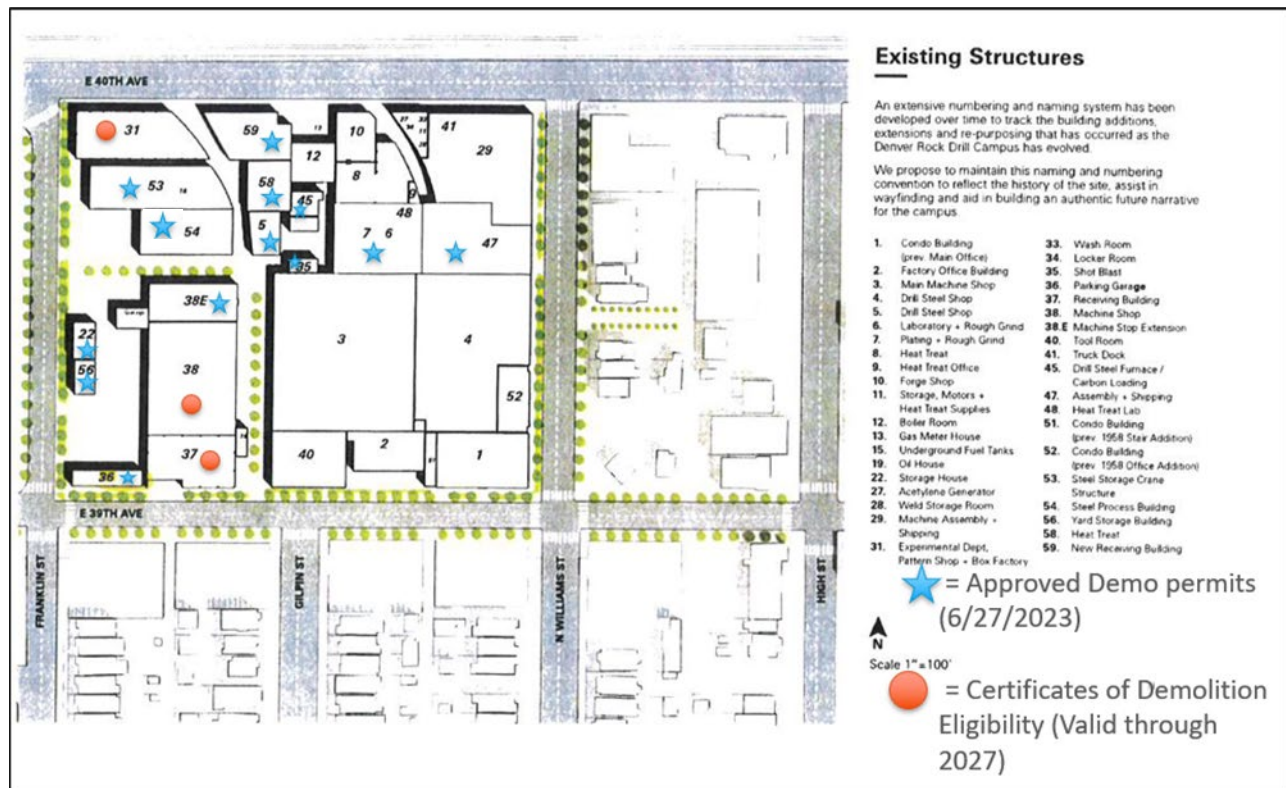


Figure 5. Structures on the Property and CDE Status²

- b. A structure may be eligible for designation as a landmark, pursuant to the City's landmark designation ordinance, if the structure maintains its integrity, is more than 30 years old, and the structure meets at least three of the designation criteria in Section 30-3 of the Denver Revised Municipal Code.
- c. Landmark Preservation supports the combination of adaptive reuse, preservation and redevelopment at the Rock Drill site. Landmark Preservation strongly encourages the Applicant to consider preservation through formal designation, or preservation by other means, as determined in consultation with the City. The development concept proposes to adaptively reuse certain buildings within the Property, while balancing desired outcomes for the land use goals including housing, street-level activation, placemaking, and environmentally sustainable design.
- d. As depicted throughout the LDR application included as Exhibit A, the development concept the Applicant is pursuing is a mixed-use development that includes the adaptive reuse of certain existing buildings within the Property. Landmark Staff believe the best way of meeting these goals is through a combined effort of both new construction and preservation, including designation, with a focus on the main sawtooth building and certain structures in the northeast corner of the Property, adjacent to E. 40th Ave. The Applicant will continue to work with Community Planning & Development, and others at the City to identify the best tools to formalize the combined approach of new buildings, adaptive reuse and preservation of some existing buildings.

² This map is for information purposes to generally display the status of certain existing structures on site. The original creation date for the underlying map in Figure 5 is unknown, and it may not match exactly with current conditions. The official City records govern demolition eligibility, pursuant to the Denver Revised Municipal Code.

- e. A summary of Landmark and certificate status should be included in the future IMP.

6. Adaptive Reuse

- a. Adaptive reuse of existing buildings is a priority for the City and County of Denver. The Community Planning & Development Department is currently developing an adaptive reuse program to better support the reuse of older and existing buildings throughout Denver. The program is supported by policies and recommendations set forth in Denver’s Comprehensive Plan 2040 and Blueprint Denver. Each of these identifies adaptive reuse as a means to achieve environmental resilience and strong and authentic neighborhoods. Specific to this project proposal, adaptive reuse is identified as a way to achieve compatible redevelopment of institutional sites within neighborhoods like Cole.
- b. While this project cannot participate in the adaptive reuse pilot program at this time, since it does not fall within the two pilot areas (Central Business District and E. Colfax corridor), it would still contribute to the city’s vision and goals for adaptive reuse, and the needs for a successful citywide adaptive reuse program. Adaptive reuse of the existing buildings on this site is highly encouraged. The Concept Plan described in Attachment A identifies creative solutions that recognize the unique features of the existing site and neighborhood character.

7. Utilities, Wastewater & Stormwater

- a. A downstream sanitary sewer capacity study will be required during the IMP phase. An overall utility map showing locations and sizing of anticipated stormwater detention and water quality facilities will be required during the IMP phase.
- b. As described above, the redevelopment concept includes preservation of many buildings on site for adaptive reuse. During the IMP process, the Project will be required to develop a Stormwater Master Plan to address requirements for stormwater detention, water quality, and conveyance. The Project may utilize creative approaches to stormwater management, as described by DOTI’s Ultra-Urban Green Infrastructure and Green Continuum Guidelines, to support the character of the site and the preservation of existing buildings. These creative approaches to stormwater management may include features such as greenroofs, below-grade detention vaults, and external features such as vegetated areas, sand filters, and soil volume within tree wells. Typical DOTI Extended Detention Basins are not a good fit due to the site constraints and misalignment of traditional surface detention with the character of the urban design for the Project.
- c. The areas of the Project that are covered by existing building that will be maintained as part of the redevelopment plan may continue to utilize historic drainage patterns and the associated volumes will not count toward detention or water quality requirements. Where existing buildings drain directly into City right-of-way, water quality and detention efforts will be made within the right-of-way through rain gardens.

8. Department of Housing Stability

- a. Redevelopment of this site will be subject to the requirements of Expanding Housing Affordability (“EHA”), as outlined within Chapter 27 of the Denver Revised Municipal Code.
- b. In anticipation of the project’s application for tax increment financing through DURA, it is likely that the project will be classified as a High-Impact Development under the EHA ordinance, indicating that future discussions with HOST will be required to develop a High Impact Development Compliance Plan

(“Compliance Plan”) at the site. Importantly, the Compliance Plan must be informed by and responsive to meaningful and documented community engagement efforts. HOST staff look forward to engaging in conversations with the applicant team as needed and as requested to determine the appropriate pathway for EHA compliance.

- c. The City expects the Compliance Plan to be negotiated with HOST, ultimately reviewed by referral agencies such as CPD, and presented to City Council concurrently with the rezoning application.

9. Equity

- a. Improving equitable outcomes is a priority for both the Applicant and the City. Therefore, both parties have worked in collaboration to understand the equity measures for the area surrounding the Project. The equity analysis developed by the Applicant and the City is provided in the **Final Scope, Equity Brief**.
- b. The Applicant will be providing on-site affordable housing units within the Project. The number of units, as well as the percentage of Area Median Income for each unit, shall be finalized and defined within a Compliance Plan with HOST. The Compliance Plan will be informed by community needs and community input. The Applicant commits to target the marketing of the affordable units to residents in the nearby community to improve equitable outcomes related to vulnerability to displacement. The Applicant commits to addressing housing diversity and will incorporate a variety of housing unit types to provide housing choices to address community needs.
- c. The applicant commits to providing mixed-use development to meet community needs and to create a vibrant and accessible community center that includes residential, commercial, and community uses.
- d. In addition, Applicant commits to providing open space on-site that integrates with the existing open space network and park facilities surrounding the site, such as the 39th Avenue Greenway.
- e. The Project will generate a diverse array of on-site jobs, including additional innovation and retail jobs to more closely resemble the city-wide average.
- f. If tax increment financing is utilized for the Project, the Project will utilize the First Source program administered by the Denver Urban Renewal Authority (“DURA”), subject to the terms of a future redevelopment agreement with DURA.
- g. The Project will include a variety of commercial spaces including creative office space. The Applicant commits to marketing commercial spaces within the Project to small and emerging business owners.

10. Sustainability & Climate

- a. Coordination with the Office of Climate Action & Sustainability together with Community Planning and Development is encouraged to discuss specific sustainability goals and outcomes for the project. The City teams can support strategies to comply with plans, regulations and policies targeting high performance projects in alignment with community visions and goals, and other efforts around green infrastructure, site, and vertical side improvements. Specific items to discuss could include: building electrification, water recovery system, structural roof to support PV panels, waste heat recapture, renewable power production, battery or non-fossil fuel back- up power, geothermal space and/or water heating.
- b. Building electrification: It is possible to eliminate natural gas usage with efficient buildings, load reduction, and technologies like heat pumps. Collaborate with Xcel Energy to determine the available electrical grid capacity and consider designing and building all- electric buildings and reduce

construction costs by not running or extending gas lines to new buildings in this development. Denver has a goal for net zero energy all-electric new buildings and homes by 2030. For more information see the [Net Zero Energy Implementation Plan](#). Additionally there are energy efficiency/building performance requirements for buildings as part of the [Energize Denver Ordinance](#). All-electric design funding is available through [Denver's New Building Electrification program](#) and through [Xcel's Energy Design Assistance program](#).

- c. On-site water management and reuse: Explore solutions to manage and mitigate localized flooding. Denver's [Climate Adaptation Plan](#) identifies extreme weather in the form of heavy downpours as a key climate impact for Denver, and this area has a history of flooding. Denver's [Comp Plan 2040](#) calls for integrating storm water into the built environment using green infrastructure to improve water quality and reduce runoff.
- d. Heat Island Mitigation: Consider solar reflective roofing, paving, and other construction materials throughout the development to support mitigation of urban heat island effect, the project team is encouraged to align with Chapter 5 Site Hardscape (501.3.5.1) of the Denver Green Code.
- e. Bike and E-Bike Storage: Explore providing convenient and secure on-site storage facilities for bikes and e-bikes to encourage sustainable transportation. Ensure e-bike owners do not have to carry heavy bikes up flights of stairs to access secure storage. This aligns with the adopted plan guidance from [Comprehensive Plan 2040](#) (see goal #9 on page 54) and the [Mobility Action Plan](#) and [80X50 Climate Action Plan](#) (see page 7 of 80x50 plan)
- f. Embodied carbon: The project team is invited to evaluate and compare embodied carbon impacts of reusing existing buildings on the site versus demolishing and building new, to help to inform comparative long-term benefits and compromises associated with each. This analysis may include discussion about any challenges or limitations imposed by adaptive reuse of the existing structures relative to opportunity to pursue full electrification of mechanical systems and/or highly efficient operational energy use. Embodied carbon is included as a consideration within Denver's [Net Zero Energy Implementation Plan](#).
- g. District scale measures: The project team may choose to implement district scale sustainable strategies such as [geothermal heating and cooling](#), [waste heat recapture](#), energy efficiency, renewable energy production, reducing hardscape and increasing ecologically beneficial vegetation, and green infrastructure. The project team is encouraged to speak to how the team has or will approach evaluating district scale opportunities within the property to support site specific and broader community benefits. Additional examples of district scale opportunities include but are not limited to: water conservation, water reuse, and landscaping, habitat and biodiversity support, resiliency (e.g. livability during power interruption), resident engagement (e.g. onsite agriculture or Community Supported Agriculture hosting or engagement in gardening or EV fleet car share).

11. Health & Environment

Property Interests to be dedicated or granted to the City and County of Denver:

- a. Any property interest to be dedicated or granted to the City and County of Denver (CCD), including easements for various purposes, must undergo an environmental review per the CCD Executive Order 100. The objectives of the review are for the CCD to avoid acquisition of contaminated or impaired property to the extent possible, to ensure proper management of contaminated property when acquisition cannot be avoided, to protect the public and workers from unsafe exposure to environmental hazards, and to minimize financial and legal liability to the CCD from the acquisition of contaminated property when acquisition cannot be avoided. The review will consist of an evaluation of any environmental documents that exist from the project, public records relating to historical uses of the property, and the review may necessitate the applicant to perform additional investigation of

the property for acceptance by the CCD. If there is a proposed property interest to be dedicated or granted to the CCD from this project, providing environmental information, such as a Phase 1 Environmental Site Assessment, to the CPD Project Coordinator may expedite the environmental review. For further information on this type of review and process, please contact the EQD at eqcomments@denvergov.org.

General Notes:

Asbestos and Lead Based Paint: If renovating or demolishing existing structures, there may be a concern of disturbing regulated materials that contain asbestos or lead-based paint. Materials containing asbestos or lead-based paint should be managed in accordance with applicable federal, state, and local regulations.

Fugitive Dust: The Denver Air Pollution Control Ordinance (Chapter 4- Denver Revised Municipal Code) specifies that contractors shall take reasonable measures to prevent particulate matter from becoming airborne and to prevent the visible discharge of fugitive particulate emissions beyond the property on which the emissions originate. The measures taken must always be effective in the control of fugitive particulate emissions on the Site, including periods of inactivity such as evenings, weekends, and holidays.

Noise Ordinance: The Denver Noise Ordinance (Chapter 36- Denver Revised Municipal Code) identifies allowable levels of noise. Construction noise is exempted from the Noise Ordinance from 7 A.M. to 9 P.M. Monday through Friday and 8 A.M. to 5 P.M. Saturday and Sunday. Variances for nighttime work are allowed, but the variance approval process requires two to three months. Be aware, finished projects may change the acoustic environment, but must maintain compliance with the Noise Ordinance. Violations of the Noise Ordinance commonly result from, but are not limited to, the following sources: music, public address and alarm systems, the operation or improper placement of HV/AC units, generators, pumps, fans, loading docks, construction activities, and deliveries.

Radon: Most of Colorado is high risk for radon, a naturally occurring radioactive gas. Due to concern for potential radon gas intrusion into buildings, EQD suggests developers consider installation of a radon mitigation system in structures planned for human occupation or frequent use. It may be more cost effective to install a radon system during new construction rather than after construction is complete.

5. Denver Fire Department

- a. The project shall comply with Denver Fire Code requirements. There is not enough technical information presented to establish fire code compliance in this submittal.
- b. The Applicant anticipates that fire access will be provided from the perimeter streets that surround the Project. During the IMP process, the Applicant will work with the Denver Fire Department (“DFD”) regarding the development concept for internal circulation including Weiss Way. The development concept proposes 22’ clear lanes for fire access, with 24’ wide or greater for firetruck staging areas within the Property. In addition, the Applicant intends to propose the use of retractable bollards to limit vehicular access during special events.
- c. DFD will remain a referral through subsequent development of the IMP and site plans in the future.

IX. Development Review Process

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

Table 1a: Development Review Process and Sequencing

Application Type	Prerequisite Application(s)	Approval Authority	Final Action Sequencing & Concurrency
Planning & Zoning Processes			
Large Development Review	None	Development Review Committee	Final action approval by the Development Review Committee
Rezoning	LDF	City Council	Final action on rezoning may be concurrent with approval of the IMP
Notes: <ul style="list-style-type: none"> Large Development Framework must be completed prior to submitting the Infrastructure Master Plan. 			

Table 1b: Development Review Process and Sequencing

Application Type	Prerequisite Application(s)	Approval Authority	Final Action Sequencing & Concurrency
Horizontal Infrastructure Entitlements			
Infrastructure Master Plan	LDF	DRC	Final action approval by the Development Review Committee
Notes: <ol style="list-style-type: none"> Infrastructure Master Plan (scaled to the complexity of the project) including but not limited to: <ul style="list-style-type: none"> Mobility Study Sanitary Sewer Study Water supply capability to the area regarding fire flow requirements Parks Study and Concept Plan Affordable Housing Discussion Off-site Improvements Open Space phasing, maintenance, and ownership Roadway, bike, and pedestrian network improvements Equity Analysis Floodplain Analysis 			

Table 1c: Development Review Process and Sequencing

Application Type	Prerequisite Application(s)	Approval Authority	Final Action Sequencing & Concurrency
Standard Site Development Applications			
Site Development Plan(s)	All horizontal infrastructure applications specific to phase	DRC	After all required horizontal infrastructure applications specific to site are approved.
Site Specific Engineering Construction Plan(s) for site infrastructure (SSPR, TEP, SUDP/Floodplain Permit, etc.)	Concurrent with Site Development Plan	DOTI	Prior to, or concurrently with Site Development Plan
Sewer Use and Drainage Permit(s)	Prior to or concurrent with Building Permit	DOTI	After Site Development Plan approval but prior to Building Permit approval
Zoning Construction Permit(s)	Site Development Plan	CPD / Project Coordination	After Site Development Plan approval, prior to building permit approval.
Building Permit(s)	Site Development Plan	CPD	After Zoning Construction and Sewer Use and Drainage Permit

X. Community Information Meeting

Pursuant to the DZC, the Large Development Review process requires holding a community information meeting. A Community Information Meeting was held on Wednesday, November 8th, 2023 from 6:00 PM to 8:00 PM at the Industry building located at 3827 Lafayette St. Invitations were sent per the city's requirements to individual property owners within the vicinity of the property inviting them to the meeting. Signs with meeting details were posted on the property ahead of the meeting per the city's requirements. The meeting was attended by approximately 50 attendees, city staff, and representatives of the project team. The project team shared updated plans for the LDR application, answered questions from the neighbors, and shared their contact information for future correspondence. A summary of the neighborhood meeting and questions asked is included in Community Information Meeting Summary in Attachment A.

XI. Large Development Framework Summary

This LDF, per the requirements of Section 12.4.12.6 of the Denver Zoning Code, provides a description of the project boundaries, highlights of adopted plan guidance, an overview anticipated regulatory processes and preliminary project requirements.

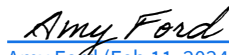
XII. Attachments

Attachment A: Application

XIII. Approval

The Development Review Committee hereby approves this Large Development Framework upon finding that:

- The LDF identifies the type and sequencing of regulatory and planning tools needed to implement adopted City Council Plans; and
- The LDF establishes a coordinated development review process that ensures the future development of the subject area will address land use, development, infrastructure, open space, public parks, schools and other related issues, as application, in accordance with City Council adopted plans


Amy Ford
Amy Ford (Feb 11, 2024 18:01 MST)

Feb 11, 2024

Amy Ford, Executive Director
Department of Transportation & Infrastructure

Date



Feb 13, 2024

Jolon Clark, Executive Director
Department of Parks & Recreation

Date



Feb 16, 2024

Jill Jennings Golich, Interim Executive Director
Department of Community Planning & Development

Date

Ownership Acknowledgement

Owner hereby acknowledges the regulatory requirements specified herein for development of the subject property.


Byron Weiss
Byron Weiss (Feb 6, 2024 15:56 MST)

Feb 6, 2024

Byron Weiss, Authorized Representative
3939 Williams Building Corporation

Date