



2520 Wewatta Way and 2901 Broadway Rezoning

August 31, 2020

SLIDE #1

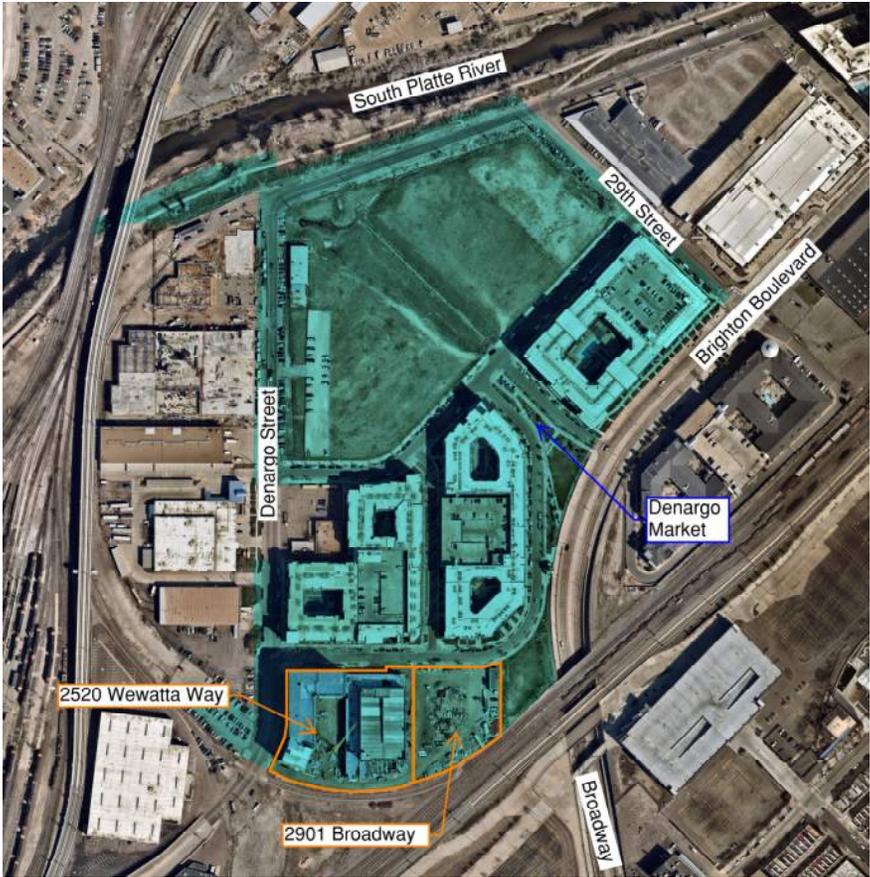
Cypress Real Estate Advisors, Inc.

- Company founded in 1995
- Track record of success in Denver since 2007 bringing multiple projects to fruition in multiple areas of the City.



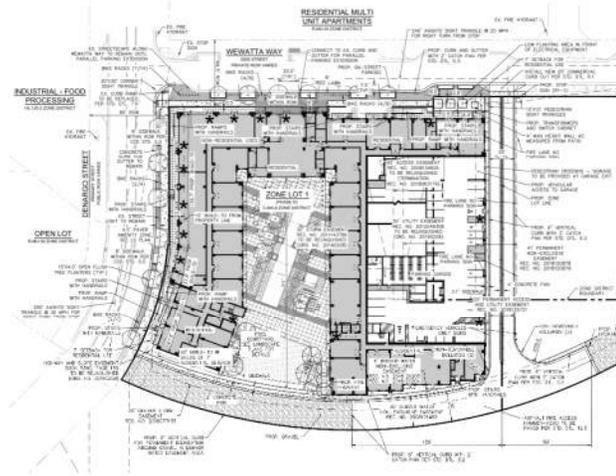
SLIDE #2

Denargo Market



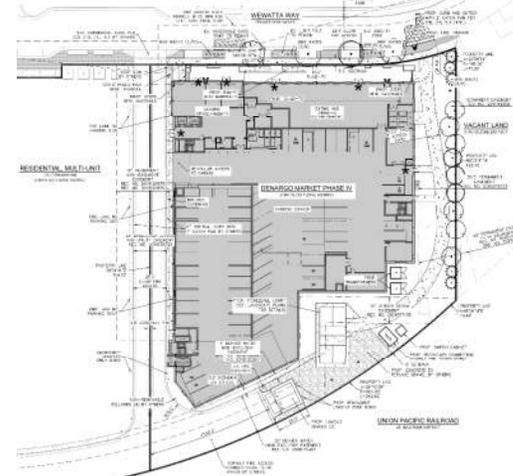
SLIDE #3

2520 Wewatta Way and 2901 N Broadway



2520 Wewatta Way

- Rezoned in summer of 2017
- 8 Stories, 337 Residential Units, 3,000 SF Restaurant, and 3,500 SF Retail
- Site Development Plan (SDP) submitted in December 2017; approved July 2019
- Building Permits submitted August 2018; approved February 2019
- Construction began Spring 2019, topped out today



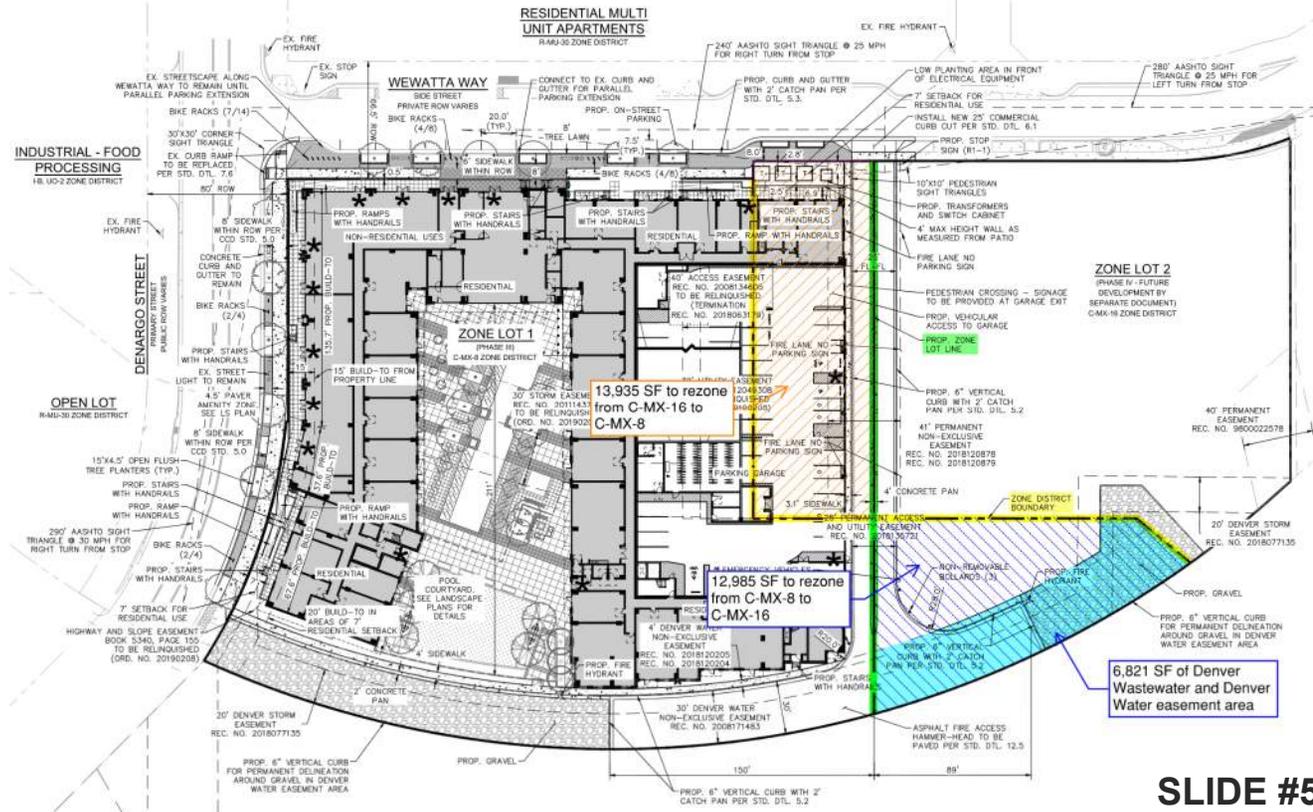
2901 N Broadway

- Rezoned in summer of 2017
- 16 Stories, 336 Residential Units, and 4,000 SF of Restaurant
- Site Development Plan (SDP) initially submitted October 2019; resubmitted August 2020
 - **Need to Rezone both sites to adjust the zone district boundaries surfaced in SDP comments in December 2019**
- Building Permits submitted July 2020

SLIDE #4

2520 Wewatta Way and 2901 N Broadway

C-MX-16 Proposed Area	
Proposed Site Area (SF)	12,985
Less Easement Area (SF)	-6,821
Net Buildable Rezone Area (SF)	6,164
Additional Stories	8
Buildable SF Added	49,312
C-MX-8 Proposed Area	
Proposed CMX8 Area (SF)	13,935
Reduction in Stories	-8
Buildable SF Reduced	-111,480
Net Reduction in Buildable SF	-62,168



SLIDE #5

Community Outreach

- Contacted 10 neighborhood groups
- Met with RiNo Art District, Elyria-Swansea Globeville Business Association (ESGBA), GES Coalition, Ballpark Collective, and UCAN to discuss the rezone
- Received four (4) letters of support from RiNo Art District, ESGBA, Ballpark Collective, and UCAN



SLIDE #6

Community Response and Design Considerations

- 9,300 SF of open space with public pickleball court
- As part of street level design and activation, committed to provide local artwork throughout buildings
- Commissioning local muralist for large-scale piece on building elevation to celebrate the community talent
- Pedestrian activation with
 - 10,500 SF of retail/restaurant space
 - Enhanced streetscape
- Connected with Development Services regarding proximity to rail and reviewed *Railroad Safety Working Group Report* - approved design is consistent with guidelines and best practices

SLIDE #7

Summary of Applications

- Both sites were approved for rezoning in 2017
- Site Development Plans (SDP) and Building Permits submitted and approved between 2017 and 2019/20
- Need to Rezone surfaced from an SDP comment in 2019 to realign zone district boundaries to be consistent with the Zone Lot boundaries
 - The current zone change requests are consistent with the intent of the prior approvals
- Cumulative effect of these Rezone Applications is a net reduction in buildable area of **-62,168 SF**
- THANK YOU for the Community feedback and support!

SLIDE #8