

CB 17-0752 3955-3995 N. High St.

Rezoning Application 20171-00001

**DENVER ROCK DRILL
Parking Garage
I-B to I-MX-3**

Owner's Representative:

Bruce C. O'Donnell

**STARBOARD Realty Group, LLC
770 Sherman Street, Suite 108
Denver, CO 80203**



DENVER

ROCK

DRILL

www.denverrockdrill.com



Vision & Master Plan



DRD is planned to be a mixed use anchor community in RiNo, proximate to the 38th & Blake Rail Station on the A Line. The DRD Parking Structure, which facilitates the adaptive reuse of the low-rise older classic brick structures is in the bottom left of this image.

**DENVER
ROCK
DRILL**



Plan Support:

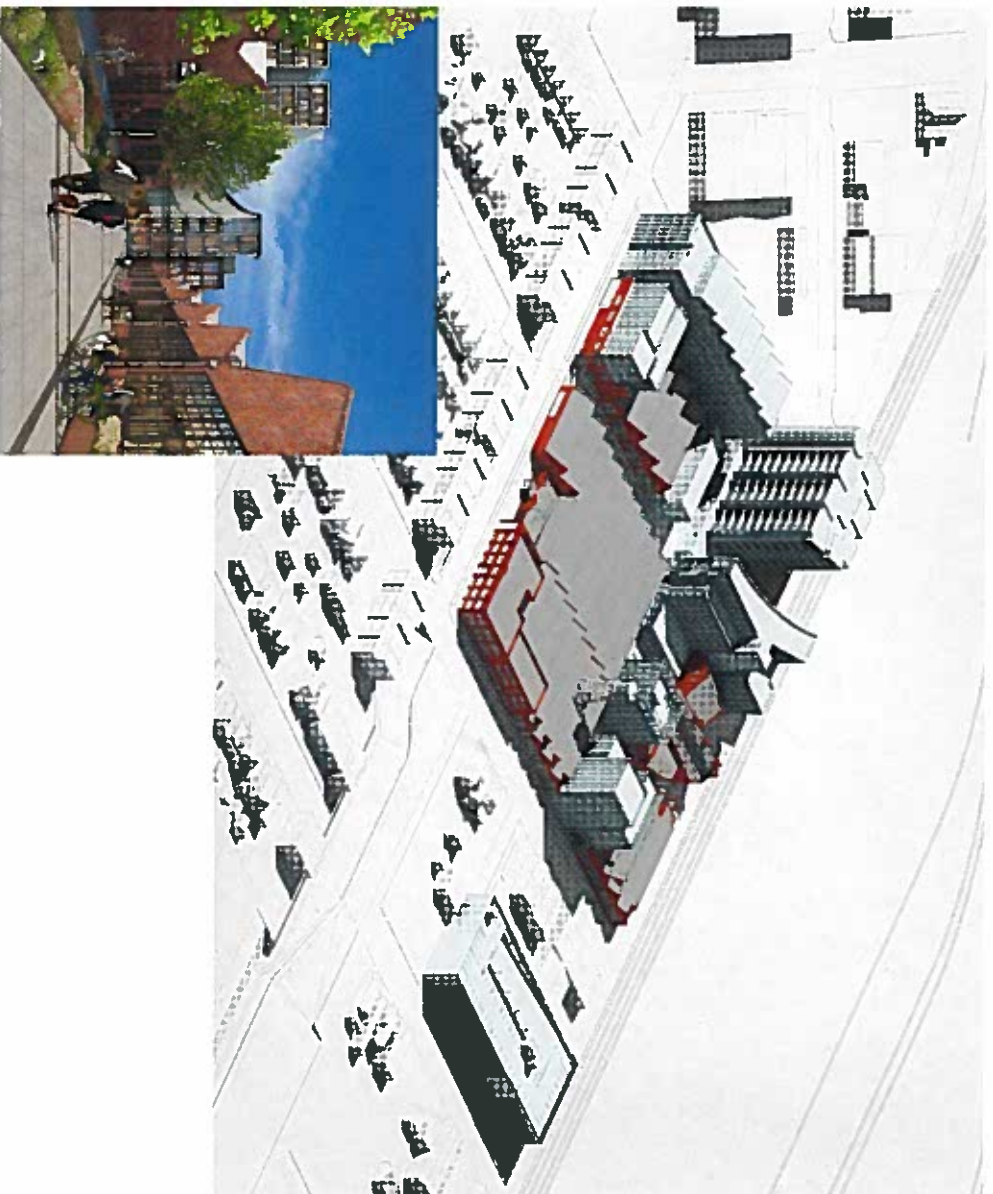
- Blueprint Denver: - Area of Change
 - Future Land Use: Mixed Use
- 38th & Blake
 - Station Area Plan - TOD Residential
- River North Plan - TOD Mixed Use

Purpose of Rezoning:

- To allow development of Denver Rock Drill Parking Structure, Phase 1 of DRD Redevelopment



Vision & Master Plan



**DENVER
ROCK
DRILL.**

The DRD Parking Garage (Far Right in Image) is Phase 1 for the DRD Master Plan, allowing the adaptive reuse and phased development of the sites former industrial brick buildings.



Community Support



Bruce O'Donnell <bodonnell@starboardrealttygroup.com>

Denver Rock Drill Zoning Change Request

- Cole Neighborhood Association

Cole Neighborhood Association CNA <cna.denver@gmail.com>
To: "Byron Weiss (byron@portapowerinc.com)" <byron@portapowerinc.com>, Trae Rigby <T.Rigby@saundersci.com>, Bruce O'Donnell <bodonnell@starboardrealttygroup.com>

Wed, May 17, 2017 at 7:22 PM

Attn.: City of Denver Planning Department
RE: Planning Dept. Case Number: 2017H-00001

We would like to notify you of the Cole Neighborhood Association's support of a new zoning request as part of the Denver Rock Drill development.

We recently voted at a neighborhood meeting to support the re-zoning request of I-B to I-MX-3 for the addresses of 3955, 3965 & 3995 N. High Street in the Cole neighborhood.

Jay Morse, Director of Communications

Sincerely,
Cole Neighborhood Association Executive Board


Connect with us on Facebook or Nextdoor!
Our monthly meetings are held the 2nd Thursday of each month at 6:30PM.



Demolition Required

- Denver Landmark Preservation Commission Determination of Non-Historic Status



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THE REAL ESTATE

CERTIFICATE OF NON-HISTORIC STATUS

Issued by the City & County of Denver
Landmark Preservation Commission

This certificate is issued for a period of five years, pursuant to the requirements of Chapter 30 of the Revised Municipal Code of the City & County of Denver


Address: 3955 3965 High Street

Legal Description: Provident Park B4 L30 thru L36

Log Number: 2017-NHSC-0000039

Certificate Issued: June 19 2017

Expiration Date: June 19 2022


Jennifer Cappetta, Landmark Preservation Supervisor



Consistent with CPD's Staff Report and Planning Board's Recommendations of Approval I respectfully request that City Council Vote to Approve CB 17-0752 for Map Amendment Application 20171-00001 rezoning of 3955-3995 N. High St. from I-B to I-MX-3.

