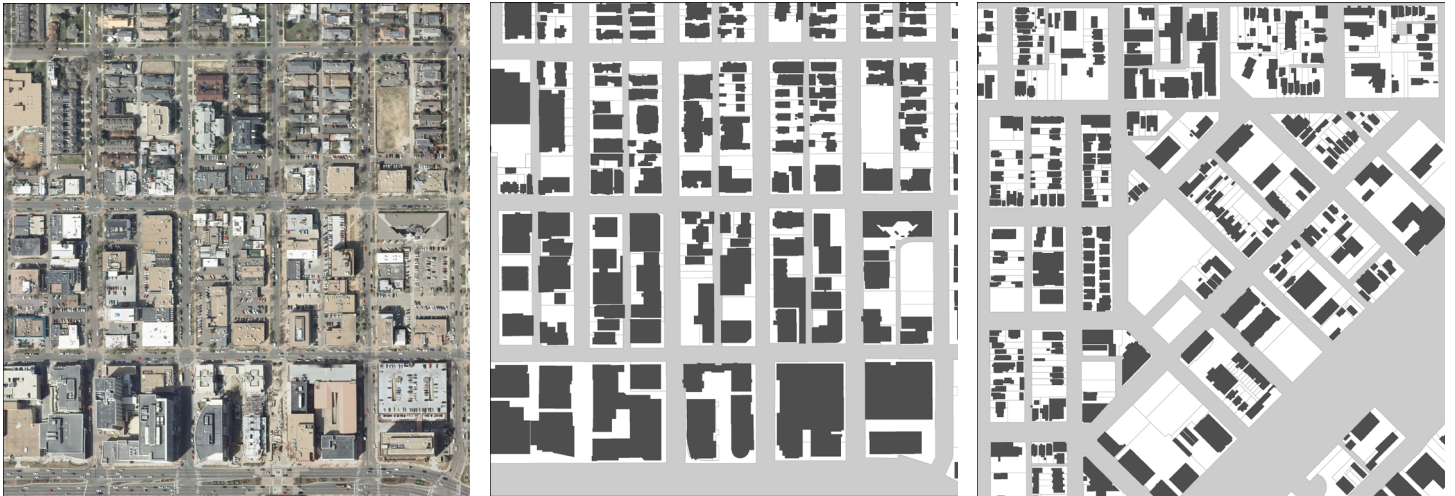


# PUD-G 27

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2030 & 2032 Blake St  
Official Map Amendment #2019I-00184  
Month XX, 2023

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## CHAPTER 1. ESTABLISHMENT AND INTENT

### SECTION 1.1 PUD-G 27 ESTABLISHED

#### 1.1 PUD-G 27 Established

The provisions of this PUD-G 27 apply to the land depicted on the Official Zoning Map with the label PUD-G 27, and legally described as:

A PARCEL OF LAND BEING A PORTION OF BLOCK 37, EAST DENVER AND BLOCK 37 STECK'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID BLOCK 37;  
 THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 37, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 21ST STREET, S45°29'57"E A DISTANCE OF 57.97 FEET;  
 THENCE S44°37'42"W A DISTANCE OF 13.20 FEET TO A POINT OF CURVATURE;  
 THENCE 45.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.06 FEET, A CENTRAL ANGLE OF 90°06'39", AND A CHORD WHICH BEARS S00°25'37"E A DISTANCE OF 41.14 FEET;  
 THENCE S45°28'57"E A DISTANCE OF 19.56 FEET;  
 THENCE S44°35'45"W A DISTANCE OF 104.61 FEET;  
 THENCE S45°24'15"E A DISTANCE OF 18.41 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 6, BLOCK 37;  
 THENCE ALONG SAID SOUTHEASTERLY LINE OF LOTS 6 THROUGH 10, BLOCK 37, EAST DENVER, S44°35'45"W A DISTANCE OF 104.03 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 10;  
 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, N45°28'15"W A DISTANCE OF 125.06 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 10;  
 THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37 AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, N44°36'06"E A DISTANCE OF 250.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,801 SQUARE FEET OR 0.615 ACRES MORE OR LESS.

### SECTION 1.2 PUD-G 27 GENERAL PURPOSE

The general purpose of PUD-G 27 is to facilitate improvements to the site in a manner that is compatible with the surrounding Downtown Neighborhood Context and adjacent Ballpark Neighborhood Historic District and contributes to the vibrancy of the baseball stadium and Five Points neighborhood, while respecting Xcel Energy's existing and future requirements for no vertical development.

### SECTION 1.3 PUD-G 27 SPECIFIC INTENT

PUD-G 27 is intended to:

- 1.3.1 Allow site improvements that contribute to the vibrancy of Downtown and the surrounding neighborhood.
- 1.3.2 Establish primary use and specific building form standards that accommodate the uniqueness of the site, location and building constraints and are compatible with the Urban Center Neighborhood Context.
- 1.3.3 Encourage pedestrian-activated public spaces as envisioned in the City's adopted plans.
- 1.3.4 Allow alternate vehicle parking that is subservient to the primary Event Space with Alternate Parking and Loading use and is only provided for Game Days.
- 1.3.5 Allow for the establishment of a unique public gathering place that can operate on non-Game Days.

- 1.3.6 Integrate with and enhance the festival street concept along 21st Street.
- 1.3.7 Ensure design elements are compatible with future improvements related to 21st Street and the 5280 Trail.

## **CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION**

All development within this PUD-G 27 shall conform to the Denver Zoning Code, Division 7.1, Urban Center Neighborhood Context Description, as amended from time to time.

## **CHAPTER 3. DISTRICTS**

Development in this PUD-G 27 shall conform to the Denver Zoning Code, Division 7.2, Districts, as specifically applicable to the C-MX-5 Zone District, as amended from time to time, except as modified in this PUD-G 27.

## **CHAPTER 4. DESIGN STANDARDS**

Development in this PUD-G 27 shall comply with the Denver Zoning Code, Division 7.3, Design Standards, as specifically applicable to the C-MX-5 Zone District, as amended from time to time.

### **SECTION 4.1 PRIMARY BUILDING FORM STANDARDS**

Development in this PUD-G 27 shall comply with the Shopfront building form standards in Section 7.3 of the Denver Zoning Code.

## CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

### SECTION 5.1 USES

5.1.1 Primary, accessory and temporary uses allowed in this PUD-G 27 shall be those same uses allowed in the C-MX-5 Zone District, as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time, with the following additional use allowed.

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review

USE CATEGORY	SPECIFIC USE TYPE • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	PUD-G 27	APPLICABLE USE LIMITATIONS
<b>COMMERCIAL SALES, SERVICES AND REPAIR PRIMARY USE CLASSIFICATION</b>			
Arts, Recreation & Entertainment	Event Space with Alternate Parking and Loading* • Vehicle Parking: No requirement • Bicycle Parking: 1/4,000 sf Event Space (0/100)	L-ZP	See PUD-G 27 Section 6.3.1

### SECTION 5.2 REQUIRED MINIMUM PARKING

5.2.1 The required minimum parking shall be as stated in the Denver Zoning Code, Section 7.4, Uses and Required Minimum Parking, as amended from time to time, for the C-MX-5 zone district except as modified above by Section 5.1 of this PUD-G 27.



## CHAPTER 6. ADDITIONAL STANDARDS

### SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

#### 6.1.1 Applicability

Development in this PUD-G 27 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, as applicable to the C-MX-5 zone district.

### SECTION 6.2 ARTICLE 10 OF THE DENVER ZONING CODE

#### 6.2.1 Applicability

Development in this PUD-G 27 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the C-MX-5 Zone District, as amended from time to time except as modified by this Section 6.2:

##### A. Vehicle Parking Layout - All Other Development

In this PUD-G 27, Denver Zoning Code, Section 10.4.6.2 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use.

##### B. Loading

In this PUD-G 27, Denver Zoning Code, Section 10.4.8 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use.

##### C. Interior Surface Parking Lot Landscaping Standards

In this PUD-G 27, Denver Zoning Code, Section 10.5.4.5 shall not apply to any portion of a zone lot established as an Event Space with Alternate Parking and Loading use.

##### D. Exemption for Outdoor Active Recreational Uses in All Zone Districts and Event Space with Alternate Parking and Loading Uses in the PUD-G 27 Zone District

Because of their unique requirements for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other similar outdoor active recreational uses (both public and private facilities unless otherwise restricted by the Denver Zoning Code), and portions of a zone lot within this PUD-G 27 zone district designated as Event Space with Alternate Parking and Loading, are exempt from the outdoor lighting standards stated in Division 10.7, Outdoor Lighting and shall only be required to meet the following standards:

##### 1. Limits on Cutoff Angle

Cutoff from a lighting source that illuminates an outdoor active recreational use or an Event Space with Alternate Parking and Loading use in this PUD-G 27 zone district may exceed an angle of 90 degrees from the pole, provided that the light source is shielded to prevent light and glare spillover to an adjacent Protected District.

##### 2. Maximum Permitted Illumination at the Property Line

The maximum permitted illumination at the property line shall be 2 footcandles.

#### 6.2.2 Event Space Design Standards

##### A. Intent

Ensure material and landscaping standards for Event Space within PUD-G 27 provide an active, comfortable and pedestrian-oriented design.

##### B. Applicability

Standards in Section 6.2.2 shall apply to development or establishment of a permitted Event Space with Alternate Parking and Loading use.

### C. Site Improvements

1. A minimum of one tree for each 2,650 square feet of Event Space or portion thereof shall be provided and meet the following requirements:
  - a. A minimum 4" tree caliper at time of planting.
  - b. Trees shall be installed per City Forester requirements.
2. A minimum of 20% of the total gross area shall consist of shade coverage provided from permanent architectural elements, tree canopy or a combination of the two.
  - a. Architectural elements may include shade structures, pergolas, umbrellas, furniture, fixtures and equipment.
  - b. Each tree, meeting the above requirements, shall count as 320 square feet of shade coverage.
3. A minimum of 10% of the total gross area of any surface paving shall consist of high-quality materials such as permeable pavers or decorative concrete.
4. A minimum of 70% of the total gross area of any asphalt paving shall be coated in non-black material.
5. Construction of sidewalks, drive aprons and curbs located in the public right-of-way abutting a boundary of this PUD-G 27 zone district shall be constructed with concrete.

### D. Site Enclosure, Fencing and Utility Screening

1. Fence, wall and screening materials shall be composed of masonry, natural stone and steel.
2. The maximum fence height shall not exceed 12 feet with the exception of light poles, banner supports and decorative canopies.
3. Fences shall be less than or equal to 40% opaque for any portion erected along Blake Street and 21st Street. "Opaque" or "opacity shall be measured as the amount of solid fence or wall material area divided by the total surface area of the subject fence or wall section, expressed as a percentage.
4. Fences more than 8 feet above finished grade level shall be less than or equal to 20% opaque for any portion erected along Blake Street and 21st Street. "Opaque" or "opacity shall be measured as the amount of solid fence or wall material area divided by the total surface area of the subject fence or wall section, expressed as a percentage.
5. During Operational Hours, fences enclosing the Event Space shall include openings to provide direct unobstructed pedestrian access from the sidewalk into the Event Space.
  - a. For fences roughly parallel to Blake Street, required unobstructed openings shall extend a cumulative length equal to or greater than 40% of the length of the Blake Street Zone Lot Line. For example, if the length of the Blake Street Zone Lot Line is 250 feet, a fence that is roughly parallel-to the Blake Street Zone Lot Line (even if set back) could be designed to provide three unobstructed openings of 20 feet each during Operational Hours ( $20' \times 3 = 60'$ , which is 40% of the 250' Blake Street Zone Lot Line). See Figure 6.1.
  - b. For fences roughly parallel to 21st Street, required unobstructed openings shall extend a cumulative length equal to or greater than 50% of the length of the 21st Street Zone Lot Line. For example, if the length of the 21st Street Zone Lot Line is 102 feet, a fence that is roughly parallel-to the 21st Street Zone Lot Line (even if set back) could be designed to provide three unobstructed openings of 17 feet each

during Operational Hours ( $17' \times 3 = 51'$ , which is 50% of the 102' 21st Street Zone Lot Line). See Figure 6.1.

6. The spacing of fence masonry columns along Blake Street shall align with the stadium's columns located at and above the street level. See Figure 6.2.
7. Screens for utility service areas and adjacent outdoor utility uses shall be provided and meet the following requirements:
  - a. Screens shall be designed to minimize visibility of outdoor utility uses from the Event Space and to complement perimeter fencing and walls.
  - b. Screens visible from the Event Space shall use durable, high-quality materials compatible with the materials of the perimeter fencing and walls, and shall be moveable or removable without specialized equipment to enable ease of access to the utilities if needed.

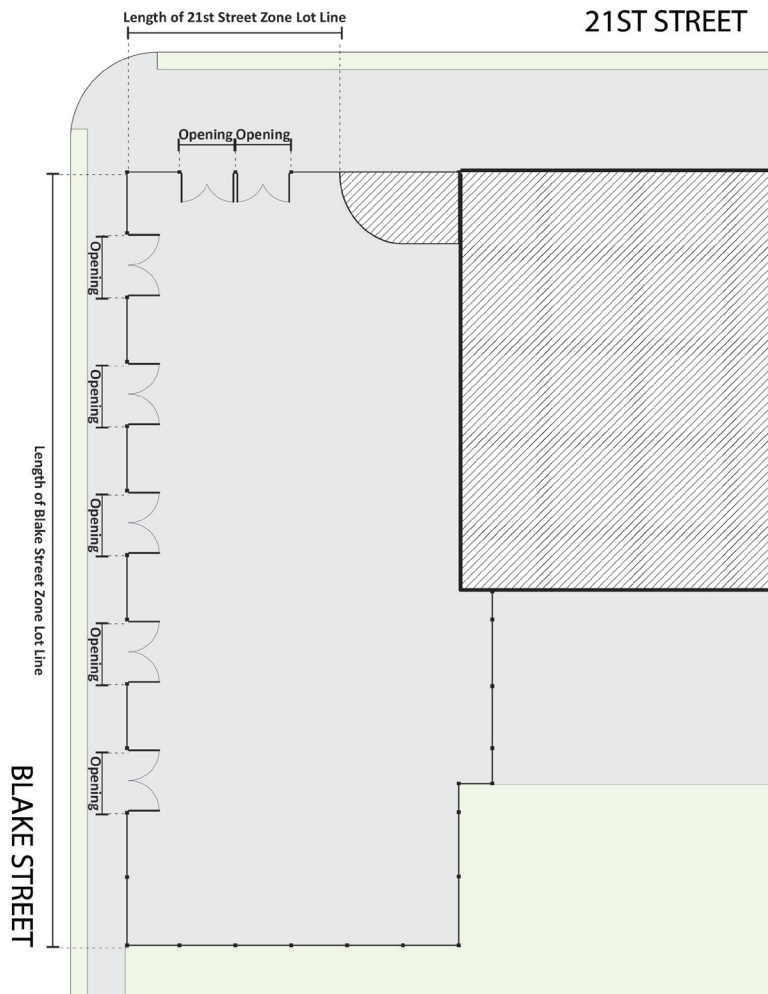


Figure 6.1. Required Unobstructed Openings for Fencing. Illustrative only.

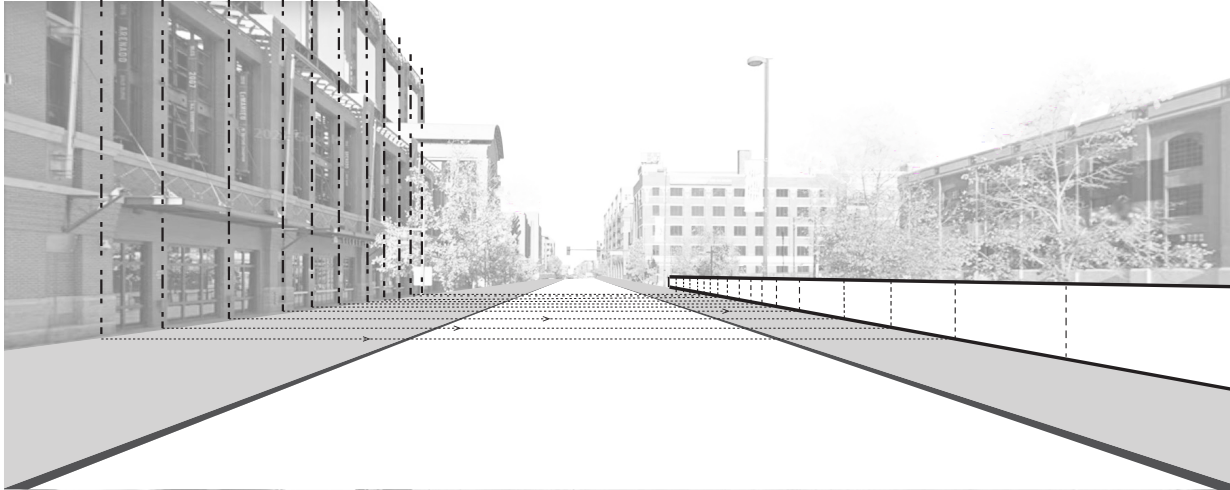


Figure 6.2. Spacing of Fence Masonry Columns. Illustrative only.

#### E. Other Improvements

1. There shall be a minimum of 1 linear foot of seating for every 200 square feet of permitted Event Space with Alternate Parking and Loading. Seating shall meet the following requirements:
  - a. Seating shall have a minimum depth of 16”.
  - b. Seating 30” or more in depth may count twice the amount toward the minimum linear foot requirement provided there is access to both sides for pedestrians.
  - c. Surfaces higher than 36” or lower than 12” shall not count toward meeting the seating requirements.
  - d. The tops of walls including those for planters and fountains may be counted toward meeting the seating requirements provided they meet the dimensional requirements above and are not obstructed by foliage.
2. Furniture shall be constructed of high-quality, durable and weatherproof materials and may be movable to enable flexible use of the site.
3. A minimum of one waste and one recycling receptacle shall be provided for every 5,000 square feet of Event Space or portion thereof.

### SECTION 6.3 ARTICLE 11 OF THE DENVER ZONING CODE

Establishment of uses in this PUD-G 27 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the C-MX-5 Zone District, as amended from time to time with the following modifications:

#### 6.3.1 Event Space with Alternate Parking and Loading

In this PUD-G 27, an Event Space with Alternate Parking and Loading primary use is permitted subject to compliance with the following limitations:

##### A. Substation Activity

The use limitations outlined in this Section 6.3.1 shall not apply during periods of construction and maintenance activity related to the neighboring substation.

##### B. Event Space Area Requirement

The Event Space shall include a total area not less than 26,000 square feet.

**C. Publicly Accessible Open Space Requirement**

Outside of Public Events and Game Days, the Event Space shall be open to the public and operational from no later than 9:00am until no earlier than 8:00pm from April 1 through September 30, and no later than 9:00am until no earlier than 5:00 pm from October 1 through March 31.

**D. Public Event Requirement**

A minimum of 12 Public Events shall be required per year. At least six (6) of the Public Events shall be open to the public free of charge without requirement for a ticket or invitation. Upon the applicant's written request, the Zoning Administrator may reduce or waive the minimum number of required Public Events when it is determined, in the sole discretion of the Zoning Administrator, that the Public Event(s) cannot be held due to acts, extreme conditions, or circumstances that are outside of the property owner's control.

**E. Limits on Alternate Parking and Loading**

An area established as Event Space with Alternate Parking and Loading may be used as an Off-Street Parking Area, subject to the following limitations:

1. Vehicle parking shall be limited to parking for Game Days at the stadium located at 2001 Blake Street.
2. A parking lot manager or attendant shall be present on the zone lot at all times when the Event Space is being used as an Off-Street Parking Area.
3. Mixing of separate components of approved short-term parking configuration options is not allowed.
4. Additional parking configurations not expressly identified by an approved Parking Operations Plan require application for and issuance of a new zoning use permit.
5. The ground area used for a permitted Off-Street Parking Area shall be surfaced with an all-weather surfacing material.
6. The dimensions for and arrangement of parking spaces and driving aisles shall comply with the Denver Zoning Code, Section 10.4.6, Vehicle Parking Design; however, permanent delineation of individual parking stalls is not permitted.
7. Packed parking is allowed and shall comply with the Denver Zoning Code, Section 10.4.6.7, Packed Parking.
8. An Off-Street Parking Area allowed in this PUD-G 27 may operate for a maximum of 150 days per calendar year.
9. An Off-Street Parking Area allowed in this PUD-G 27 shall not be open to the general public.
10. Parking within the Event Space shall provide for a means of emergency vehicular access from 21st Street to the neighboring substation.

**F. Parking Operations Plan Requirements**

1. A Parking Operations Plan that identifies how parking will be sited and managed within the Event Space for one or more short-term parking configurations must be approved by the Zoning Administrator prior to the issuance of a zoning use permit.
2. A Parking Operations Plan must include a site plan and narrative description for each short-term parking configuration option, which shall include the following:
  - a. Dimensions of overall parking area
  - b. Dimensions of typical parking stall width and depth
  - c. Dimensions of all ingress, egress and drive aisles

- d. Identification of any structures on the zone lot
- e. Numbering of parking stalls
- f. Parking lot area in square feet
- g. Labeling of public streets and alleys
- h. Approximate locations of on-site staff persons to direct motorists to the appropriate parking area
- i. Physical means by which parking stalls and/or aisles will be physically demarcated (temporary striping, cones, rope, etc.)
- j. Means of separating parking areas from event activities (for an option where parking directly abuts active event space)
- k. Pedestrian circulation routes adjacent to and within parking areas
- l. Passenger loading zone areas (if applicable)
- m. Means of providing emergency vehicular access to the adjacent substation from 21st Street

#### **G. Supplemental Submittal Requirements**

As part of an application for a zoning permit to establish an Event Space with Alternate Parking and Loading, the applicant shall provide the following materials to the Zoning Administrator:

- 1. The number of days planned for the use of the Event Space as an Off-Street Parking Area in the first year from permit issuance, subject to the limitations set forth in Sections 6.3.1.E and 6.3.1.F above.
- 2. The number of Public Events planned for the first year from permit issuance.

#### **H. Reporting Requirements**

After issuance of the initial zoning use permit, on an annual basis for the first three (3) years from the permit issuance date, and every third year thereafter, the applicant shall provide the following information, in writing, to the Zoning Administrator:

- 1. Evidence of the number of days which the Event Space was used as an Off-Street Parking Area in the preceding year.
- 2. Evidence of the number of Public Events in the preceding year.

## **SECTION 6.4 ARTICLE 12 OF THE DENVER ZONING CODE**

### **6.4.1 Applicability**

All development in this PUD-G 27 shall comply with the Denver Zoning Code, Article 12, Procedures and Enforcement, as amended from time to time, with the following exceptions/additions:

#### **A. Official Map Amendment**

This PUD-G 27 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in the Denver Zoning Code, Section 9.6.1.4, Amendment to Approved PUD District Plans.

## **SECTION 6.5 ARTICLE 13 OF THE DENVER ZONING CODE**

### **6.5.1 Applicability**

Development in this PUD-G 27 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/additions:

#### **A. Event Space Rule of Measurement**

The Event Space is calculated as the total area of the portion of the zone lot enclosed by fencing, excluding above grade areas dedicated to public right of way and above ground Basic Utilities.

**B. Definition of Words, Terms and Phrases****1. Event Space**

The portion of a zone lot area allowed as the Event Space component of a permitted Event Space with Alternate Parking and Loading primary use that may be used for publicly accessible open space, Public Events or an Off-Street Parking Area.

**2. Game Days**

Any ticketed or special event, sporting or otherwise, held within the stadium located at 2001 Blake Street, during which an Off-Street Parking Area may operate as part of a permitted Event Space with Alternate Parking and Loading primary use.

**3. Operational Hours**

The portion of a day when an Event Space with Alternate Parking and Loading primary use must remain open to the public and operational, with the exception of: setup and takedown for events; property maintenance (e.g. snow removal); construction or maintenance related to the Xcel Energy substation use located adjacent to the PUD-G 27 zone district, Xcel Energy substation use; reasons of health and public safety; or other circumstances identified in the force majeure clause.

**4. Public Events**

An organized, staffed gathering of not less than 50 people occurring within the PUD-G 27 zone district or related to the stadium located at 2001 Blake Street. Public Events may be public or private and may occur over multiple and non-consecutive days.

**5. Zone District Category**

This PUD-G 27 zone district shall be considered a "Mixed Use Commercial Zone District," as defined in Denver Zoning Code, Article 13, as amended from time to time.

## **CHAPTER 7. RULES OF INTERPRETATION**

Subject to Chapter 8 of this PUD-G 27, whenever a section of the Denver Zoning Code is referred to in this PUD-G 27, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 27, this PUD-G 27 shall control.



## **CHAPTER 8. VESTED RIGHTS**

This PUD-G 27 shall be established in accordance with Denver Zoning Code Sections 9.6.1.2.C and 9.6.1.5, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 27. The property rights vested through approval of this PUD-G 27 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G 27.