



To: Denver City Council
From: Jennifer Cappeto, Manager, Landmark Preservation
Date: September 28, 2020
Re: Contract Amendment (XC 72155-4), Country Club Gardens

Request for Amendment to Development Agreement

Proposed contract amendment: #XC 72155-4
Address: 1091 E Bayaud Avenue and 1101 E Bayaud Avenue
Neighborhood/Council District: Speer / Council District #7
Area of property: 4.3 acres
Current Zoning: G-MU-20 UO-3 (modified by 2001 development agreement)
Property Owner: Country Club Gardens Investments, LLC
Contact Person: Andy Poremba

Summary of Request

Country Club Gardens was designated a historic district in 2001 simultaneous with Development Agreement 01-884-A, as amended, which allowed development of two towers up to 300 feet in height on a portion of the 4.3 acre site (“the development area”) consistent with the prior R-3 zoning. The development agreement, as amended, provides for a development project with tiered heights capped at 300 feet not including mechanical equipment, which is capped at 28-feet high. The development project is subject to Landmark Preservation design review and approval. The portion of the historically designated site outside of the development area, including historic buildings, will remain intact.

The owner is requesting a fourth amendment to the 2001 development agreement to allow the construction of an enclosed rooftop amenity space on the roof of the towers. The amenity space may include an enclosed gathering space, restrooms, and storage areas that may be a maximum height of 18 feet above the permitted 300-foot height of the building.