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**TO:** Denver City Council  
**FROM:** Brandon Shaver, Senior City Planner  
**DATE:** March 9, 2023  
**RE:** Official Zoning Map Amendment Application #2019I-00184  
2030 & 2032 Blake Street  
Rezoning from PUD 329 to PUD-G 27

### Staff Report and Recommendation

Based on the criteria for review in the Denver Zoning Code, Staff recommends **approval** for Application #2019I-00184.

### Request for Rezoning

Address: 2030 & 2032 Blake Street  
Neighborhood/Council District: Five Points / Council District 9  
RNOs: Inter-Neighborhood Cooperation (INC), Ballpark Collective, Downtown Denver Business Improvement District, The Heart of Five Points, Lower Downtown Neighborhood Association, LoDo District, Inc., United Community Action Network (UCAN), United Northeast Denver Residents  
Area of Property: 26,801 square feet or 0.61 acres  
Current Zoning: PUD 329  
Proposed Zoning: PUD-G 27  
Property Owner(s): Denver Metropolitan Major League Baseball Stadium District/Public Service Company of Colorado  
Owner Representative: Greg Feasel

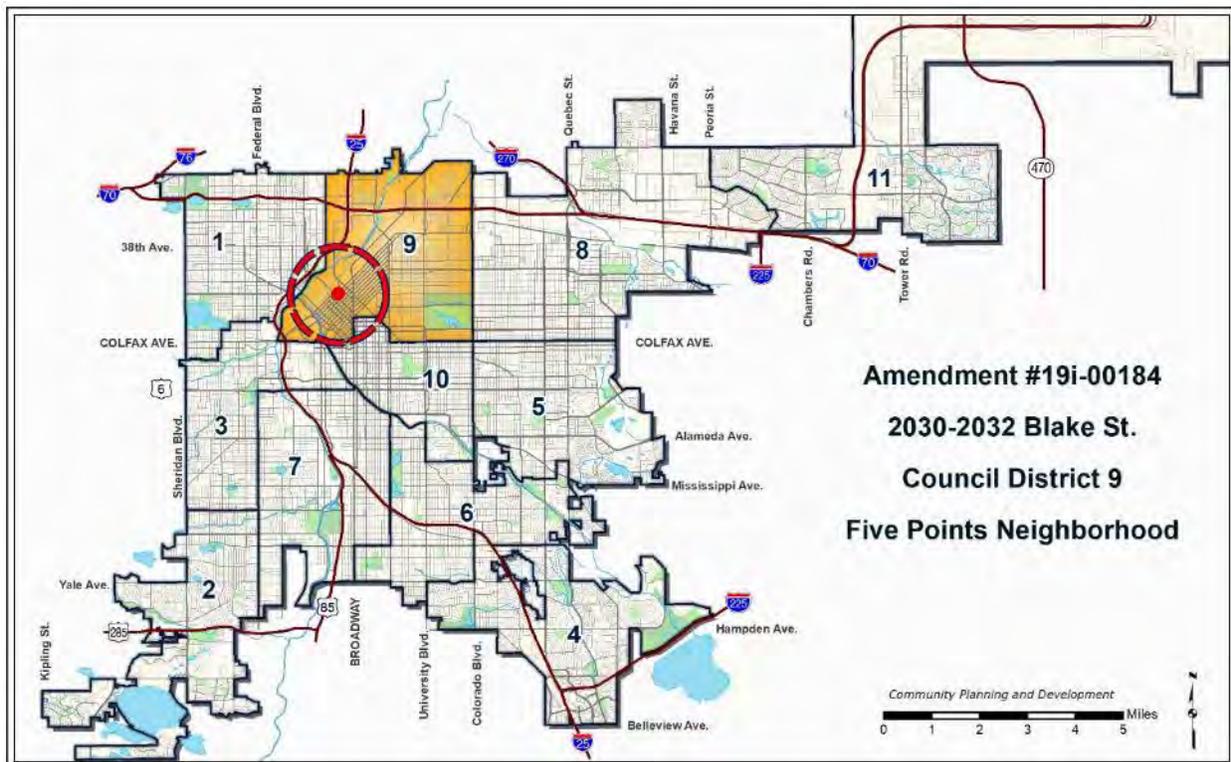
### Summary of Rezoning Request

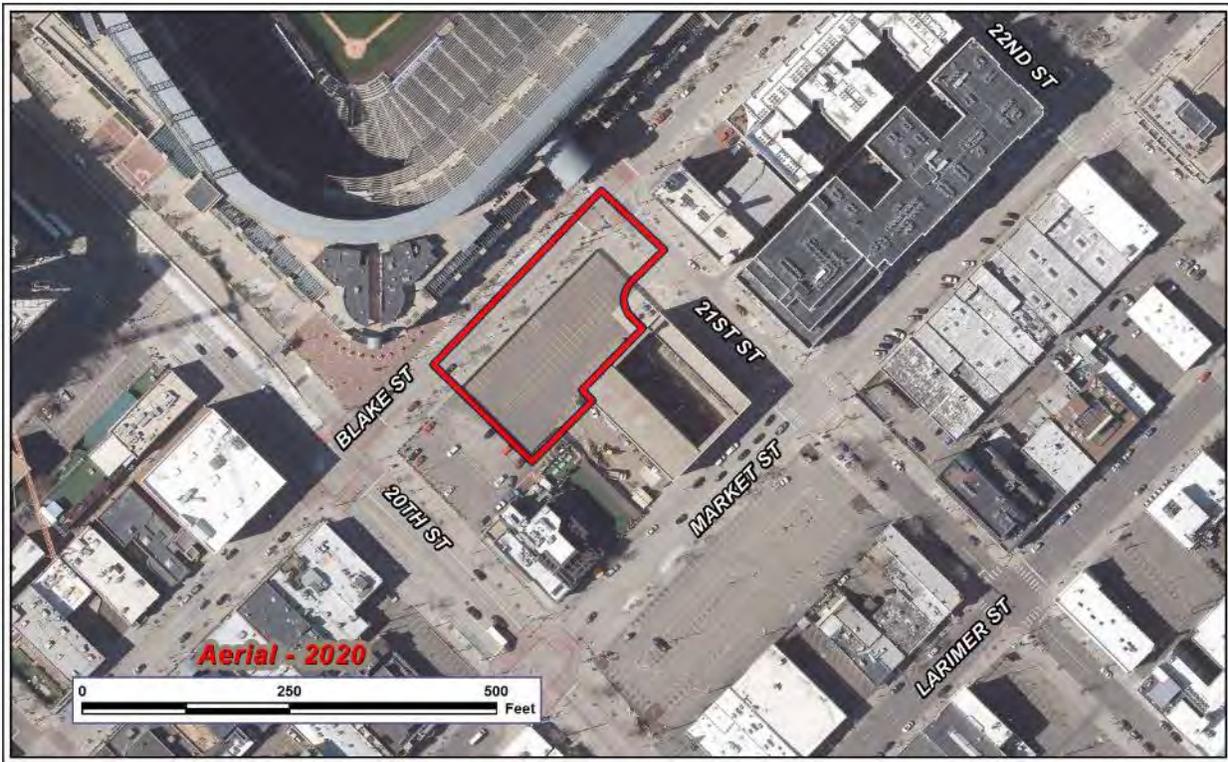
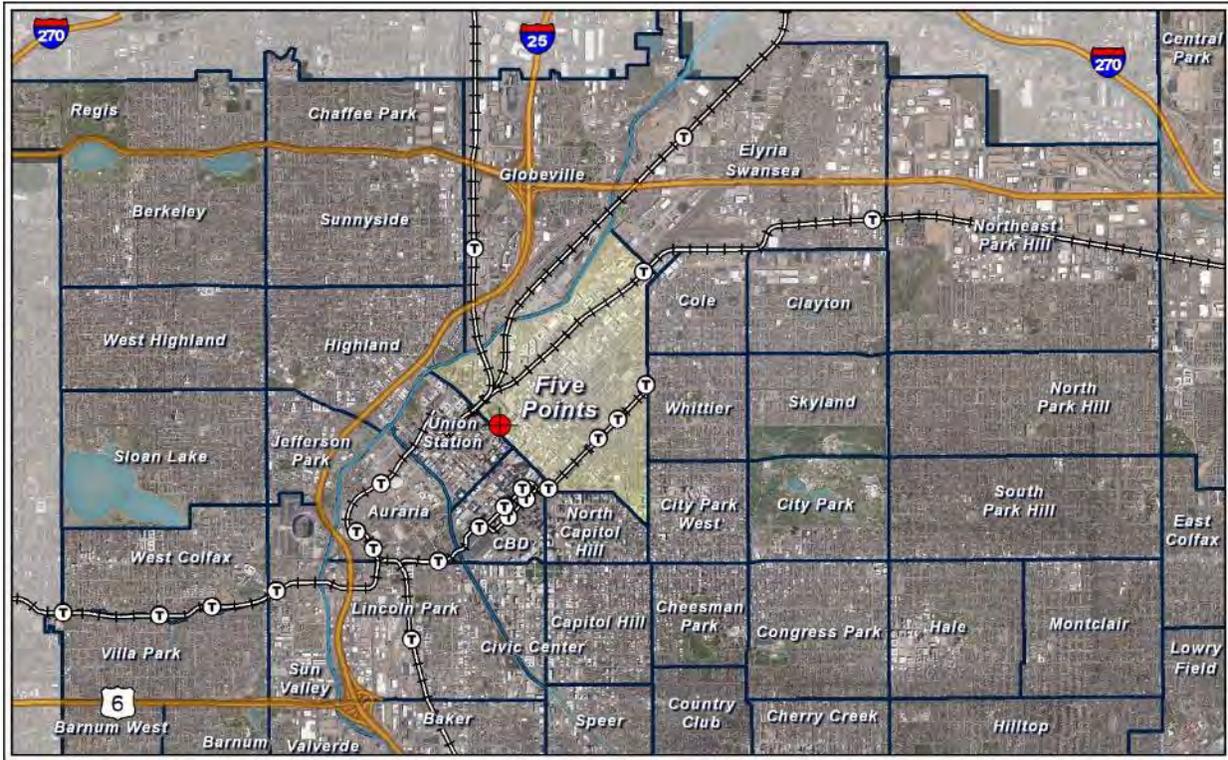
- The subject property is in the Five Points statistical neighborhood at the southeast corner of 21<sup>st</sup> and Blake streets.
- The property, mostly owned by Denver Metropolitan Major League Baseball Stadium District, is currently vacant, occasionally used for game day and special event parking and ancillary uses associated with the future Xcel Energy electrical substation located directly southeast of the subject site.
- The property was purchased from Public Service Company of Colorado in 2016 with a 20-year no-build restriction and an easement to allow access to the future electric substation site.
- The current zoning, PUD 329, was adopted in 1993 and covers the majority of the block between 20<sup>th</sup> and 21<sup>st</sup> streets and Market and Blake streets. It allows the construction and operation of an electric substation, off-street parking and mixed-use commercial and residential development. Commercial and residential developments are intended to provide active uses at street level and are limited to 5 stories and 55 feet in height, with a maximum Floor Area Ratio (FAR) of 2.5 and a maximum residential density of 112 dwelling units per acre. The PUD contains additional

requirements related to setbacks, off-street parking and loading, landscaping and buffering, general design guidelines and standards for new development as well as requirements that ensure Xcel access to the future substation during periods of maintenance and construction activity.

- The applicant is requesting a Planned Unit Development (PUD) based on the C-MX-5 zone district, with variations that address the site's location within the Downtown neighborhood context; its adjacency to Coors Field, Lower Downtown and the Ballpark Historic District; to encourage pedestrian-activated public spaces; to integrate with and enhance the festival street concept along 21<sup>st</sup> Street and respect Xcel Energy's requirements for no vertical development. The applicant intends to improve the site as a pedestrian-friendly and publicly accessible event space, while also allowing use for off-street parking on Coors Field game days.
- PUD-G 27 allows an Event Space with Alternate Parking and Loading primary use, with site-specific limitations, an Off-Street Parking Area to operate for a maximum of 150 days per year and requires publicly accessible open space, a minimum of 12 Public Events (a minimum of 6 free of charge) per year, enhanced design standards for the Event Space and contains reporting requirements to obtain associated zoning use permits.

## 1. Existing Context





The subject property is located within the Five Points neighborhood and occupies most of the western half of the block bounded by 20<sup>th</sup> Street, Market Street, 21<sup>st</sup> Street and Blake Street. The surrounding area includes a mix of uses, including Coors Field, multi-unit residential, office, retail, hotel, parking and transportation uses. Multiple RTD bus routes serve Blake, 20<sup>th</sup> and surrounding streets, with connections to regional rail and bus transit via Union Station, a few blocks to the southwest.

The following table summarizes the existing context proximate to the subject site:

	Existing Zoning	Existing Land Use	Existing Building Form/Scale	Existing Block, Lot, Street Pattern
Site	PUD 329	Vacant	No buildings on site	Rectilinear block pattern follows the diagonal Downtown grid. Alleys run north-south and are present on most blocks. Block sizes and shapes are consistent and rectangular.
Northeast	C-MX-8, UO-2	Commercial/Retail, Multi-unit Residential	5 to 7-story masonry buildings	
Southeast	PUD 329	Commercial/Retail, Office and Transportation/Communication/Utilities	Restaurant, office and electric substation structures, ranging from 1 to 4 stories	
Southwest	C-MX-8	Surface Parking	No buildings on site	
Northwest	I-A, UO-2	Entertainment/Cultural (baseball stadium)	Approximately 5 stories in height	



### 3. Existing Land Use Map



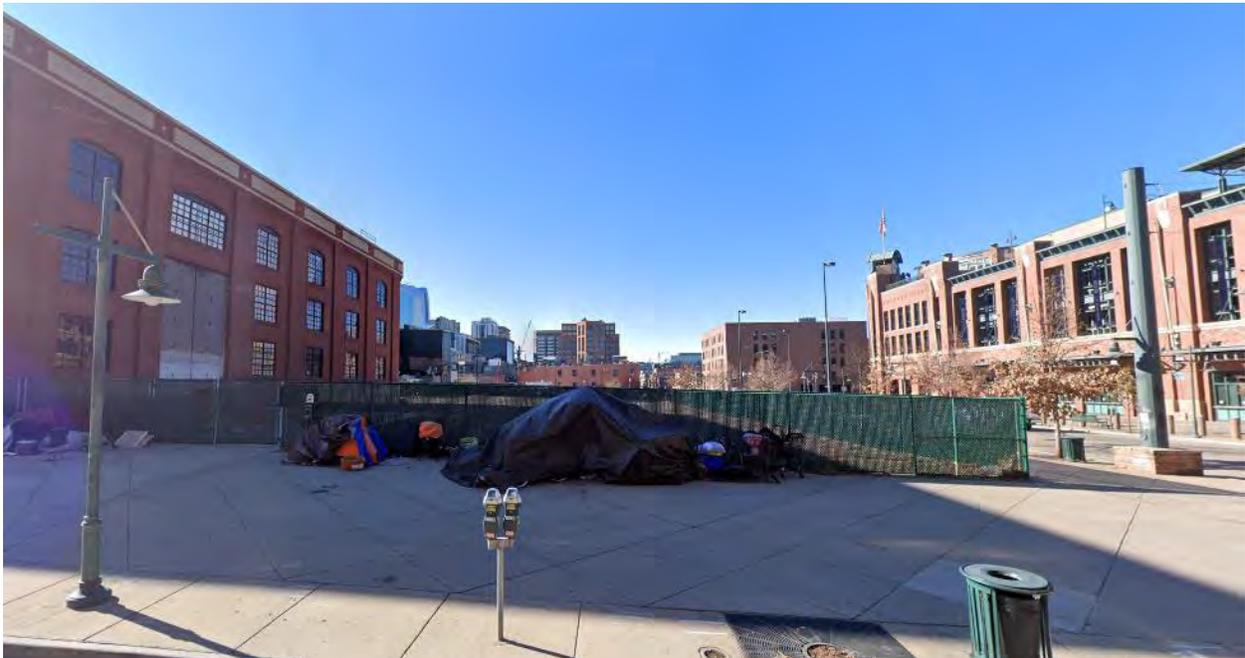
### 4. Existing Building Form and Scale



Site - Aerial view, looking northwest (Source: Google Maps)



**Site – from Blake Street** (Source: Google Maps)



**Site – from 21<sup>st</sup> Street** (Source: Google Maps)



**Northwest** – from Blake Street (Source: Google Maps)



**Southeast** – from 20<sup>th</sup> Street (Source: Google Maps)



**Southwest** – from Blake Street (Source: Google Maps)



**Northeast** – from Market Street (Source: Google Maps)

## Summary of PUD Request

The applicant requests to rezone to PUD-G 27 per Denver Zoning Code Section 9.6.1. Section 9.6.1 states that the purpose of a PUD district is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and submitting procedural protections for the more prescriptive requirements in the Code. The PUD district is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers and conditions can be avoided.

The intent of the proposed PUD is to allow site improvements that contribute to the vibrancy of Downtown and the surrounding neighborhoods, while acknowledging the site's unique conditions. The PUD establishes primary use and specific building form standards that accommodate the uniqueness of the site, location and building constraints, encourages pedestrian-activated public spaces, allows alternate vehicle parking that is subservient to the primary event space use and ensures design elements are compatible with future improvements related to 21<sup>st</sup> Street and the 5280 Trail. Key elements of PUD-G 27 include:

- *Additional use*  
In addition to uses allowed in C-MX-5, the PUD allows one additional primary use, Event Space with Alternate Parking and Loading, with site-specific use limitations including requirements for publicly accessible open space, evidence of the number of days planned and used for off-street parking and public events and a parking operations plan.
- *Off-Street Parking Area*  
The PUD allows the site to operate as a parking area (per a required parking operations plan) for a maximum of 150 days per year, not open to the general public and limited to Game Days located at Coors Field.
- *Public Events requirement*  
The PUD requires a minimum of 12 public events to be held per year. At least 6 of the public events shall be free of charge.
- *Event Space design standards*  
The PUD requires site improvements including a minimum Event Space area, minimum number of trees, minimum percentage of shade coverage from architectural elements or tree canopy, minimum percentage of high-quality surface paving materials and coating, high-quality fence and wall materials, minimum transparency and open percentages for fencing, spacing of masonry columns in relation to Coors Field, minimum seating requirements and high quality, durable and weatherproof furniture.
- *Future substation activity*  
The PUD requires access from 21<sup>st</sup> Street to the adjacent utility uses (via moveable screens) and the future substation during periods of construction and maintenance activity.

## Summary of City Agency Referral Comments

As part of the DZC review process, the rezoning application is referred to potentially affected city agencies and departments for comment. A summary of agency referral responses follows:

**Assessor:** Approved – No response

**Asset Management:** Approved – No comments

**Denver Public Schools:** Approved – No response

**Department of Public Health and Environment:** Approved – No comments

**Denver Parks and Recreation:** Approved – No comments

**Department of Transportation and Infrastructure – R.O.W. - City Surveyor:** Approved – No comments

**Development Services - Transportation:** Approved – No response

**Development Services – Wastewater:** Approved – No comments

**Development Services – Project Coordination:** Approved – No response

**Development Services – Fire Prevention:** Approved – No comments

## Public Review Process

	<b>Date</b>
CPD informational notice of receipt of the rezoning application to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>10/26/21</b>
PUD text revised and referred to Xcel Energy for comments:	<b>3/23/22</b>
Xcel comments incorporated and final application submitted:	<b>12/29/22</b>
Property legally posted for a period of 15 days and CPD written notice of the Planning Board public hearing sent to all affected members of City Council, registered neighborhood organizations, and property owners:	<b>1/3/23</b>
Planning Board Public Hearing (voted unanimously in favor):	<b>1/18/23</b>
CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting:	<b>1/17/23</b>

Land Use, Transportation and Infrastructure Committee of the City Council meeting:	<b>1/31/23</b>
Property legally posted for a period of 21 days and CPD notice of the City Council public hearing sent to all affected members of City Council and registered neighborhood organizations:	<b>2/20/23</b>
City Council Public Hearing:	<b>3/13/23</b>

**Public Outreach and Input**

- **Registered Neighborhood Organizations (RNOs)**  
 As of the date of this report, staff has received three written comments from RNOs pertaining to this application.
  - One letter in support of the application was submitted by the LoDo District RNO. The letter is attached to this staff report.
  - One letter in support of the application was submitted by the Ballpark Collective RNO. The letter is attached to this staff report.
  - One letter in support of the application was submitted by the Downtown Denver Partnership. The letter is attached to this staff report.
- **Other Public Comment**  
 As of the date of this report, staff has not received written public comment pertaining to this application.

**Criteria for Review / Staff Evaluation**

The criteria for review of this rezoning application are found in DZC, Sections 12.4.10.7, 12.4.10.8 and 12.4.10.9 as follows:

1. Consistency with Adopted Plans
2. Uniformity of District Regulations and Restrictions
3. Public Health, Safety and General Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements
6. Additional Review Criteria for Rezoning to PUD District
  - a. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code;
  - b. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6;
  - c. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions;
  - d. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property; and
  - e. The PUD District and the PUD District Plan establish permitted building forms that are compatible with the adjacent building forms, or which are made compatible through

appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.

## 1. Consistency with Adopted Plans

The following adopted plans currently apply to this property:

- *Denver Comprehensive Plan 2040*
- *Blueprint Denver (2019)*
- *Northeast Downtown Neighborhoods Plan (2011)*
- *Downtown Area Plan (2007)*

### ***Denver Comprehensive Plan 2040***

The proposed rezoning is consistent with many of the adopted *Denver Comprehensive Plan 2040* strategies, which are organized by vision element.

The proposed rezoning would allow for improved access to amenities within an established neighborhood by allowing a publicly accessible private open space with programmed special events consistent with the following strategy in the Equitable, Affordable and Inclusive vision element:

- Equitable, Affordable and Inclusive Goal 1, Strategy C – *Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts (p. 28).*

The proposed rezoning would enable enhanced place-making opportunities at an intensity consistent with the desire for urban, walkable, mixed-use neighborhoods around transit and cultural amenities, and is therefore consistent with the following strategy in the Strong and Authentic Neighborhoods vision element:

- Strong and Authentic Neighborhoods Goal 2, Strategy D – *Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture and quality of life (p. 34).*
- Strong and Authentic Neighborhoods Goal 5, Strategy B – *Design public spaces to facilitate social connections and enhance cultural identity (p. 35).*

Similarly, the land use pattern detailed in the previous paragraph is also consistent with the following strategies in the Environmentally Resilient vision element:

- Environmentally Resilient Goal 8, Strategy A - *Promote infill development where infrastructure and services are already in place (p. 54).*
- Environmentally Resilient Goal 8, Strategy B - *Encourage mixed-use communities where residents can live, work and play in their own neighborhoods (p. 54).*

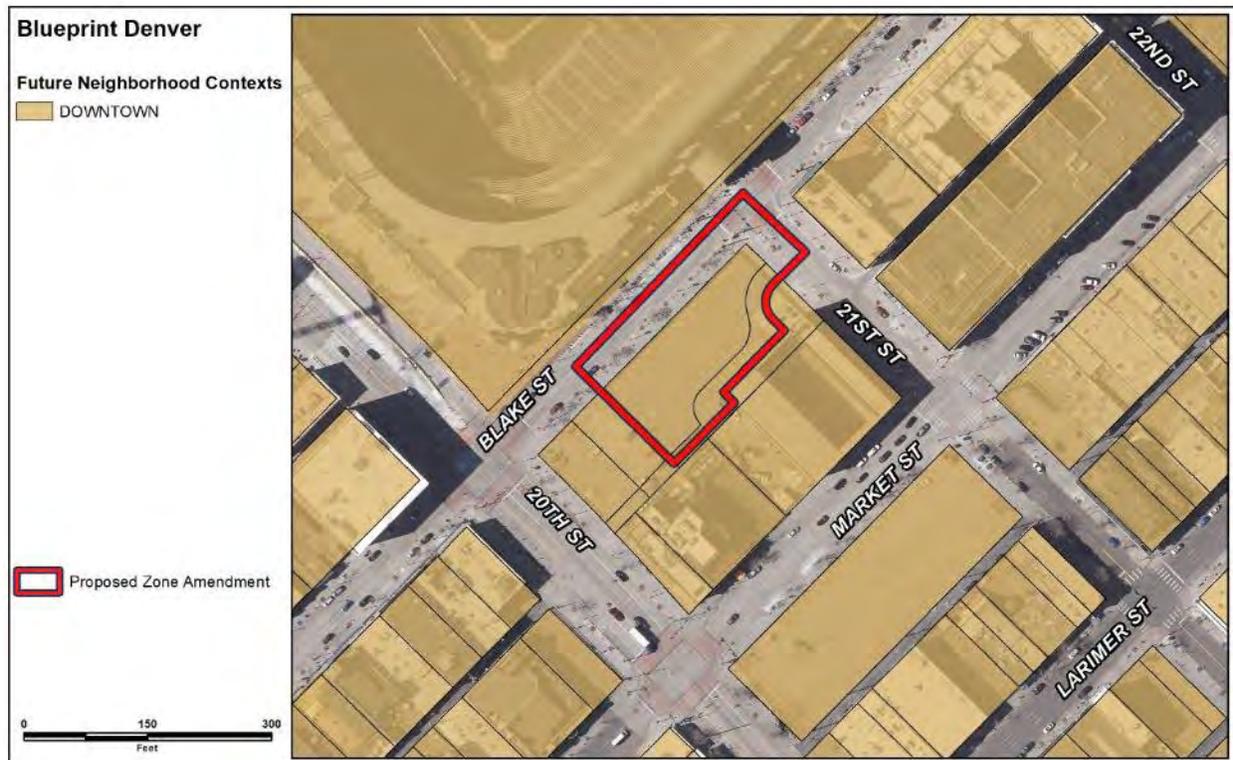
The requested map amendment will capitalize on the subject property's location next to Coors Field, an infill location where infrastructure is already in place. The requested PUD zone district will increase the

vibrancy of Lower Downtown and enhance the user experience around Coors Field, allowing residents and visitors to access a highly designed, active, pedestrian-oriented plaza. Therefore, the rezoning is consistent with *Denver Comprehensive Plan 2040* recommendations.

### ***Blueprint Denver (2019)***

*Blueprint Denver* was adopted in 2019 as a supplement to *Comprehensive Plan 2040* and establishes an integrated framework for the city's land use and transportation decisions. *Blueprint Denver* identifies the subject property as part of a High Residential Area within the Downtown Neighborhood Context and provides guidance from the future growth strategy for the city.

### **Blueprint Denver Future Neighborhood Context**



In *Blueprint Denver*, future neighborhood contexts are used to help understand differences in land use and built form and mobility options at a higher scale, between neighborhoods. The subject property is within the Downtown Neighborhood Context. "This context is the densest and most active. It contains the highest intensity residential and includes the largest employment center in Denver" (p. 265). The proposed PUD is based on the C-MX-5 zone district which is part of the Urban Center context and is "intended to promote safe, active, and pedestrian-scaled diverse areas using building forms that clearly activate the public street edge" and "the Mixed-Use districts are focused on creating mixed, diverse neighborhoods" zone districts in the Denver Zoning Code's Downtown Neighborhood Context have generally been applied to location-specific areas of Downtown, such as the Theater District and

Arapahoe Square. Urban Center zone districts, including C-MX-5, are prevalent in areas in the Downtown context, including those north of 20th Street and west of Lawrence Street, and are appropriate in this neighborhood context. Additionally, *Blueprint Denver* states: “The mapping of neighborhood context is at the citywide scale, so the boundaries of the contexts may be interpreted with limited flexibility if the request furthers the goals of Blueprint Denver and is consistent with the overall intent of the neighborhood contexts map” (p. 66). As the subject property is adjacent to downtown Denver with good access to transit, the requested PUD based on the C-MX-5 zone district is appropriate and consistent with the intent of the neighborhood contexts map in the plan.

### **Blueprint Denver Future Places**



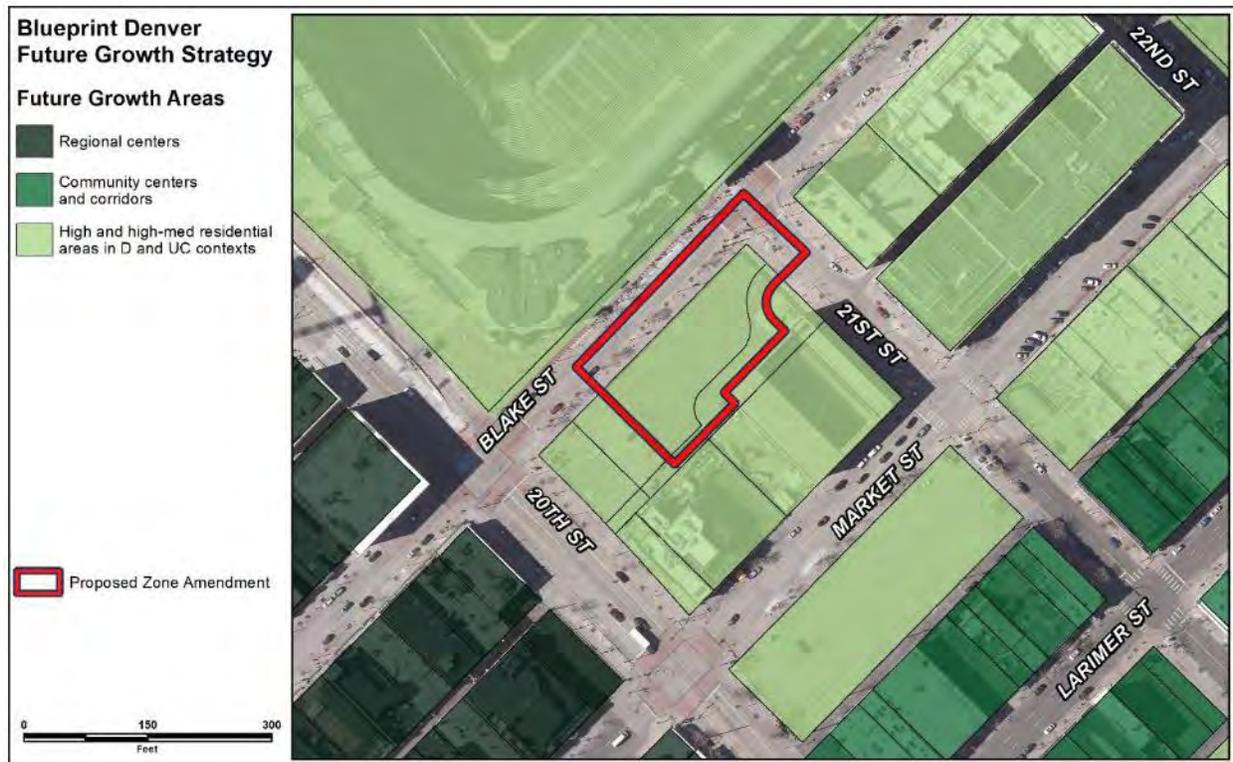
The Future Places map shows the subject property as part of a “High Residential Area”. *Blueprint Denver* describes these areas as having a high mix of uses throughout with good access to parks and other open spaces. Additionally, they are described as areas where “plazas are common and trees and other plantings should be included on-site where space allows” (p. 260).

The proposed rezoning to PUD-G 27 is appropriate and consistent with the “High Residential Area” plan direction and will create an inviting and active plaza space with distinct streetscape elements that complement Coors Field and strengthen the pedestrian realm more than the current zoning allows. The allowance for game day parking acknowledges the site’s unique location adjacent to Coors Field, while still requiring high standards of pedestrian design and ensuring active, public event space at other times of the year.

### Street Types

*Blueprint Denver* classifies Blake Street as a Downtown Arterial and 21<sup>st</sup> Street as a Local or Undesignated street. Downtown Arterials are “surrounded by the most intense land uses including hotels, street level retail and office, residential and mixed-use towers with a high focus on pedestrian and bike connectivity” (p. 158). Meanwhile, “local streets provide the lowest degree of through travel but the highest degree of property access” (p. 160). The proposed PUD zone district allows an Event Space with Alternate Parking and Loading primary use as well as a broad range of residential and commercial land uses with a shallow front setback. Therefore, the district is consistent with the downtown arterial and local street types at this location.

### Growth Strategy



*Blueprint Denver's* growth strategy map is a version of the future places map, showing the aspiration for distributing future growth in Denver (p. 51). The subject property is part of a High Residential Place within the High and High-Medium Residential Future Growth Area. Throughout the city, the High and High-Medium Residential Future Growth Area is anticipated to see 5% of new job growth and 15% of new housing growth by 2040 (p. 51). The proposed map amendment to PUD-G 27 could allow for new housing and job growth in this area, after the no-build restriction is lifted, consistent with the growth strategy map.

### **Additional Applicable Strategies**

Blueprint Land Use and Built Form General Policy 3, Strategy A, recommends rezoning properties “from the Former Chapter 59 zoning code so that the entire city is covered by the DZC, including continuing to incentivize owners to come out of the old code” (p. 73). This proposed rezoning is consistent with this policy, as it would rezone a property out of the Former Chapter 59 code and into a PUD based on the Denver Zoning Code.

### **Custom Zoning**

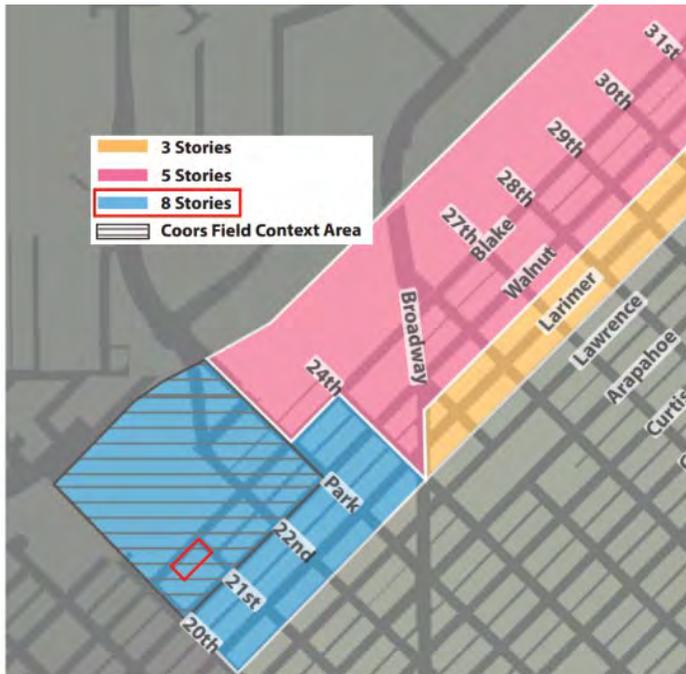
Blueprint Denver provides the following direction on how to limit the use of custom zoning including PUDs: “Limit the use of site-specific, customized zoning tools—such as Planned Unit Developments (PUDs) and waivers/conditions—to unique and extraordinary circumstances. The zoning code offers a wide variety of zone districts that cover the diverse contexts and places of Denver. Custom zoning tools are most effective when a standard zone district does not exist to implement the adopted plans for an area” (p. 73). More detail on the challenges of custom zoning is provided on page 73 of the plan. Due to the specific challenges and unique location of the property, with the 20 year no-build restriction, access easement, future 5280 Trail and adjacency to the Lower Downtown and Ballpark historic districts, there is no standard zone district that can address this site’s unique and extraordinary circumstances. Therefore, the use of a PUD is consistent with the recommendations of *Blueprint Denver*.

### ***Northeast Downtown Neighborhoods Plan (2011)***

The *Northeast Downtown Area Plan* was adopted in 2011 and applies to the subject property. The plan designates a future land use of “Mixed Use” and establishes a maximum structure height of 8 stories for the general area (p. 19). Mixed use areas place more importance on pedestrian access with residential and non-residential uses within walking distance of one another. The plan further refines height guidance at this location by identifying it as part of the Coors Field Context Area, where: “Within this area it is recommended that building heights not be allowed to exceed the height of the Coors Field stands.” The requested PUD-G 27 zone district, based on C-MX-5, is consistent with this guidance as the allowed height is below those maximums recommended in the plan.

The plan also offers strategies and recommendations for development in this area, including:

- Give prominence to the pedestrian realm as a defining element of neighborhood character
- Special attention should be given to the public realm along Blake Street
- Scale and character of new developments should respect the stadium’s prominence and work collectively to promote a cohesive urban experience



Concept Building Heights Map



Concept Land Use Map

The PUD-G 27 zone district will help achieve these goals by requiring high-quality materials to be used on the site, aligning masonry columns relative to the columns at Coors Field and requiring a minimum number of public events to ensure the area remains vibrant even in the absence of game days. A PUD based on C-MX-5 is also consistent with this plan guidance should the no build restriction be lifted in the future.

### **Downtown Area Plan (2007)**

The *Downtown Area Plan*, adopted in 2007, identifies several strategies and objectives to serve as a “tool to help community leaders, decision makers, and citizens build upon Downtown’s assets and guide future development” (page 1). The long-term vision seeks to “achieve a vibrant, economically healthy, growing and vital downtown through a sustained effort in each of these elements: Prosperous, Walkable, Diverse, Distinctive and Green” (page 12). The plan also highlights the “round-the-clock” entertainment-focused redevelopment potential of the Ballpark sub-area of Five Points near Coors Field and recommends distinctive ground floor retail and other active uses along the street edge and pedestrian improvements to nearby streets like 21<sup>st</sup> (p. 54). The proposed PUD-G 27 zone district enables an additional street-level active use and creates a vibrant and welcoming pedestrian realm, consistent with the *Downtown Area Plan* recommendations.

## **2. Uniformity of District Regulations and Restrictions**

The proposed map amendment will result in the uniform application of zone district building form, use and design regulations across the site. The PUD is based on the C-MX-5 zone district, with customization to address the unique location and constraints of the site.

### **3. Public Health, Safety and General Welfare**

The proposed official map amendment furthers the public health, safety, and general welfare through implementation of the city's adopted land use plans. Additionally, it furthers public health, safety and general welfare by establishing site design requirements that enhance walkability and activate a key corner along the future 5280 Trail while minimizing adverse impacts to the surrounding neighborhoods.

### **4. Justifying Circumstances**

The application identifies several changed or changing conditions as the Justifying Circumstance under DZC Section 12.4.10.8.A.4, "Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such a change may include: b. A City adopted plan." PUD 329 was adopted in 1993 and since that time the City has adopted *Comprehensive Plan 2040*, *Blueprint Denver*, *Northeast Downtown Neighborhoods Plan*, and the *Downtown Area Plan*, all of which the proposed rezoning is consistent with as outline above. The applicant additionally cited subsection c. "That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning." The subject site is currently under the Former Chapter 59 zoning, but the proposed rezoning will bring the site into a PUD based on a zone district in the Denver Zoning Code.

### **5. Consistency with Neighborhood Context Description, Zone District Purpose and Intent Statements**

The requested zone district, PUD-G 27, is based on the C-MX-5 zone district which is within the Urban Center Neighborhood Context and generally consists of multi-unit residential and mixed-use commercial strips and commercial centers. Commercial uses are primarily located along main and mixed-use arterial streets. (DZC 7.1.1). As discussed above, and given the surrounding context, the application of a zone district from Urban Center Neighborhood Context is appropriate for this site.

PUD-G 27 is consistent with the Urban Center Neighborhood context because it uses the C-MX-5 zone district as a base, providing for a pedestrian-activated building form and minimizing the visual impacts of parking areas. The tailoring in the PUD ensures that development will be consistent with the surrounding neighborhood context, adjacent historic districts and appropriately transition from the D-LD district across 20<sup>th</sup> Street. For analysis on consistency of this rezoning with the PUD zone district purpose and intent statements, see below.

### **6. Additional Review Criteria for Rezoning to a PUD District (12.4.10.9)**

- a. ***The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code***
  - Denver Zoning Code Section 9.6.1.1 states that the general purpose of a PUD District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections. A PUD is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

PUD-G 27 is consistent with the intent and purpose of PUD districts because the subject site has special locational and physical characteristics with significant development constraints. The subject site is across Blake Street from Coors Field and serves as a transition point between Lower Downtown and the Ballpark Historic District. The site is within the Downtown context in *Blueprint Denver* and within the boundary of the *Downtown Area Plan*. However, there is not an appropriate Downtown zone district to apply to this site. DZC Section 12.4.10.3 prohibits rezoning to a Downtown zone district when the site is not adjacent to the same zone district. The site is located near, but not adjacent to the D-LD zone district to the south and east and it is not within the Lower Downtown Historic District and, therefore, this is not an appropriate zone district for the site. Based on this context and the DZC requirements, C-MX-5 would be the closest fit in terms of an appropriate zone district for the site.

However, the C-MX-5 zone district would not address some of the unique conditions of the site, including:

- The site's direct adjacency to Xcel Energy's future electric substation
- The site's current vacant use, 20-year no-build restriction and easement for access to the future electric substation, which limits new vertical development on the vacant site
- The site's opportunity to provide publicly accessible event space and activate a key corner of the 5280 Trail
- The site's immediate context of the Lower Downtown and Ballpark historic districts and Coors Field

To address the unique circumstances, the proposed PUD district uses the C-MX-5 zone district as a base zone district while allowing an additional primary use. Thereby, the PUD utilizes Urban Center regulations to activate the space while recognizing the no-build constraints by allowing limited additional uses.

- DZC Section 9.6.1.1.C states that a PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development's economic feasibility.

PUD-G 27 is consistent with the Urban Center neighborhood context and character as noted above. The PUD is intended as a mechanism to ensure that development is consistent with adopted plans, not as a vehicle to enhance a proposed development's economic feasibility.

- According to DZC Section 9.6.1.1.D., in return for the flexibility in site design a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

The PUD District adds an allowable use, Event Space with Alternative Parking, which is otherwise not permitted in C-MX-5. The off-street parking that is allowed through this use is limited to a maximum 150 days per year. In return for this flexibility, the PUD provides significant public benefit not achievable through application of a standard zone district, including:

- Provision of publicly accessible, private open space which requires the site to be open to the public during consistent hours more than 200 days per year.
- A minimum of 12 organized and staffed public events to activate 21<sup>st</sup> and Blake streets throughout the year, with a minimum of 6 public events free of charge.
- Pedestrian-friendly site improvements that help create an inviting and comfortable gathering space. The PUD requires a minimum of 9 trees to be planted on-site, a minimum of 20% of shade coverage across the site, high-quality, non-black paving materials, high-quality fencing materials and spacing similar to those at the stadium, minimum transparency and open requirements and durable, weatherproof, movable furniture within the site for use by the general public.
- Increased minimum bicycle parking requirements, consistent with adopted plan guidance to promote transit-supportive development, encourage alternative travel modes, and discourage vehicle trips.

**b. *The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6***

The PUD District complies with all standards and criteria stated in Division 9.6.

**c. *The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions***

The PUD District is necessary because there is no standard zone district available that applies public plaza and event space-appropriate standards, while allowing limited off-street parking, to this unique location or addresses the site's unique development constraints. An unreasonable number of variances or waivers and conditions would be required to achieve the tailored approach in the PUD.

**d. *The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property***

The PUD District establishes permitted uses in accordance with the C-MX-5 zone district, with one additional primary use containing site-specific limitations proposed. The C-MX-5 zone district allows a mix of office, residential, and retail uses, consistent with the Urban Center context of the surrounding neighborhood.

**e. *The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design.)***

The PUD provides tailored use and design standards to activate the site throughout the year, enhance the 5280 Trail concept and allow for subservient parking to occur on a limited number of days per year while respecting Xcel Energy's no-build requirement and access easement. Further, the PUD allows only the Shopfront building form if vertical development is feasible in the future. This form contains stringent build-to and transparency requirements to ensure pedestrian-oriented design and active street-level uses along the sidewalk. The PUD therefore establishes permitted building forms that are compatible with adjacent existing building forms through appropriate transitions and additional design standards.

## Attachments

1. Rezoning application
2. PUD 329
3. PUD-G 27
4. RNO comments

## Zone Map Amendment (Rezoning) for PUD - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT		<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT	
Property Owner Name	Denver Metropolitan Major League Baseball Stadium District	Representative Name	Greg Feasel
Address	2195 Blake Street, Suite 300	Address	2001 Blake Street
City, State, Zip	Denver, Colorado	City, State, Zip	Denver, Colorado 80205
Telephone	303-356-4002	Telephone	303-292-0200
Email	msugar@dmmlbsd.com	Email	greg.feasel@rockies.com
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):	2030-2032 Blake Street, Denver, Colorado 80205		
Assessor's Parcel Numbers:	0227909045000 and 0227909046000		
Area in Acres or Square Feet:	Approx. 28,678 sq. ft.		
Current Zone District(s):	PUD #329		
PROPOSAL			
Proposed Zone District (See DZC Section 9.6.1.3(A) to determine if General or Detailed):	<input checked="" type="checkbox"/> General PUD	<input type="checkbox"/> Detailed PUD	
Proposing SubAreas:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Standard Zone District: Please list the zone district(s) on which the PUD will be based:	C-MX-5		
Deviations from Standard Zone District: As an attachment, please provide a list of proposed deviations and a detailed explanation of why the deviation is needed.	Deviation	Why deviation is necessary	
	See deviations from standard zone		
	district list		
PRE APPLICATION INFORMATION			
In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services?	<input type="checkbox"/> Yes - State the contact name & meeting date _____ <input checked="" type="checkbox"/> No - Describe why not (in outreach attachment, see bottom of p. 3)		
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> Yes - if yes, state date and method <u>Meeting held November 5, 2020</u> <input type="checkbox"/> No - if no, describe why not (in outreach attachment, see bottom of p. 3)		

# REZONING GUIDE

Rezoning Application for PUD Page 2 of 5



PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/>	CHECK IF POINT OF CONTACT FOR APPLICATION
<input type="checkbox"/>	CHECK IF POINT OF CONTACT FOR FEE PAYMENT***
Representative Name	Amanda Greenberg
Address	950 17th Street, Suite 1600
City, State, Zip	Denver, Colorado, 80202
Telephone	303-575-7523
Email	agreenberg@ottenjohnson.com
**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
***If contact for fee payment is other than above, please provide contact name and contact information on an attachment.	

REVIEW CRITERIA	
<p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm <b>and</b> include sections in the review criteria narrative attachment</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p>Please provide a review criteria narrative attachment describing <b>how</b> the requested zone district is consistent with the policies and recommendations found in <b>each</b> of the adopted plans below. Each plan should have its' own subsection.</p> <p><b>1. Denver Comprehensive Plan 2040</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p><b>2. Blueprint Denver</b></p> <p>In this section of the attachment, describe <b>how</b> the proposed map amendment is consistent with: a) the neighborhood context, b) the future place type, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p><b>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</b></p> <hr/>
<p>General Review Criteria: DZC Sec. 12.4.10.7. B &amp; C</p> <p>Check boxes to the right to affirm <b>and</b> include a section in the review criteria for Public Health, Safety and General Welfare narrative attachment.</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>In the review criteria narrative attachment, please provide an additional section describing <b>how</b> the requested rezoning furthers the public health, safety and general welfare of the City.</p>
<p>Review Criteria for Non-Legislative Rezoning: DZC Sec. 12.4.10.8</p> <p>For Justifying Circumstances, check box and include a section in the review criteria narrative attachment.</p> <p>For Neighborhood Context, Purpose and Intent, check box <b>and</b> include a section in the review criteria narrative attachment.</p>	<p><b>Justifying Circumstances - One of the following circumstances exists:</b></p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error;</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact;</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints of development created by the natural characteristics of the land, including, but not limited to , steep slopes, floodplain, unstable soils, and inadequate drainage;</p> <p><input checked="" type="checkbox"/> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <p style="padding-left: 20px;">a. Changed or changing conditions in a particular area, or in the city generally; or,</p> <p style="padding-left: 20px;">b. A City adopted plan; or</p> <p style="padding-left: 20px;">c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (overlay Zone Districts) of this Code.</p> <p>In the review criteria narrative attachment, please provide an additional section describing the selected justifying circumstance. If the changing conditions circumstance is selected, describe changes since the site was last zoned. Contact your pre-application case manager if you have questions.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>In the review criteria narrative attachment, please provide a separate section describing <b>how</b> the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p>

<p>Additional Review Criteria for Rezoning to PUD District: The proposal must comply with all of the additional review criteria</p> <p>DZC Sec. 12.4.10.9</p> <p>Check boxes to the right to affirm and include a section in the review criteria narrative for each.</p>	<p><input checked="" type="checkbox"/> The PUD District and the PUD District Plan comply with the intent, purpose, all applicable standards and criteria stated in Article 9, Division 9.6 (Planned Unit Development).*</p> <p>*Provide a section describing how the PUD district responds to A.-D. of the General Purpose and Intent statement in DZC Section 9.6.1.1.</p> <p><input checked="" type="checkbox"/> The development proposed on the subject property is not feasible under any other Zone Districts, and would require an unreasonable number of variances or waivers and conditions.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property.</p> <p><input checked="" type="checkbox"/> The PUD District, the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design).</p>
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Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of ownership document for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- Review Criteria Narratives. See page 2 for details.
- Deviations from Standard Zone District List. See page 1 for details.

### ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- Written narrative explaining reason for the request** (optional)
- Outreach documentation attachment(s).** Please describe any community outreach to City Council district office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors. If outreach was via email- please include email chain. If the outreach was conducted by telephone or meeting, please include contact date(s), names and a description of feedback received. If you have not reached out to the City Council district office, please explain why not. (optional - encouraged )
- Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional).
- Written Authorization to Represent Property Owner(s)** (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this is document is required.)
- Other Attachments.** Please describe. \_\_\_\_\_



# REZONING GUIDE

Rezoning Application for PUD Page 5 of 5

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION						
We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.						
Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/12/20	(A)	YES
Denver Metropolitan Major League Baseball Stadium District	2032 Blake Street, Denver, Colorado, 80205 Schedule #: 0227909045000	-61%	<i>[Signature]</i>	08/19/21	B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Public Service Company of Colorado	2030 Blake Street, Denver, Colorado, 80205 Schedule #: 0227909046000	-39%	<i>[Signature]</i>	09/16/21	B	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
						YES
						YES

## Deviations from Standard Zone District List

The proposed Rockies Plaza will be a one-of-a-kind event and gathering space at the front door of a prominent world-class Major League Baseball stadium. There is not a standard zone district under the Denver Zoning Code that would permit the Plaza without an unreasonable number of variances, waivers or conditions. The Plaza will be designed so as to accommodate both game day and non-game day uses and events, in addition to the activation and use of the neighboring Xcel Energy Substation, and will require a high level of flexibility to operate on a year-round basis that standard zone districts simply cannot provide.

Further, under the terms of a reciprocal easement agreement by and between Public Service Company of Colorado and the applicant, the property is presently subject to a “no build” restriction prohibiting vertical development. The nature of this restriction, particularly in the heart of downtown, severely hampers the potential land uses on the property. As the underlying C-MX-5 District is designed primarily for buildings, numerous deviations from this zone district are necessary for the creation and operation of the proposed Plaza, which may include but are not limited to:

- Use. Event Space with Alternate Parking and Loading is not permitted in the C-MX-5 District, which must be permitted for the proposed operation of the Plaza.
- Design Standards. As no buildings will be constructed in conjunction with the Plaza, the design standards applicable to the C-MX-5 District are largely inapplicable. For example, required build-to and parking standards in the C-MX-5 District will not apply to the Plaza. Rather, specific design standards tailored to the proposed Plaza will be necessary, including but not limited to those set forth below.
- Event Space Design Standards. Event space design standards specific to the proposed Plaza are needed, including but not limited to:
  - Site Improvements.
    - Minimum tree and planting requirements.
    - Minimum shading requirements, including specified architectural elements to provide for the same.
    - Surface paving requirements, including limitations on the materials to be used.
  - Site Enclosure/Fencing.
    - Specific standards for fencing including fencing materials, transparency, height limitations, and requirements for open frontage of the Plaza along Blake Street and 21st Street.

- Other Improvements.
  - Minimum seating requirements.
  - Moveable furniture standards and requirements.
  - Specific standards applicable to waste and recycling receptacles.
- Event Space Specific Requirements. Additional requirements specific to the proposed Plaza will be required, including but not limited to:
  - Minimum number of events to be held throughout the year.
  - Standards and limitations on parking, including a maximum number of private parking days allowed on the subject property.
  - Requirements for the operational hours of the Plaza.

**ROCKIES PLAZA PUD LAND DESCRIPTION**

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.

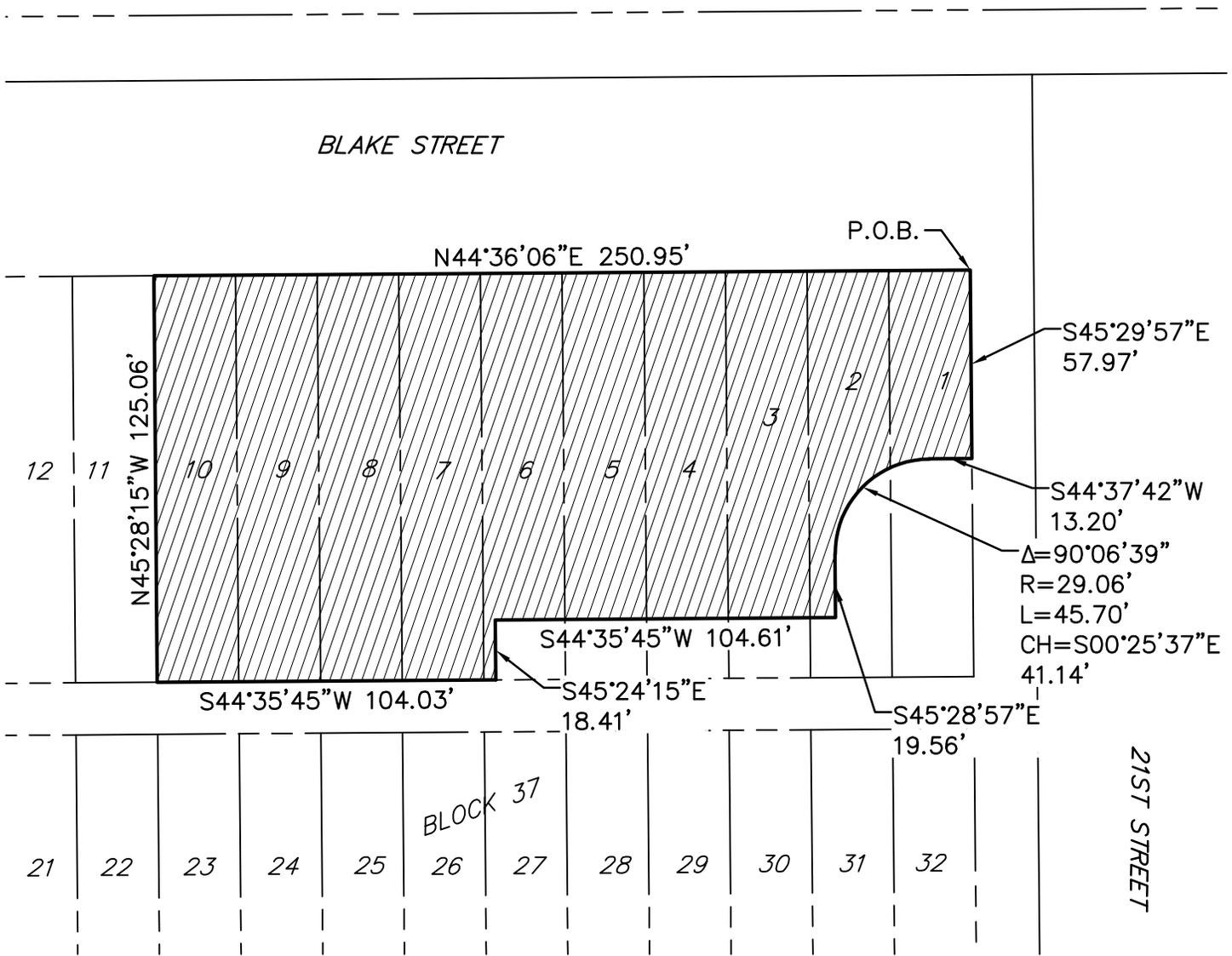
SAID PARCEL CONTAINS 0.615 ACRES OR 26,801 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.

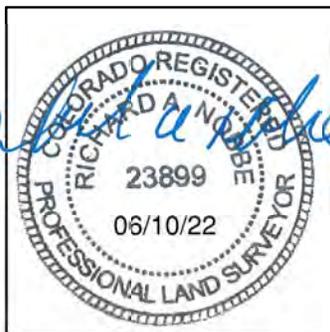
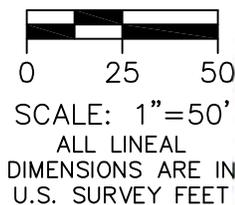
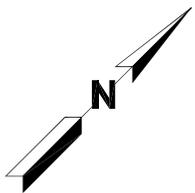
**BASIS OF BEARING**

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N44°36'06"E ALONG THE 20 FOOT RANGE LINE WITHIN BLAKE STREET BETWEEN 20TH STREET AND 22ND STREET BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE IN RANGE BOX AT THE INTERSECTION 20TH STREET AND BLAKE STREET AND A FOUND 3-1/4" ALUMINUM CAP PLS #27259 IN RANGE BOX AT THE INTERSECTION OF 22ND STREET AND BLAKE STREET.

ILLUSTRATION FOR  
EXHIBIT A



DRAWING LOCATION: \\mncivil.martin.local\civil\PALING\21.0117-Rockies Plaza\SURVEY\SDP\Exhibits\Rockies Plaza Event Area.dwg



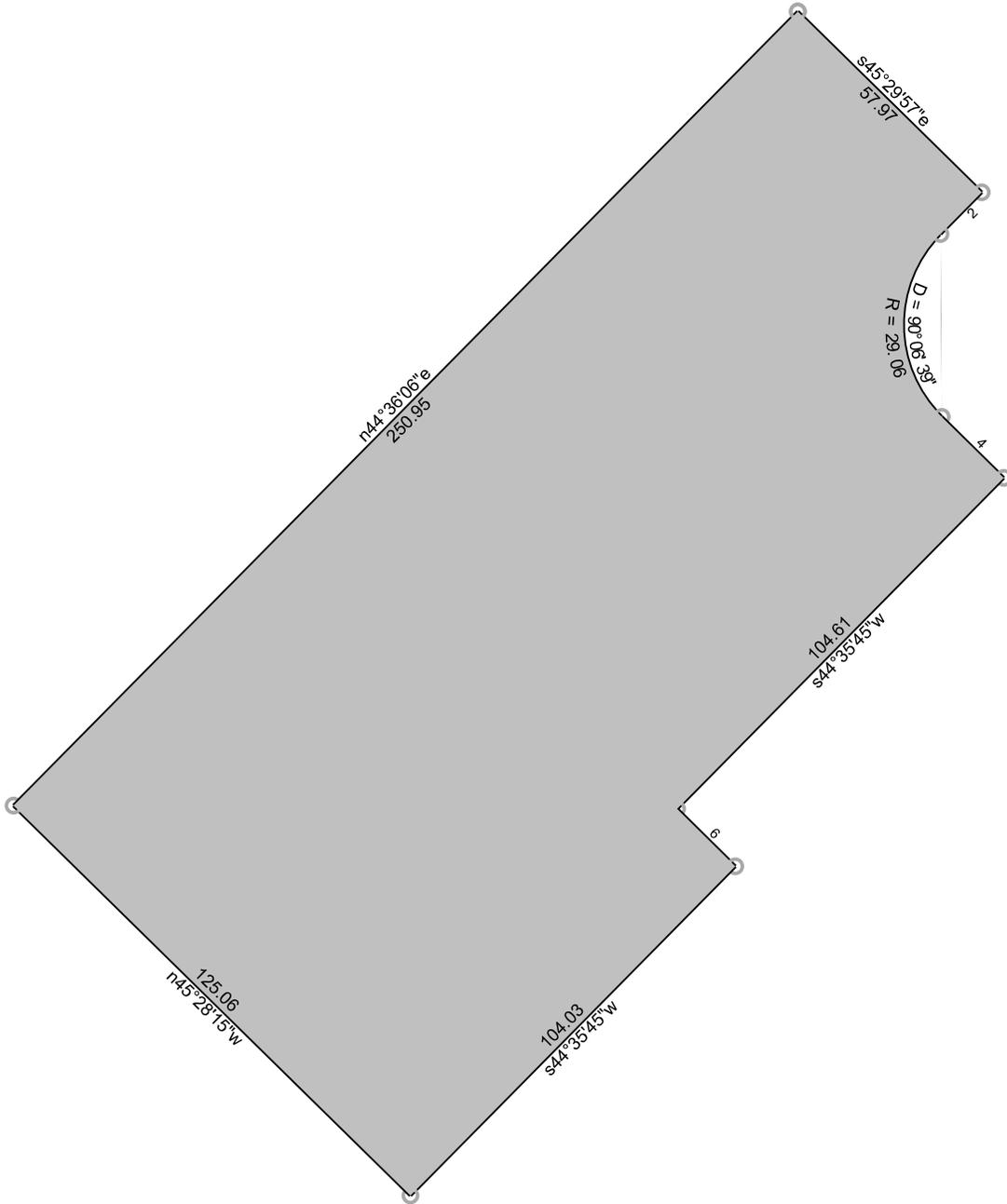
P.O.B. = POINT OF BEGINNING

JUNE 10, 2022



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
MAIN 303.431.6100 MARTINMARTIN.COM

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS ONLY TO DEPICT THE ATTACHED DESCRIPTION.



6/10/2022

Scale: 1 inch= 40 feet

File: Event Area.ndp

Tract 1: 0.6153 Acres (26800 Sq. Feet), Closure: s32.3646w 0.01 ft. (1/66852), Perimeter=739 ft.

01 s45.2957e 57.97

08 n45.2815w 125.06

02 s44.3742w 13.20

09 n44.3606e 250.95

03 Lt, r=29.06, delta=090.0639, chord=s00.2537e 41.14

04 s45.2857e 19.56

05 s44.3545w 104.61

06 s45.2415e 18.41

07 s44.3545w 104.03

**DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT**

**RESOLUTION 7-14**

A quorum being present, the following resolution was adopted on a vote of 5 in favor and 0 opposed, with 1 abstention, on the 17th day of September, 2014.

RESOLVED, that the Chair is authorized to execute any documents in conjunction with the rezoning of the Xcel Lot and to take such other and further action as may be necessary or appropriate to effect the purposes of this resolution is approved by the board.

AUTHENTICATED:

  
\_\_\_\_\_  
Raymond T. Baker, Chairman

## Delegation of Authority to Act as Authorized Agent

TO: Amy Schneider, Vice President, Corporate Secretary and Securities

FROM: Darla Figoli, Executive Vice President Human Resources and Employees Services, Chief Human Resources Officer

DATE: June 1, 2021

RE: DELEGATION OF AUTHORITY TO ACT AS AGENT

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In keeping with the need to conduct normal business in an expeditious manner, the following delegation of authority is provided:

1. This delegation of authority constitutes my authorization, effective October 15, 2015, as required by Company resolutions or bylaws to act on behalf of Public Service Company of Colorado (PSCo), Northern States Power Company-Minnesota (NSP-MN), Northern States Power Company-Wisconsin (NSP-WI), Southwestern Public Service Company (SPS) and Xcel Energy Services Inc. (XES) for matters related to real estate.
2. Matthew M. Boehlke, Director, Real Estate Services, is authorized to Act as an AGENT for PSCo, NSP-MN, NSP-WI, SPS and XES. Authority is granted to sign and execute agreements, contracts, deeds, license or permit applications, and other similar documents ("Agreements") in the name of PSCo, NSP-MN, NSP-WI, SPS and XES up to a value of \$500,000.00. For Agreements greater than this amount or where the Agreement is not of a routine nature, the signature of the Officer is still required.
3. Provisions of this memo will expire December 31, 2021.



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Darla Figoli  
Executive Vice President, Human Resources and Employee Services  
Chief Human Resources Officer

Distribution:  
Law Department (contract authority)  
Purchasing (purchase order authority)  
Accounts Payable (invoice payment authority)  
Corporate Secretary Department



09/30/2016 08:55 AM  
City & County of Denver  
Electronically Recorded

R \$26.00

WD

D \$283.50

**AFTER RECORDING, RETURN TO:**

Otten Johnson Robinson Neff + Ragonetti, P.C.  
950 17th Street, Suite 1600  
Denver, Colorado 80202  
Attention: Amanda S. Greenberg

**SPECIAL WARRANTY DEED**

**PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation, whose street address is 414 Nicollet Mall, Mezzanine, Minneapolis, MN 55401, Attention: Matt Boehlke, Director, Real Estate Services ("**Grantor**"), for the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to **DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT**, a body corporate and politic and political subdivision of the State of Colorado, whose street address is 2195 Blake Street, Suite 300, Denver, Colorado 80205, Attention: Chair ("**Grantee**"), the following real property in the City and County of Denver and State of Colorado, to wit:

Doc fee 283.50

*See Exhibit A attached hereto and incorporated herein by this reference*

with all its appurtenances and warrants the title to the same against all persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes and assessments for the current year and subsequent years, a lien not yet due and payable, reservations in patents, laws and governmental regulations, such state of facts as may be shown on an accurate and current survey or by inspection and all matters as may appear of record, and all matters arising by, through or under Grantee.

Signed this 30 day of September, 2016.

[SIGNATURE FOLLOWS ON NEXT PAGE]



C20098826

**AFTER RECORDING, RETURN TO:**

Otten Johnson Robinson Neff + Ragonetti, P.C.  
950 17th Street, Suite 1600  
Denver, Colorado 80202  
Attention: Amanda S. Greenberg

**SPECIAL WARRANTY DEED**

**PUBLIC SERVICE COMPANY OF COLORADO**, a Colorado corporation, whose street address is 414 Nicollet Mall, Mezzanine, Minneapolis, MN 55401, Attention: Matt Boehlke, Director, Real Estate Services (“**Grantor**”), for the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid, hereby sells and conveys to **DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT**, a body corporate and politic and political subdivision of the State of Colorado, whose street address is 2195 Blake Street, Suite 300, Denver, Colorado 80205, Attention: Chair (“**Grantee**”), the following real property in the City and County of Denver and State of Colorado, to wit:

*See Exhibit A attached hereto and incorporated herein by this reference*

with all its appurtenances and warrants the title to the same against all persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes and assessments for the current year and subsequent years, a lien not yet due and payable, reservations in patents, laws and governmental regulations, such state of facts as may be shown on an accurate and current survey or by inspection and all matters as may appear of record, and all matters arising by, through or under Grantee.

Signed this 30 day of September, 2016.

[SIGNATURE FOLLOWS ON NEXT PAGE]



C2009886

Doc fee 283.50

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor the day and year first above written.

**GRANTOR:**

PUBLIC SERVICE COMPANY OF COLORADO,  
a Colorado corporation

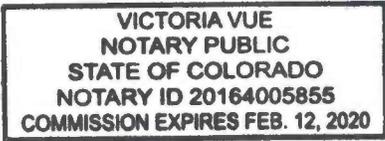
By:   
Name: David L. Eves  
Title: President

STATE OF Colorado )  
~~MINNESOTA~~ ) ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 22 day of September, 2016, by David L. Eves, as President of PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: 2/12/2020



  
Notary Public

**EXHIBIT A**

(Attached to and forming a part of  
the Special Warranty Deed  
from Public Service Company of Colorado, as grantor,  
to Denver Metropolitan Major League Baseball Stadium District, as grantee)

**Legal Description of Property**

A PARCEL OF LAND LYING WITHIN BLOCK 37, EAST DENVER, AND BLOCK 37, STECK'S ADDITION TO DENVER, BEING WITHIN THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTHWEST QUARTER OF SECTION 27, ALL IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, SAID BLOCK 37, STECK'S ADDITION TO DENVER, WHENCE THE MOST EASTERLY CORNER OF LOT 32, SAID BLOCK 37, EAST DENVER, BEARS S45°00'16"E A DISTANCE OF 265.92 FEET;

THENCE S45°00'16"E ALONG THE NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 37, STECK'S ADDITION TO DENVER, A DISTANCE OF 32.97 FEET;

THENCE S45°07'23"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 13.14 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 64°45'02", A RADIUS OF 54.06 FEET, A CHORD BEARING S12°44'52"W A DISTANCE OF 57.90 FEET, AND AN ARC DISTANCE OF 61.10 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°38'23", A RADIUS OF 40.00 FEET, A CHORD BEARING S12°41'32"W A DISTANCE OF 42.77 FEET, AND AN ARC DISTANCE OF 45.13 FEET;

THENCE S45°00'44"W TANGENT WITH THE FOLLOWING AND PREVIOUS DESCRIBED CURVES A DISTANCE OF 67.31 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 29.41 FEET, A CHORD BEARING S00°00'44"W A DISTANCE OF 41.59 FEET, AND AN ARC DISTANCE OF 46.19 FEET;

THENCE S45°06'11"W ALONG A LINE 9.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 8, 9 AND 10 OF SAID BLOCK 37, EAST DENVER, A DISTANCE OF 56.16 FEET;

THENCE N45°00'49"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, BLOCK 37, EAST DENVER, A DISTANCE OF 116.04 FEET;

THENCE N45°00'44"E ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37, EAST DENVER, AND BLOCK 37, STECK'S ADDITION TO DENVER, A DISTANCE OF 251.17 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:  
MERRICK ENGINEERS & ARCHITECTS  
2450 SOUTH PEORIA STREET  
AURORA, COLORADO 80014

15.00  
T

WARRANTY DEED

THIS DEED, Made this 31st day of August, 19 90  
between BLAKE STREET VENTURE, a partnership

partnership  
a corporation duly organized and existing under and by virtue of the laws of the State  
of Colorado grantor, and

PUBLIC SERVICE COMPANY OF COLORADO

a corporation duly organized and existing under and by virtue of the laws of the State  
of Colorado grantee; whose legal address is 550 15th Street  
Denver, Co. 80202

WITNESSETH, That the grantor, for and in consideration of the sum of ---Ten Dollars and other good  
and valuable considerations--- DOLLARS,  
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,  
convey and confirm, unto the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being  
in the City and County of Denver and State of Colorado, described as follows:

That real property more particularly  
described in Schedule A attached hereto

State Documentary Fee  
Date  
\$ CORRECTION DEED

also known by street and number as: Vacant Land

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and  
reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor,  
either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns  
forever. And the grantor for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns,  
that at the time of the encasing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and  
indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in  
manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, incumbrances  
and restrictions of whatever kind or nature soever, except general real estate taxes for 1990,  
utility and drainage easements of record and the Notice of Escrow dated  
December 21, 1987 recorded October 31, 1988 at \$-88-0327171.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee,  
its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its president, and its corporate  
seal to be hereunto affixed, attested by its secretary, the day and year first above written.

BY: Stephen J. Roesinger  
STEPHEN J. ROESINGER, partner  
BY: Arnold L. Goldblatt  
ARNOLD L. GOLDBLATT, partner  
BY: Donald P. Esser  
DONALD P. ESSER, partner

BY: Jordan Heller  
JORDAN HELLER, Vice-President  
HELCO CORP.

STATE OF COLORADO,  
County of Denver } ss.

Subscribed and sworn to before me this 31st day of August, 1990, by  
Jordan Heller as Vice-President and  
Arnold L. Goldblatt as Secretary of Helco Corporation, a Colorado Corporation  
general partner of Blake Street Venture, a partnership, a corporation

My commission expires April 9, 1991  
Witness my hand and official seal.

James M. [Signature]  
Notary Public  
1800 Lawrence Street, Denver, Co. 80202

\*If in Denver, insert "City and."

CERTIFICATION

CITY AND COUNTY OF DENVER, State  
of Colorado does hereby certify this  
document to be a full, true and  
correct copy of the original  
document recorded in my office.

Clerk and Recorder  
by [Signature]  
Deputy County Clerk  
Date 10/16/2017



Aaron Hurlburt

5235130

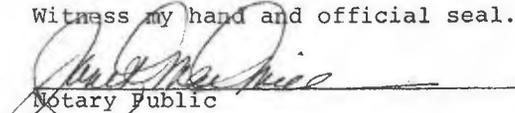
STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990 by Arnold L. Goldblatt, partner of Blake Street Venture, a partnership

My commission expires: April 9, 1991

Witness my hand and official seal.

  
Notary Public

1800 Lawrence Street, Denver, Co. 80202

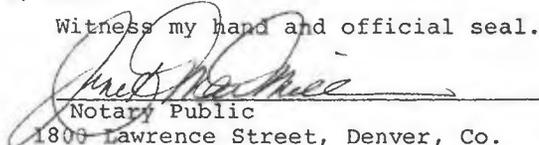
STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990 by: Donald P. Esser, partner of Blake Street Venture, a partnership

My commission expires: April 9, 1991

Witness my hand and official seal.

  
Notary Public

1800 Lawrence Street, Denver, Co. 80202

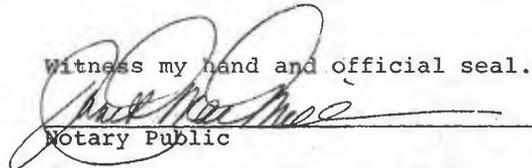
STATE OF COLORADO

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 31st day of August, 1990, by: Stephen J. Roesinger, partner of Blake Street Venture, a partnership

My commission expires:  
April 9, 1991

Witness my hand and official seal.

  
Notary Public

1800 Lawrence Street, Denver, Co. 80202

SCHEDULE A

PARCEL A:

All that part of Lots 2, 3 and 4,  
Block 37,  
EAST DENVER,  
lying within the Congressional Grant;  
Also

Lots 1 to 4,  
Block 37,  
in what is commonly known as  
STECK'S ADDITION TO DENVER,  
in the S1/2 of SW1/4 of Section 27, Township 3 South, Range  
68 West of the 6th P.M.;

Also  
Lots 5 and 6,  
Block 37,  
located partly in  
EAST DENVER  
and partly in what is commonly known as  
STECK'S ADDITION TO DENVER,  
said STECK'S ADDITION TO DENVER  
being located in the S1/2 of the SW1/4 of Section 27,  
Township 3 South, Range 68 West of the 6th P.M.,

Also  
Lots 7 to 10,  
Block 37,  
EAST DENVER;  
TOGETHER WITH that portion of the Northwesterly 1/2 of the  
vacated alley adjoining Lots 1 to 10, inclusive,  
Block 37,  
EAST DENVER

PARCEL B:

Lots 25 to 32,  
Block 37,  
EAST DENVER;  
TOGETHER WITH that portion of the Southeasterly 1/2 of  
the vacated alley adjoining Lots 25 to 32, inclusive,  
Block 37,  
EAST DENVER

RETURN to: KELLY, STANFIELD + O'DONNELL  
550 15th St., Suite 900  
DENVER, Co. 80202  
Attn: FRED WITSELL

Denver Metropolitan Major League Baseball Stadium District  
2195 Blake Street, Suite 300  
Denver, Colorado 80205

August 19, 2021

Community Planning and Development  
City and County of Denver  
201 W. Colfax Avenue  
Denver, Colorado 80202

Re: Authorization with respect to the proposed land use application for certain real property located at 2032 Blake Street (“**Property**”) in the City and County of Denver (“**City**”)

To Whom it May Concern:

The undersigned (“**Owner**”), as owner of the Property, hereby designates Amanda Greenberg and Greg Feasel (collectively, “**Representatives**”), as authorized representatives of Owner to submit on behalf of Owner all applications and supporting materials required or requested by the City in connection with the rezoning and related land use applications with respect to the Property and any development approvals in connection therewith. The Representatives are also contemplated to serve as the authorized representatives of Public Service Company of Colorado (“**PSCO**”) as to 2030 Blake Street with respect to the foregoing, pursuant to a separate authorization executed by PSCO. In furtherance of the foregoing, Owner requests that any verbal or written communication regarding these applications be given to the Representatives, pursuant to such contact information provided by the Representatives to the City.

**OWNER:**

DENVER METROPOLITAN MAJOR LEAGUE  
BASEBALL STADIUM DISTRICT, a body  
corporate and politic and political subdivision of the  
State of Colorado

By:   
Name: F. Robert Lee  
Title: Chair of the Board

**Public Service Company of Colorado**  
1800 Larimer Street, Suite 1100 Denver, CO 80202

September 16, 2021

Community Planning and Development  
City and County of Denver  
201 W. Colfax Avenue  
Denver, Colorado 80202

Re: Limited specific authorization (“**Authorization**”) with respect to the proposed land use application for certain real property located at 2030 & 2032 Blake Street (“**Property**”) in the City and County of Denver (“**City**”)

To Whom it May Concern:

The undersigned (“**Owner**”), as owner of a portion of the Property, hereby designates Amanda Greenberg and Greg Feasel, on behalf of the Denver Metropolitan Major League Baseball Stadium District (collectively, “**Representatives**”), with specific limited authority on behalf of Owner:

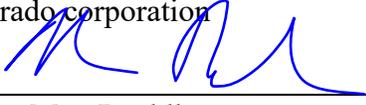
(i) to submit and process this application (along with supporting materials required thereunder or otherwise requested by the City) for the proposed rezoning of the Property (the “**Rezoning Application**”); and

(ii) to meet with and correspond with the City and address questions and issues raised by the City in connection with the Rezoning Application; provided that Representatives have no authority (without further written consent from Owner) to amend or modify the Rezoning Application.

This Authorization shall continue until revoked by Owner, and Owner expressly reserves the right to revoke this Authorization at any time upon written notice to the City at the address at the top of this Authorization, along with a copy to the Representatives at the following address: Otten, Johnson, Robinson, Neff, & Ragonetti, P.C., Attn: Amanda Greenberg, 950 17th Street, Denver, Colorado 80202.

**OWNER:**

PUBLIC SERVICE COMPANY OF COLORADO, a  
Colorado corporation

By:  \_\_\_\_\_

Name: Matt Boehlke

Title: Director, Real Estate Services

As agent for Public Service Company of Colorado

September 21, 2021

AMANDA S. GREENBERG  
303 575 7523  
AGREENBERG@OTTENJOHNSON.COM

**VIA E-MAIL: BRANDON.SHAVER@DENVERGOV.ORG**

Attn: Brandon Shaver  
Community Planning & Development  
City and County of Denver  
201 W. Colfax Avenue  
Denver, Colorado 80202

Re: Rezoning Application for 2030 and 2032 Blake Street

Dear Brandon:

This firm represents Denver Metropolitan Major League Baseball Stadium District, a body corporate and political subdivision of the State of Colorado (the “**Applicant**”), with respect to certain real property located at 2032 Blake Street (collectively with that certain real property located at 2030 Blake Street, owned by Public Service Company of Colorado (“**PSCo**”), the “**Property**”) in the City and County of Denver (the “**City**”). This letter is submitted in support of the Applicant’s application for rezoning of the Property. The Applicant seeks to rezone the Property (the “**Rezoning**”), which is a part of current Planned Unit Development District (“**PUD District**”) #329 (the “**Current PUD**”), to a new PUD District (the “**Proposed PUD**”) under the Denver Zoning Code (the “**Code**”). Parcels outside of the Property will remain subject to the Current PUD.

### **Property Background and Context**

The Property is an approximately 28,678 square foot parcel located on the southwest corner of the intersection of Blake Street and 21st Street within the Ballpark neighborhood of the City. The Property is unattractive, underutilized and has sat vacant, in the center of an otherwise thriving neighborhood, for the better part of the last three decades. Adjacent to the first base entrance to Coors Field, a world class Major League Baseball stadium, and host of the 2021 Major League Baseball All-Star Game, the Property has historically been used for occasional game day parking and otherwise for ancillary uses associated with PSCo’s neighboring electric substation (the “**Substation**”). In its current state, the Property does not contribute meaningfully to the surrounding area.

Under the terms of a reciprocal easement agreement by and between PSCo and the Applicant, the Property is presently subject to a “no-build” restriction prohibiting vertical development. This easement was entered into with PSCo when a portion of the Property was sold to Applicant and serves to allow PSCo access onto the Property for activation and other required activities for the Substation. The nature of this restriction, particularly in the heart of downtown, severely hamstrings the potential land uses on the Property. In the

context of this restriction, and with the paired goals of putting the Property to its highest and best land use, and enhancing the Ballpark neighborhood, the vision of Rockies East Plaza (the “**Plaza**”) was born.

Approval of the Rezoning will facilitate the transformation of the Property into the Plaza — allowing it to become a vibrant, pedestrian and community-oriented gathering and event space designed to provide year-round entertainment, fun and equitable access to recreation to City residents and visitors. The Plaza will provide much needed outdoor community gathering space, will reflect the identity of the Ballpark neighborhood, and will help to retain the neighborhood’s standing as an ever-evolving, first-class urban destination. The Plaza is contemplated to be open to the public without charge on most days throughout the year, and will provide an open, inclusive gathering space for all. Building on the City’s goals for the downtown area, the Plaza will integrate fun features aimed at attracting children and youth downtown, while simultaneously creating a venue for residents, workers and visitors to gather, relax and balance urban life with the outdoors. The Plaza will have exemplary pedestrian connections and accessibility, and will allow for seamless entry along Blake Street and 21st Street. The Plaza will support creative placemaking within the City, and will strengthen the downtown community by providing an additional outdoor amenity along the 5280 Trail that is available and accessible to all by walking and biking.

The Ballpark neighborhood’s identity is derived from Rockies baseball and Coors Field. Approval of the Rezoning will pave the way for the Plaza, creating a fittingly themed baseball experience that embraces and enhances the Ballpark neighborhood’s baseball roots and identity, while simultaneously activating what is now an unfinished gateway to Coors Field. 21<sup>st</sup> Street has been identified and planned as a “Festival Street” and design work is underway along with recent funding to transform this street into a unique and dynamic experience. The Plaza will help to solidify and enhance 21<sup>st</sup> Street as a Festival Street and this experience for years to come through contributing not only accessible open space, but a flexible events plaza to help activate the area year round. Additionally, approval of the Rezoning will allow for the flexibility of the Property and Plaza to evolve over time, so that the Applicant can enhance the Property on an ongoing basis in a manner benefiting the neighborhood and City as a whole.

In recent years, the City’s Parks and Recreation Department engaged in a search for additional park or open space in the area of the Property. While the City was not able to add any additional park space in the neighborhood, the Plaza will help to satisfy the area’s real lack of open, accessible outdoor space. With the Plaza amounting to over 25,000 square feet of flexible, usable event and open space, this type of contribution to the neighborhood at the end of the proposed festival street will provide a significant public benefit to all.

In culmination, the Plaza seeks to contribute to the City and the Ballpark neighborhood what is often called for in citywide and neighborhood plans but rarely realized—a thoughtfully designed, open and accessible gathering space that can be activated for community events and enhance livability, recreational opportunities and quality of life for everyday residents and visitors.

### **General Criteria for Rezoning**

Pursuant to the Code, all applications for rezoning must meet all of the “general review criteria” set forth in Section 12.4.10.7, as well as (i) at least one of the “justifying circumstances” of the first group of “additional review criteria” set forth in Section 12.4.10.8.A, and (ii) the additional review standard set forth in Section 12.4.10.8.B. The Rezoning to the Proposed PUD meets these review criteria as follows:

General Review Criteria: Consistency with Adopted Plans. The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of the adoption of the City's plan. Code § 12.4.10.7.A.

The City has adopted four major plans that guide the use and development of the Property: (1) Blueprint Denver, (2) Denver Comprehensive Plan 2040, (3) the Downtown Area Plan and (4) the Northeast Downtown Neighborhoods Plan, in addition to various supplemental City plans. The proposed Rezoning is consistent with each of these plans as set forth in further detail on Exhibit A attached hereto and incorporated herein by reference.

General Review Criteria: Uniformity of District Regulations and Restrictions. The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts. Code § 12.4.10.7.B.

The proposed official map amendment is necessary to account for the unique characteristics and qualities of the Property and the Plaza. Because a rezoning to a PUD District is required in this instance, there will be no zone district in the City with the same classification or designation on the official map. However, as discussed in further detail below, the Proposed PUD is consistent with the intent and purpose of PUD Districts generally, as stated in Article 9, Division 9.6 (Planned Unit Development) of the Code.

General Review Criteria: Public Health, Safety, and Welfare. The proposed official map amendment furthers the public health, safety and general welfare of the City. Code § 12.4.10.7.C.

Approval of the Rezoning will further the public health, safety and general welfare of the City by implementing the City's adopted land use plans, as set forth on Exhibit A. Moreover, the Rezoning will facilitate a pedestrian and family friendly outdoor event space open to the general public throughout the year. The Rezoning will contribute to a sense of community by providing shared gathering space, will provide a connection to nature within the heart of downtown, and will offer entertainment and fun for all ages. The Plaza will operate during set hours, and the perimeter of the Plaza will be tastefully enclosed when not in use. The Plaza will be a unique event space unlike any other in the City, and will contribute to the vibrancy and allure of the Ballpark neighborhood and the City. It will revitalize the area, help to ensure that there are enough high-quality outdoor public spaces within the City to keep pace with the City's growth, and will activate an otherwise underutilized entrance to the baseball stadium.

Further, the Plaza will expand the City's urban design and green infrastructure network, through the planting of trees and permeable pavers, and will create an environment that will support physical activity and healthy living within the City. In the Downtown Neighborhood Context in particular, flexible outdoor spaces and hardscaped plazas are lacking, yet integral to the general welfare of those that live, work and play or visit downtown. The Plaza will help to fill this essential need in the area by providing a high-quality, well-maintained and flexible outdoor plaza in the otherwise intensely built-up Downtown Neighborhood Context.

Additional Review Criteria: Justifying Circumstances. Since the date of the approval of the existing zone district, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include: (a) changed or changing conditions in a particular area, or in the City generally; or

(b) a City adopted plan; or (c) that the City adopted the Code and the property retained Former Chapter 59 zoning. Code § 12.4.10.8.A.

The Rezoning satisfies the criteria in clauses (a) and (b) above, as follows:

With respect to clause (a), since the Current PUD was approved in 1993, lower downtown has vastly changed, perhaps more so than any area within the City. Prior to the first games being played at Coors Field, what is now affectionately known as “**LoDo**” was largely undeveloped. The opening of Coors Field, now the third oldest ballpark in the National League, has served as a glowing example to planners nationwide of how a stadium can successfully revitalize a neighborhood and City.

The arrival of Coors Field, and the redevelopment of LoDo that followed, helped to catalyze change in the area. Restaurants, bars and new urban residential living now make up what is now a thriving and highly sought after neighborhood in which to live, work, visit and play. This has dramatically altered the context in which the Property relates to the surrounding area. However, under the Current PUD, the Property remains undeveloped and underutilized, subject to restrictions designed primarily to allow for the activation of the Substation by PSCo on a portion of the Current PUD property.

In light of the historical changes to LoDo, and given that the Rezoning will permit the Applicant to contribute to the success of the thriving Ballpark neighborhood, will provide additional outdoor community gathering space, and will further LoDo’s standing as an ever-evolving, first-class urban neighborhood destination, the Rezoning is in the public interest.

With respect to clause (b), each of the four City plans that guide the use and development of the Property—Blueprint Denver, Denver Comprehensive Plan 2040, the Downtown Area Plan and the Northeast Downtown Neighborhoods Plan—as well as other City supplemental plans, as discussed in further detail on Exhibit A, were adopted after the Property was last zoned to the Current PUD in 1993. Approval of the Rezoning is in the public interest in order to meet and fulfill the new and revised goals and policies of each of these City plans as they relate to the Property, including site-specific and significant changes for the area overall.

Additional Review Criteria: Consistency with Neighborhood Context Description, Zone District Purpose, and Intent Statements. The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed zone district. Code § 12.4.10.8.B.

The proposed Rezoning is consistent with the description of the Downtown Neighborhood Context. Notably, Blueprint states that a high quality, well-maintained network of parks, flexible outdoor spaces, plazas and landscaped streets are essential in the intensely built up Downtown Neighborhood Context. The Plaza will fulfill this essential need, while simultaneously providing an outdoor space designed in part to attract children and families to the downtown portion of the City. The highest priority in the Downtown Neighborhood Context is given to pedestrians and pedestrian mobility, which flexible outdoor spaces, plazas and landscaped streets are essential to. Notably, there are currently no major parks or open spaces in the Ballpark neighborhood. As a result, the City’s area specific land use plans have specifically determined the neighborhood to be a prime candidate for future public spaces to be developed.

The Plaza will help contribute to the need for high-quality open spaces in the Downtown Neighborhood Context, which are necessary to keep pace with the City's growth. It will be an additional downtown amenity available to all, and will be largely accessible by biking or walking. The Plaza will be designed to prioritize pedestrians, to contribute additional, needed green infrastructure to the Downtown Neighborhood Context, and will provide an opportunity for the City to repurpose part of the adjacent roadways, in line with the 5280 Trail and Festival Street concepts that has been identified for 21<sup>st</sup> Street, in order to further enhance the pedestrian realm downtown.

The Plaza will also incorporate key aspects of the City's vision to create Complete Neighborhoods within the City. The Plaza will contribute much needed green infrastructure downtown, will contribute to the City's high-quality transportation system by including street trees, bike racks and outdoor benches for pedestrians, and will serve as a multi-functional recreation space, providing a social space where people may gather to interact and engage with each other and the natural environment.

Additionally, and as discussed more below, the proposed Rezoning is consistent with the stated purpose and intent of PUD Districts generally, as stated in Article 9, Division 9.6 (Planned Unit Development) of the Code.

#### **Additional Review Criteria for Rezoning to PUD District**

The Code requires applications for rezoning to a PUD District to also meet the "additional review criteria for rezoning to PUD District" set forth in Section 12.4.10.9. The Rezoning to the Proposed PUD meets these additional review criteria as follows:

Additional Review Criteria for Rezoning to PUD District: Consistency with Intent and Purposes of PUD Districts. The PUD District is consistent with the intent and purpose of such districts stated in Article 9, Division 9.6 (Planned Unit Development) of this Code. Code § 12.4.10.9.A.

A. The Code sets forth the City's general intent and purpose of PUD Districts in Section 9.6.1.1.A:

The general purpose of a PUD District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.

Creation of the Plaza, and the numerous public benefits that will follow, is impossible without the Rezoning to the Proposed PUD because there is not a conventional zone district with the intention or flexibility required to bring the Plaza to life. Additionally, the no-build restriction and PSCo's plans for the Substation add a unique and extraordinary circumstance further limiting the Property and necessitating an alternative to conventional land use regulations in order for the Property to be improved. The flexibility of the Proposed PUD is warranted in these current circumstances to bring the vision of the Plaza to fruition thoughtfully and without the need for myriad variances, waivers and conditions that would otherwise be required under a standard zone district.

B. The Code defines “unique and extraordinary circumstances” that justify the use of a PUD District in Section 9.6.1.1.B as follows:

(1) where a development site has special characteristics, including but not limited to irregular or odd shaped lots, or lots with significant topographical barriers to standard development or construction practices; (2) where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district; (3) where a development site is subject to an existing PUD District and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans; or (4) where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.

The Rezoning satisfies the criteria in clauses (1), (2) and (3) above as follows:

1. With respect to clause (1), the Property has special physical characteristics relating to the surrounding development and environment in that it (i) borders the Substation, and (ii) is adjacent to an entrance of a world-class Major League Baseball stadium. Given the special characteristics of this site, careful planning considerations must be made to put the Property to its highest and best land use possible, while simultaneously considering PSCo’s neighboring substation use and corresponding no-build private restriction as well as the continued activation of Blake Street and 21st Street in a way most complimentary to Coors Field and the Ballpark neighborhood.
  2. With respect to clause (2), although the Property is not itself within a historic district, it is uniquely positioned among and bounded by Coors Field, the Ballpark Neighborhood Historic District and the Lower Downtown Historic District. The Rezoning will protect the character of these historic districts by permitting a natural, low intensity transition between them, with the Plaza providing a beautifully connected gathering space. The Rezoning will in turn make the neighboring historic districts more viable, through the addition of a valuable recreational amenity to the area, which in turn may increase the value of the neighboring historic structures themselves.
  3. With respect to clause (3), approval of the Rezoning from the Current PUD to the Proposed PUD District will bring the Property closer to conformance with current zoning regulations and the City’s adopted plans, as discussed in more detail in Exhibit A. The Property is currently zoned under the Current PUD, approved in 1993, and subject to restrictions designed primarily to allow for the activation of the Substation by PSCo on a separate portion of the Current PUD property. Such zoning for the Property is outdated, particularly for a site in such a prime downtown location. Upon the Rezoning, all development within the Property, except as otherwise modified by the Proposed PUD, will need to conform to the C-MX-5 zone district under the Code. This zoning will be consistent with other property similarly zoned C-MX in the area immediately surrounding the Property.
- C. Further, the Code establishes that a PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development’s economic feasibility. Code § 9.6.1.1.C.

The Proposed PUD is certainly not intended as a vehicle for development inconsistent with the neighborhood character or to enhance the development's economic feasibility. Quite to the contrary, the Rezoning will facilitate the development of the Plaza, which will enhance the character of LoDo and the Ballpark neighborhood's baseball roots. Rather than being inconsistent with the Downtown Neighborhood Context, the Proposed PUD will instead fill a need identified for the area by the City. Recent adopted plans call for flexible, outdoor, private open spaces and hardscaped plazas that are lacking in the Downtown Neighborhood Context, yet integral to the Complete Neighborhoods concept and general welfare of those that live, work and visit downtown. The Plaza will help to fill this essential need in the area by providing a high-quality, well-maintained and flexible outdoor plaza, providing much needed open space and recreational amenities for all in an otherwise intensely built-up area. The Plaza will help to solidify and enhance the goal of 21<sup>st</sup> Street as a Festival Street by contributing a flexible events plaza to help activate the area year-round.

Additionally, rather than being solely economically driven, the goal of the Plaza will be primarily to provide an active, unique event space for use by the community throughout the year. Applicant will incur significant costs and expenses in order to further activate and contribute to the vibrancy of the area, while simultaneously providing publicly accessible open space within City that the City itself doesn't have to improve, manage or maintain.

- D. The Code provides that in return for the flexibility in site design with respect to the arrangement, heights, and setbacks of buildings, densities, open space and circulation elements, development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan. Code § 9.6.1.1.D.

Under the Proposed PUD, the Plaza will epitomize the provision of significant public benefit not achievable through the application of a standard zone district. The innovative concept and design of the Plaza will provide much needed outdoor gathering space in the heart of LoDo. It will have exemplary pedestrian connections allowing seamless entry to and through the Plaza from Blake Street and 21<sup>st</sup> Street, adding a much-needed activation of the intersection, and will provide unique outdoor recreational amenities not achievable with the City's standard zone districts. The Plaza will be designed in a manner to not only compliment, but to significantly enhance, the character and design of LoDo and the Ballpark neighborhood. All of this will further the goals and objectives of each of the City's adopted plans as described on Exhibit A.

The Plaza will provide year-round entertainment, fun and equitable access to City residents and guests. It will integrate features aimed at attracting children and youth downtown, while simultaneously creating an outdoor venue for the community to gather and interact within. The Plaza will be a thoughtfully designed, open and accessible gathering place that will enhance the livability and quality of life for downtown residents and visitors alike. The plaza will help activate the area, will help to ensure that there are enough high-quality, outdoor public spaces within the City to keep pace with the City's growth, will expand the City's green infrastructure network, and will create an environment that will support physical activity and healthy living within the City.

Additional Review Criteria for Rezoning to PUD District: Compliance with Applicable Standards. The PUD District and the PUD District Plan comply with all applicable standards and criteria stated in Division 9.6. Code § 12.4.10.9.B.

As previously noted, the Proposed PUD and the Proposed PUD District Plan comply with the applicable standards and criteria outlined in Division 9.6 and are consistent with the general purpose and intent of PUD Districts.

Additional Review Criteria for Rezoning to PUD District: Feasibility of Development under Other Zone Districts. The development proposed on the subject property is not feasible under any other zone districts, and would require an unreasonable number of variances or waivers and conditions. Code § 12.4.10.9.C.

The proposed Plaza will be a one-of-a-kind event and gathering space at the front door of a prominent world-class Major League Baseball stadium. There is not any standard zone district within the City that would permit the Plaza on the Property without a slew of variances, waivers and conditions. The Plaza will be designed so as to accommodate both game day and non-game day uses and events, the neighboring Substation activation and use, and will require a level of flexibility to operate on a year-round basis that standard zone districts simply cannot provide.

Additional Review Criteria for Rezoning to PUD District: Compatibility with Existing Land Uses. The PUD District and the PUD District Plan establish permitted uses that are compatible with existing land uses adjacent to the subject property. Code § 12.4.10.9.D.

Not only will the Proposed PUD and Proposed PUD District Plan establish permitted uses compatible with LoDo, the Ballpark neighborhood, and Coors Field specifically, the proposed Plaza will go a step further to actively enhance these areas and other nearby developments. Over the years, LoDo has evolved into a meeting place for City residents and guests of all ages on both game days and non-game days alike. The Plaza will provide outdoor recreational amenities and space offering an inviting connection to the stadium and other LoDo destinations.

Further, within the Downtown Neighborhood Context overall and the Ballpark neighborhood specifically, there is a lack of parks and open space. The City's adopted land use plans contemplate that, particularly within the intensely built up downtown environment, there will be green infrastructure, open space and plazas, and social spaces designed to allow people to interact and engage with each other and the natural environment. Thus, not only would the Plaza be compatible with existing land uses adjacent to the Property, it is essential and complementary to such uses, and satisfies a need in the Downtown Neighborhood Context identified within the City's plan guidance.

Additional Review Criteria for Rezoning to PUD District: Compatibility with Adjacent Building Forms. The PUD District and the PUD District Plan establish permitted building forms that are compatible with adjacent existing building forms, or which are made compatible through appropriate transitions at the boundaries of the PUD District Plan (e.g., through decreases in building height; through significant distance or separation by rights-of-way, landscaping or similar features; or through innovative building design). Code § 12.4.10.9.E.

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Given that the Property is subject to the no-build restriction, the Plaza will not be characterized by vertical development, but rather will be activated through the use of high-quality, decorative pavers, landscaping and innovative design concepts, all of which will create a stunning and inviting destination and will provide a seamless, vibrant pedestrian oriented gateway between the Lower Downtown Historic District and the Ballpark Neighborhood Historic District.

For the foregoing reasons, the Rezoning meets and complies with the applicable rezoning criteria. As such, on behalf of the Applicant, we respectfully request that the City approve the Rezoning.

Very truly yours,



Amanda S. Greenberg  
For the Firm

ASG/vpf

Enclosures  
Exhibit A Attached

cc: Matt Sugar  
Greg Feasel  
John Yonushewski



# EXHIBIT A

## Consistency with Adopted Plans

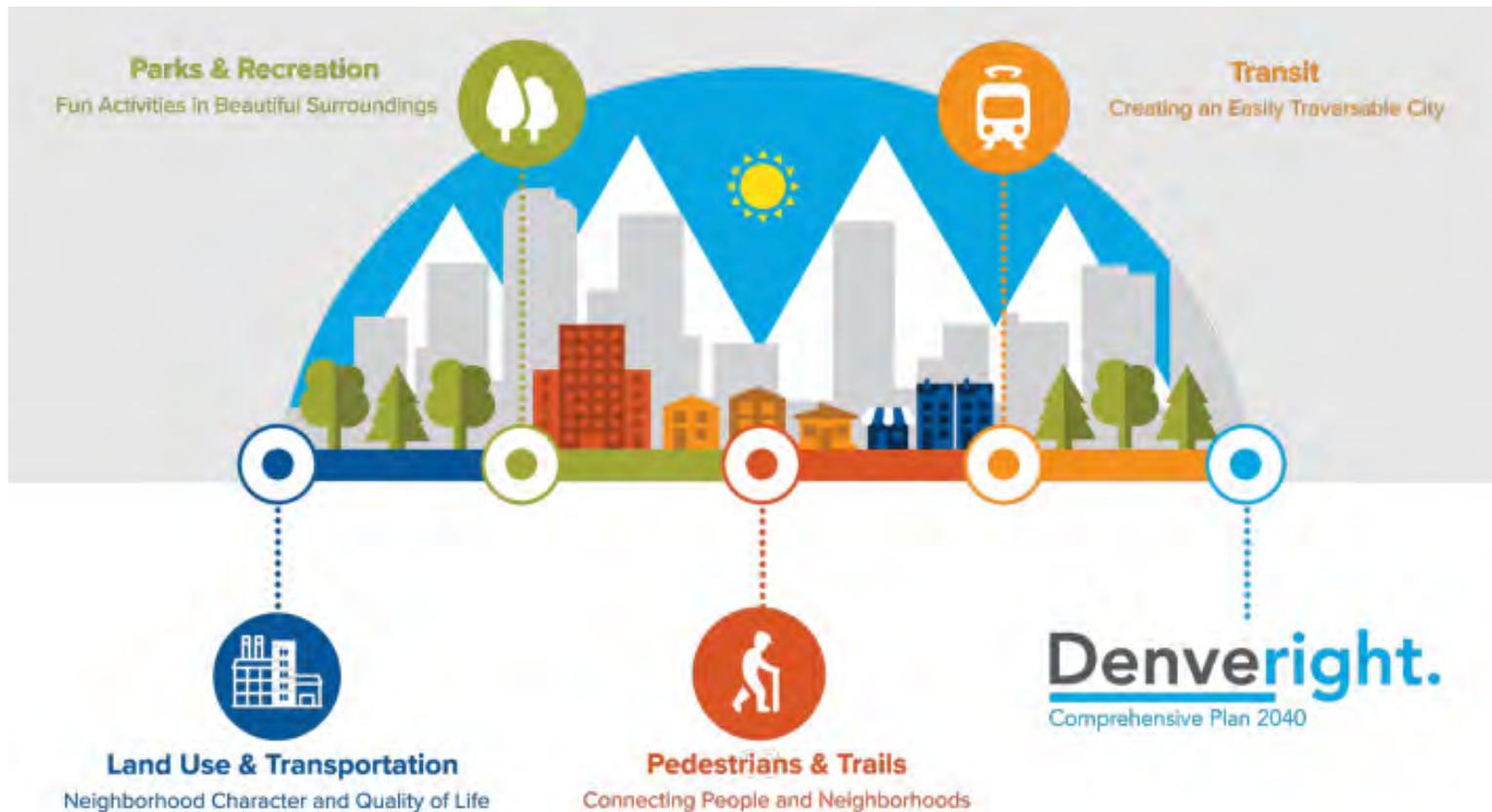


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# OVERVIEW

The proposed map amendment for 2032 Blake Street is consistent with multiple adopted neighborhood and citywide plans in Denver that will guide the use and development of the site, meeting the general review criteria for rezonings as set forth in § 12.4.10.7.A of Denver’s Zoning Code. This includes several major City plans, namely: (i) Denver Comprehensive Plan 2040, (ii) Blueprint Denver 2019, (iii) the Downtown Area Plan; and (iv) the Northeast Downtown Neighborhoods Plan, in addition to various supplemental City plans, as more fully set forth in this Exhibit A.



# I. COMPREHENSIVE PLAN 2040

[https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver\\_Comprehensive\\_Plan\\_2040.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/Denveright/documents/comp-plan/Denver_Comprehensive_Plan_2040.pdf)

This plan creates a vision and goals to tie together the City's plans and policies. It is the guiding document for shaping the City we will become over the next 20 years.

## Six Vision Elements—Together we want:



**Equitable, Affordable, and Inclusive**

A city that's equitable, affordable and inclusive



**Strong and Authentic Neighborhoods**

A city made up of strong and authentic neighborhoods



**Connected, Safe and Accessible Places**

A city with well-connected, safe and accessible places



**Economically Diverse and Vibrant**

A city that is economically diverse and vibrant



**Environmentally Resilient**

A city that is resilient in the face of climate change



**Healthy and Active**

A city with access to amenities and experiences that make Denver unique

## 1. Equitable, Affordable, and Inclusive

The rezoning is consistent with this vision element by achieving the following goals:

**GOAL 1.1** Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities:

1. The Rezoning will further this goal by improving equitable access to resources by inserting a community gathering space in the heart of LoDo open to the public without charge. The Plaza will provide much needed open space that is inclusive and available to all, regardless of age, background or income.
2. Strategies Implemented:
  - C. Improve equitable access to resources that improve quality of life, including cultural and natural amenities, health care, education, parks, recreation, nutritious food and the arts.

**GOAL 1.7** Make neighborhoods accessible to people of all ages and abilities:

1. The proposed Plaza will be an amenity in the Ballpark neighborhood available to people of all ages and abilities. It will provide outdoor community gathering space for people of all walks of life, and will provide entertainment and fun for all ages. The proposed Plaza will have exemplary pedestrian connections and accessibility, allowing seamless entry from 21st Street and Blake Street for all.
2. Strategies Implemented:
  - A. Encourage the integration of age-friendly community features into public and private development.
  - C. Design and program public spaces and recreation centers to accommodate people of all ages and abilities.

## 2. Strong and Authentic Neighborhoods

A Denver made up of strong and authentic neighborhoods. The rezoning is consistent with this vision element by achieving the following goals:

**GOAL 2.2** Enhance Denver’s neighborhoods through high-quality urban design:

1. The Plaza will be a people-oriented gathering place fully embracing the character of the Ballpark neighborhood. It will provide seamless access to 21st Street, Blake Street and Coors Field, and will be thoughtfully designed, themed and tailored to the Ballpark neighborhood, creating an engaging and interactive public realm. The Plaza will activate an underutilized vacant lot in the center of an otherwise thriving neighborhood. This will enhance the quality of life in the neighborhood.

2. Strategies Implemented:

C. Create people-oriented places that embrace community character with thoughtful transitions, aspirational design and an engaging public realm.

D. Use urban design to contribute to economic viability, public health, safety, environmental well-being, neighborhood culture, and quality of life.

**GOAL 2.5** Create and preserve parks and public spaces that reflect the identity of Denver’s neighborhoods:

1. The Ballpark neighborhood’s identity is derived from Rockies baseball and Coors Field. Approval of the Rezoning will pave the way for the proposed Plaza, creating a vibrant, one-of-a-kind outdoor community gathering space. This fittingly themed space will enhance the Ballpark neighborhood’s baseball roots and identity, and will provide a family friendly public gathering space designed to facilitate social connections within the neighborhood.

2. Strategies Implemented:

A. Ensure that parks and recreational programs reflect the unique context and cultural identity of the neighborhoods they share.

B. Design public spaces to facilitate social connections and enhance cultural identity.

**GOAL 2.7** Leverage the arts and support creative placemaking to strengthen community.

1. The Plaza will support creative placemaking by providing a one-of-a-kind outdoor gathering space in the heart of LoDo. It will be tastefully designed to reflect the neighborhood’s baseball identity, will provide a connection to the outdoors in an otherwise intensely built up urban environment, and will provide an equitable community gathering space available to all most days throughout the year. The Plaza will fully embrace the neighborhood’s character, and will fill a need for open space in the area.

2. Strategies Implemented:

A. Infuse arts, culture and creativity into all aspects of community planning and design.

B. Embrace existing communities and their cultural assets.

C. Integrate community-inspired art and artistic expression into the public realm.

**In 2040, Denver’s neighborhoods are complete, unique, and reflective of our city’s diverse history.**



Our neighborhoods vary not only by size and character, but also through their cultural identity and community assets. While architecture styles, housing preferences and local business may change through the years, it is often the people and culture—and the reflection of that culture in the built environment—that create the character of a neighborhood. An authentic neighborhood is one which is able to stay true to its spirit, culture and roots as it evolves. Ensuring the building blocks of a strong and authentic neighborhood are available and easily accessible is central to Denver’s success.

### 3. Connected, Safe, and Accessible Places

A City with well-connected, safe and accessible places that are easy to get to, no matter how we want to travel. The rezoning is consistent with this vision element by achieving the following goals:

**GOAL 3.3** Maximize the public right-of-way to create great places:

1. The proposed Plaza will be a step toward the City's plans for establishing 21st Street as a "Festival Street," will be a stop along the 5280 Trail, and will encourage pedestrian and bicycle traffic around the stadium. The Plaza will enhance Blake Street, 21st Street, and the surrounding area, providing a unique gathering place that is equitable and available to all. Trees will be incorporated throughout the Plaza, further enhancing downtown's green infrastructure.
2. Strategies Implemented:
  - A. Create streets to foster economic activity, contribute to great urban design and accommodate green infrastructure, including street trees.
  - B. Develop tools, such as street design standards, to prioritize how valuable right-of-way is allocated among various demands including mobility, utilities, green infrastructure, trees and design amenities.
  - C. Protect, enhance and expand Denver's legacy pathways: its historic parkways, boulevards, greenways and trails.

**GOAL 3.6** Build and maintain safe bicycle and pedestrian networks:

1. As a stop along the 5280 Trail, the Plaza will be a part of the City's citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
2. Strategies Implemented:
  - A. Create a citywide network for bicycling, walking and rolling that is safe and accessible to people of all ages and abilities.
  - B. Implement the complete network of pedestrian infrastructure recommended in Denver Moves: Pedestrians and Trails.

### 4. Economically Diverse and Vibrant

A community that is economically diverse and vibrant. The rezoning is consistent with this vision element by achieving the following goals:

**GOAL 4.3** Sustain and grow Denver's local businesses:

1. The proposed Plaza will draw additional pedestrian traffic to the Ballpark neighborhood on non-game days, drawing potential customers to the area to help support and sustain local City businesses. The proposed Plaza is contemplated to host events supporting local vendors, such as farmers markets, food trucks, pop-up shops, local musicians and artists.
2. Strategies Implemented:
  - A. Promote small, locally-owned businesses and restaurants that reflect the unique character of Denver.

**GOAL 4.7** Accelerate Denver's economic vitality through arts, culture and creativity:

1. The Plaza will be creatively designed to enhance the Ballpark neighborhood. It will provide a one of a kind gathering place that will turn what is now an unattractive vacant lot into aesthetically pleasing open space in the heart of lower downtown.
2. Strategies Implemented:
  - A. Encourage the development of creative districts.
  - B. Advance cultural tourism and expand the city's diversity of innovative industries.

## 5. Environmentally Resilient

A City that is environmentally resilient in the face of climate change. The rezoning is consistent this vision element by achieving the following goal:

**GOAL 5.6** Protect and expand Denver’s green infrastructure network:

1. The proposed Plaza will contribute to the City’s green infrastructure network by providing much needed open space and trees in the downtown area.
2. Strategies Implemented:
  - A. Recognize parks, public space, trees and plants as vital elements of green infrastructure and ensure that the provision of these elements keeps pace with Denver’s growth.
  - B. Connect parks, open spaces, trails, river corridors, parkways and street trees into an integrated green infrastructure network.
  - C. Maintain and expand the citywide tree canopy.
  - D. Preserve and enhance the city’s system of parkland and adapt park landscapes to be more climate and heat resistant.

## 6. Healthy and Active

A healthy and active city with access to the types of amenities and experiences that make Denver uniquely Denver.

**GOAL 6.1** Create and enhance environments that support physical activity and healthy living:

1. The proposed Plaza will be designed as a public gathering space and recreational area serving people of all ages and backgrounds. Open space is a vital component of a complete community, and the proposed plaza will provide a much needed outdoor community gathering space. The proposed Plaza will have the capacity to host events, games and activities that support wellness and healthy living.

2. Strategies Implemented:
  - A. Recognize parks, recreation and the urban forest as vital components of a complete community.
  - B. Promote walking, rolling and biking through the development of a safe and interconnected multimodal network.
  - C. Design safe public spaces and recreational areas to serve people of all ages and backgrounds.

**GOAL 6.2** Provide high-quality parks, recreation facilities and programs that serve all Denver residents.

1. The proposed Plaza will consist of equitable open space allowing for a connection to nature in an otherwise intensely built up urban environment. The Plaza will be open and available to all, regardless of age, income or background, and will contain recreational amenities designed to encouraged healthy, active living.
2. Strategies Implemented:
  - A. Ensure equitable access to parks and recreation amenities for all residents.
  - B. Make Denver’s healthy outdoor lifestyle accessible to residents of all ages and backgrounds.
  - C. Expand the supply of parks, recreational facilities and programs relative to Denver’s population growth.

## II. BLUEPRINT DENVER 2019

[https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/planning-general/blueprint-denver/blueprint\\_denver.pdf](https://www.denvergov.org/files/assets/public/community-planning-and-development/documents/planning-general/blueprint-denver/blueprint_denver.pdf)

This plan provides the foundation for citywide policies and recommendations relating to land use, transportation, design and growth.



The property is within the Downtown Neighborhood Context. Notably, Blueprint states that a high quality, well-maintained network of parks, flexible outdoor spaces, plazas and landscaped streets are essential in the intensely built up Downtown Context. As such, the proposed Plaza, which would fulfill an essential need, is consistent with the Downtown Context.

- Places Map** The future places map shows which place descriptions should be used to evaluate the appropriateness of the proposed zone district. The property is designed as “Residential High” on the future places map.
- Place Description** The place descriptions include information about land use and built form that provide helpful guidance in evaluating a proposed new zone district.

While residential areas are areas where the predominant use is residential, they are supported by a variety of embedded uses needed for a complete neighborhood including schools, recreation and nodes of commercial/retail uses. The proposed Plaza is consistent with this designation, as it will provide much needed open space serving the area. The Plaza will provide opportunities for social engagement and interaction for neighborhood residents and visitors. Open space is a vital component of quality of life infrastructure in all of the City’s places.

More specifically, the downtown residential area features various scales of special use parks, flexible outdoor spaces and hardscaped plazas designed to be welcoming to all ages. The proposed Plaza is consistent with this characterization, and will indeed be a flexible outdoor plaza that is welcoming to all.

The proposed rezoning is also consistent with the plan’s definition of a Residential High Area, which are “typically mixed-use areas with many commercial, retail and other complementary uses.” Within the Quality-of-Life context of Residential High Areas, the plaza perfectly folds into the plan’s aspirations for a “greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced hardscaped plazas and pedestrian gathering spaces” (Page 149 Blueprint Denver).

**High**



Residential uses are high intensity. While the focus is residential, these are typically mixed-use areas with many commercial, retail and other complementary uses. A variety of building types may be found in these areas, depending on context. Taller mixed-use buildings are common. Fully residential multi-unit and commercial buildings may be mixed throughout.

Access varies, but is generally from higher intensity street types. Multimodal networks are most accessible.

Greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced hardscaped plazas and pedestrian gathering spaces. A variety of green infrastructure best practices are found in these areas.



- c. **Growth Strategy** Certain future places are anticipated to take on more jobs and housing than others, but all areas of Denver are expected to evolve.

The growth strategy map is a version of the future places map showing the City’s aspirations for distributing future growth in the City. While the City aspires for there to be a 15% increase in housing and a 5% increase in new jobs in high and high-med residential areas by 2040, open space is nonetheless contemplated by Blueprint in such areas, so the proposed Plaza remains consistent with plan guidance.

- d. **Downtown Street Type** Street types work in concert with the future place to evaluate the appropriateness of the intensity of the adjacent development. This includes the street types map and the street type descriptions.

# Street Types

The following pages describe each aspirational street type in Denver and how they vary by the three elements of complete neighborhoods.



DOWNTOWN

Surrounded by the most intense land uses including hotels, street level retail and office, residential and mixed-use towers. Pedestrian-oriented with maximum building coverage of the site. Narrow setbacks and strong engagement of the street.

Many trips are local or the first and last mile of regional trips begin or end downtown. Curb space is highly managed. High focus on pedestrian and bicycle connectivity.

Street trees within structural cells/open planters, cafe seating, enhanced hardscaping, pedestrian lighting, public plazas, streetside planters and green infrastructure make for a vibrant place on downtown streets.



Blake Street is characterized as a “Downtown Arterial” street. Such streets are surrounded by the most intense land uses such as hotels, street level retail and office, residential and mixed-use towers. They are pedestrian oriented with maximum building coverage, narrow setbacks and strong engagement of the street.

The proposed Rezoning is consistent with this street classification, as the Plaza will provide a pedestrian oriented open space adjacent to Coors Field providing a strong engagement of Blake Street. Tastefully designed fencing and gates will surround the Plaza providing similar engagement to the street to that of a building with narrow setbacks being placed on the lot. As the Property is presently subject to a no build restriction, the Rezoning will enable what is now a vacant lot to become open space available for use by the public, in a way that simultaneously enhances Blake Street, 21st Street, Coors Field, and the downtown experience.

GOVERNMENT   BLUEPRINT DENVER				1.5   INTRODUCTION
<h2>Goals</h2> <p>The goals reflect the voice of our community. They create a guiding framework for the plan vision and recommendations.</p>				
<p><b>01</b></p> <p>Serve all Denver residents with a diverse range of affordable housing options and quality employment opportunities throughout the city.</p>	<p><b>02</b></p> <p>Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.</p>	<p><b>03</b></p> <p>Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.</p>	<p><b>04</b></p> <p>Support a welcoming business environment and the growth of employment centers around the city to promote work and educational opportunities for all residents.</p>	<p><b>05</b></p> <p>Focus higher intensity growth in walkable mixed-use centers and along transit priority streets.</p>
<p><b>06</b></p> <p>Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment.</p>	<p><b>07</b></p> <p>Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property.</p>	<p><b>08</b></p> <p>Promote enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.</p>	<p><b>09</b></p> <p>Guide growth to maintain connections to the outdoors, respond to climate change and protect our environment and natural resources.</p>	<p><b>10</b></p> <p>Promote a healthy community with equitable access to healthy living for all residents.</p>

## 2. Blueprint Denver: Goals and Plan Framework

The proposed rezoning is consistent with multiple goals and recommendations in Blueprint Denver, which reflect countless hours of community outreach, and the collective voice of the City's residents. This includes consistency with the below goals:

**GOAL 2** Ensure all Denver residents have safe, convenient and affordable access to basic services and a variety of amenities.

**GOAL 3** Develop safe, high-quality mobility options that prioritize walking, rolling, biking and transit and connect people of all ages and abilities to their daily needs.

**GOAL 6** Enhance the overall character and sense of place of neighborhoods through all stages of development and reinvestment.

**GOAL 7** Foster great urban design and the creation of authentic places that thoughtfully integrate streets, public spaces and private property.

**GOAL 8** Promote enduring and compatible design that responds to an evolving community while embracing historic assets and cultural heritage.

**GOAL 10** Promote a healthy community with equitable access to healthy living for all residents.

## 3. Enhancing Equity and Access to Open Spaces and Amenities

The rezoning application is also consistent with Blueprint Denver's vision for increased equity, including access to opportunity. It provides important tools for obtaining the metrics outlined in the Neighborhood Equity Index, which includes access to quality parks or open space:

## Measuring Equity

*Blueprint Denver* calls for three equity concepts that should guide future planning and implementation. Each equity concept includes a measurement that is mapped geographically across the city to understand disparities and patterns between neighborhoods. Community Planning and Development (CPD) is committed to coordinating annual updates to these maps (shown earlier in this chapter and in more detail in Appendix C) to measure our progress in improving equity. The metrics include the equity measurements/maps and a few other key equity metrics that the city is committed to measure.

### ACCESS TO OPPORTUNITY

#### 1 Neighborhood Equity Index:

- a. Social determinants of health
  - Percent of high school graduates or the equivalent for those 25 years of age or older
  - Percent of families below 100% of the federal poverty line
- b. Access to fresh food: percent of residents within ¼ mile (10 minute walk) to a full-service grocery store
- c. Access to parks: percent of living units within ¼ mile (10 minute walk) to a quality park or open space
- d. Access to health care: percent of pregnancies without first trimester prenatal care
- e. Children at a healthy weight: percent of children that are overweight or obese
- f. Average life expectancy

#### 2 Access by walkshed (1/2 mile), bikeshed (2-mile) and driveshed (5-mile) to each local center, local corridor, community corridor and regional center from the future places map.

#### 3 Access to quality transit: households within ½ mile of high-capacity transit or ¼ mile from the frequent transit network

## Recommendations: Mobility



### 4. Mobility Recommendations

The proposed rezoning is also consistent with Blueprint Denver’s mobility recommendations, which encompass a vision for a more “complete multimodal transportation system, with an emphasis on safety, moving people, and creating attractive, sustainable public spaces.” (Page 106, Blueprint Denver). Highlighted below are some specific examples of how this proposed rezoning is consistent with and advances the plan’s mobility recommendations.

**01**

**POLICY**

Encourage mode-shift — more trips by walking and rolling, biking and transit — through efficient land use and infrastructure improvements.  
**GOALS: 1, 3, 4**

**BACKGROUND**

Denver streets are built out — in most areas of the city there is no room to build or widen streets, but the number of trips taken is increasing. Denver’s streets can accommodate more trips by providing more efficient travel modes that move more people, especially transit. Additionally, providing space for services and amenities near the areas where people live reduces the distance needed to travel to access basic services.

**STRATEGIES**

- A.** Implement the bicycle, pedestrian and transit networks in *Denver Moves* plans.
- B.** Improve multimodal access to downtown by implementing updates to the downtown multimodal access study (*Denver Moves: Downtown*).
- C.** Support safe routes to school programs.
- D.** Increase the number of services and amenities that are available by walking, rolling and biking by integrating more local centers and corridors into residential areas, especially for areas that score low in Access to Opportunity.
- E.** Promote mixed-use development in all centers and corridors.

**03**

On all streets, prioritize people walking and rolling over other modes of transportation.  
**GOALS: 1, 3, 4**

*All streets in Denver should safely accommodate people walking and rolling by providing a safe and comfortable pedestrian environment.*

- A.** Ensure safe pedestrian crossings, especially along the High Injury Network identified by Vision Zero.
- B.** Develop access management policies — especially in centers and corridors in the downtown, urban center and general urban contexts — to reduce conflicts between driveways/ garages and pedestrians and cyclists.
- C.** Ensure that café seating in the public right-of-way provides ample and high-quality space for pedestrians and streetscaping, especially in areas with high pedestrian volumes.
- D.** Develop policies for shared spaces in appropriate locations to safely accommodate all users, flexible spaces and opportunities for events.
- E.** Eliminate any exemptions for people building projects to build sidewalks as part of the development review process.
- F.** Explore options to assist property owners when improvements required by redevelopment, such as sidewalks, is cost-prohibitive.

**04**

Implement the vision for street types and the layered multimodal network to create complete streets.  
**GOALS: 1, 3, 4**

*Streets can better accommodate the needs of all users when the design of the street takes into consideration the needs of the surrounding land-use character.*

- A.** Develop comprehensive street design guidelines based on *Blueprint Denver* street types to address components such as green infrastructure, street trees, bikeway design, amenity zones and sidewalks.
- B.** Create and adopt a citywide “Complete Streets” policy to support comprehensive street design guidelines.
- C.** Coordinate across city departments to revise street design standards, rules, and regulations to implement *Blueprint Denver* street types, modal priorities and a holistic vision for complete streets, including clearly defining roles and responsibilities for oversight, enforcement and maintenance of the public right-of-way.
- D.** Align street design guidelines, standards and rules and regulations to support Vision Zero goals and improve safety along the High Injury Network.
- E.** Ensure regulations promote design outcomes that prioritize pedestrians.
- F.** Establish freight efficiency corridors to consolidate freight traffic and reduce conflicts with other street users.

## Recommendations: Quality-of-Life Infrastructure



### 5. Quality-of-Life Infrastructure Recommendations

The rezoning is consistent with key recommendations under the plan’s Quality-of-Life Infrastructure goals, most especially pertaining to “expanded tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth” (page 118, Blueprint Denver).

**01**

**POLICY**

**BACKGROUND**

**STRATEGIES**

**Expand tools and regulations to ensure high-quality parks and outdoor public spaces keep pace with Denver’s growth.**  
GOALS: 2, 7, 9, 10

*Quality outdoor public spaces are essential to vibrant, complete neighborhoods. The demands of a growing population and evolving needs put increased pressure on the park system. Denver currently lacks tools to ensure the construction and maintenance of outdoor public spaces as the city continues to grow. The Game Plan for a Healthy City has implementation recommendations prioritizing high-need neighborhoods for improvements.*

- A. Explore a variety of methods to provide permanent, sustainable funding options for park, trail and recreation needs. This could include working with city agencies to seek increased participation from new development to help meet increased demand for park and recreation services and facilities.**
- B. Evaluate the need to increase requirements and/or create incentives for publicly accessible outdoor space for mid- and large-scale developments in centers, corridors and districts.**
- C. Develop standards and guidelines around privately owned outdoor spaces to ensure public accessibility, great design and features to respond to culture of the local community. Examine the need to tailor standards and guidelines based on context and/or place.**

**02**

**Protect and expand Denver's tree canopy on both public and private property.**  
GOALS: 7, 9, 10

*The urban tree canopy provides critical environmental benefits; trees keep temperatures cooler by providing shade, contribute to clean air, and help to prevent water pollution by managing stormwater in their canopies and stabilizing soils. During the redevelopment design phase, too often trees are not seen as critical design and infrastructure elements and are frequently removed or not included in a project's design.*

- A. Prioritize trees in green infrastructure facilities to improve urban tree canopy.**
- B. Support a robust street tree canopy by prioritizing trees in right-of-way design.**
- C. Develop tree planting and water-wise irrigation requirements for new development on private property.**
- D. Strengthen standards to protect trees and explore requirements and/or incentives to mitigate tree loss during redevelopment on both public and private property to help achieve Denver's tree canopy goal.**
- E. Incentivize technology to support healthy tree growth, such as structural cells, in centers and corridors, especially in the downtown, urban center and general urban neighborhood contexts. This will help to expand and maintain a healthy tree canopy in more urban areas.**
- F. Study and implement requirements and/or incentives for existing parking lots to provide landscaping improvements that include trees; giving priority to upgrading existing parking lots in centers and corridors.**

City and County of Denver

**05**

**Ensure attractive streets and outdoor spaces in all centers and corridors, giving priority to pedestrian spaces and amenities.**  
GOALS: 7, 9, 10

*The pedestrian environment should create a comfortable walking experience and serve as an attractive, well-lit space that promotes activity and social interaction. Trees and plants between the street and sidewalk serve as a buffer for people walking, while providing cooling shade and an attractive transition from public to private space. Reclaiming streets as a space for pedestrians, special events and programming provides social spaces in dense urban environments.*

- A. Encourage street design that minimizes impervious surfaces and look for opportunities to re-purpose parts of the street to enhance the pedestrian realm.**
- B. Evaluate and revise rules for use of the right-of-way by utilities, advertisers and telecommunications providers, balancing aesthetics and infrastructure necessities.**
- C. Identify public safety improvements to streets, including appropriate levels of lighting.**
- D. Update street design standards and guidelines to include landscape requirements for appropriate water-efficient and pollinator-friendly plants.**
- E. Identify opportunities to creatively use right-of-way as special shared streets that prioritize pedestrians, provide amenities and encourage gathering and socializing.**
- F. Prioritize pedestrian relationships in design such as building orientation, vehicular access points (minimize curb cuts) and public wayfinding.**

## 6. Environmentally Friendly

The rezoning is also consistent with Blueprint Denver’s recommendations for promoting environmentally friendly development strategies in the public and private realms, most especially as it relates to managing impervious surfaces with permeable paving and landscaped areas (Page 120, Blueprint Denver).

## 7. Greenways and Trails

Within the plan’s Quality-of-Life section, the proposed rezoning is consistent with the recommendation to recognize greenways and trails as multi-modal connections, including its frontage with the 21st Street Festival Street.

In particular, the proposed rezoning is consistent with the Quality-of-Life Recommendations 07.B, 10.A and 10.B.

**07**

**Recognize greenways and trails as multimodal connections providing a variety of experiences and habitats for people, plants and wildlife.**

GOALS: 2, 9, 10

Most of Denver’s trails follow urban waterways offering safe and scenic routes through various neighborhoods, serving both recreational and mobility needs. Trails are ecologically important to Denver since they provide plant biodiversity and critical urban habitat for pollinators and animals.

- A. Study and implement tools to incentivize environmentally-sensitive, trail-oriented development along river and creek corridors.
- B. Explore opportunities for public and private development to enhance and expand Denver’s trail network.
- C. Evaluate opportunities to convert streets to greenways and/or trails for multimodal connections and ecosystem benefits.

**10**

**Work with public and private partners to improve access to shops, restaurants, entertainment, civic uses, services and a variety of daily needs for all Denver residents.**

GOALS: 2, 7, 10

A complete neighborhood is where people of all ages and abilities have safe and convenient access to places and things needed in daily life. This includes a variety of housing types, grocery stores, child care, schools, libraries, social services and other services, as well as active transportation options. The interconnectedness of places and creating complete neighborhoods and places supports community health and well-being.

- A. Prioritize street and trail improvements and connections leading to and through existing and future centers and corridors.
- B. Develop incentives to promote human scaled, accessible and inclusive mixed-use centers and corridors.
- C. Promote development that compatibly integrates and includes daily needs such as child care centers, grocery stores and community-serving retail.
- D. Support safe and equitable access to daily needs including public restrooms and water bottle filling stations.

## 8. Complete Neighborhoods

The proposal is also consistent with strategies behind the plan’s Complete Neighborhoods component. Specifically, its use complements Blueprint Denver’s Mobility and Quality-of-Life recommendations by incorporating access to social spaces and green infrastructure. This reference can be found on page 134 of the plan’s Complete Neighborhoods section.

**4.1 | COMPLETE NEIGHBORHOODS & NETWORKS**

**Mobility**

The multimodal transportation elements to connect people to the places where they live, work and play.

- Walkways**: Walkways enable everyone, including those who use mobility devices, to access destinations. They include sidewalks and street crossings. As all persons will be a pedestrian at some point, walkways are a fundamental element of the transportation system. They are also critical to creating active, vibrant street-level spaces.
- Bikeways**: Bikeways make streets comfortable for people biking of all ages and abilities, reinforcing biking as an attractive transportation choice. They include bike lanes, protected bike lanes and neighborhood bikeways.
- Transit Facilities**: Transit facilities ensure that transit in Denver is rapid and reliable. They include transit-only lanes, queue jump lanes, transit signal priority and a variety of stop and station enhancements that make transit an attractive transportation choice.
- Travel Lanes**: Travel lanes move people in cars and buses or people biking.
- Green Infrastructure**: Green infrastructure includes a network of parks, open spaces, drainageways, floodplains and constructed facilities that use natural systems and processes to provide benefits, including improved air and water quality, reduced flooding risk, urban heat mitigation and climate resiliency.
- Amenities**: Several urban amenities contribute to a high-quality transportation system, including street trees, bike racks, furniture (such as benches), wayfinding signs and street lighting.

**Quality-of-Life Infrastructure**

The parks, open spaces, trees, plants, natural features, recreation opportunities and centers, libraries, art and dynamic civic and social spaces that contribute to our quality-of-life.

- Parks and Recreational Spaces**: Parks, parks, fields and recreation centers serve as multi-functional spaces for sports, leisure and activity. The scale and type of recreation available to residents may differ by neighborhood context and place and improves the health of Denver’s residents.
- Green Infrastructure**: Green infrastructure includes a network of parks, street trees, landscaped areas, open spaces, drainageways, floodplains and man-made facilities. This infrastructure helps to manage stormwater and provides a number of vital environmental, economic and social benefits.
- Social Spaces**: Social spaces are places where people gather to interact and the natural environment. These places can vary in size from a small block downtown to a neighborhood park in a more residential setting.
- Natural Features**: Natural features include trees, landscaping plants, water bodies, topography and other non-man-made elements.

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## 9. Downtown Context

Further, the proposal incorporates key aspects of the Neighborhood Context component of Complete Neighborhoods. For the Downtown neighborhood context, it is consistent with special use parks, hardscaped plazas, and the highest mix of uses in this particular center.

**downtown**

The highest mix of uses in the city throughout the context including multi-unit residential, commercial, office, civic and institutional. Block patterns are generally regular with perpendicular and diagonal streets. Large mixed-use buildings close to the street.

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The greatest level of multimodal connectivity with the greatest access to high-capacity transit.

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Special use parks. Features a range of flexible outdoor spaces and hardscaped plazas. Street trees are within planters and expanded streetscape planting areas.

### 10. Downtown Context Recommendations

The highest intensity residential and employment areas exist within the Downtown Context, and encompass a high mix of uses with good street activation. Notably, the proposed rezoning is consistent with the recommendations for the Downtown Context, in that it will create an outdoor, publicly accessible plaza.

### 11. Street Types

The proposed rezoning is also consistent with the strategies set forth within the plan's Street Types components. Located along a Downtown Arterial street, a successful rezoning of the property would create a public plaza with green infrastructure, pedestrian lighting and a vibrant sense of place along a key downtown street.

### 12. Festival Streets

The rezoning site is also adjacent to the 21st Festival Street immediately next to Coors Field, which is consistent with the "Additional Streets—Festival Streets" strategies identified in the plan. In addition to being open and available for the general public, it will also be designed for special functions and/or open space programming as identified on page 163 Blueprint Denver. Further, the proposed rezoning will enhance the "Shared Street" concept as it relates to the property, because of its mix of pedestrians, bicyclists and vehicles during various parts of the year.

### 13. Parks and Open Spaces

The rezoning is also consistent with the Blueprint Denver's description of Parks and Open Space within the Complete Neighborhoods & Networks section, which describes "Other Parks and Open Space" as privately owned areas which could potentially be used as open space or parks.

### 14. Pedestrian Enhanced Area

Finally, the proposed rezoning meets nearly all the criteria of Blueprint Denver's "Pedestrian Enhanced" section of the Complete Neighborhoods & Networks component. It will create significant improvements to the pedestrian experience, including increased green infrastructure, lighting, amenities, wider sidewalks, and other tools that create vibrant spaces and encourage walking (Page 169 Blueprint Denver).

# Parks and Open Space

Publicly and privately owned parks and open spaces are a vital component of quality-of-life infrastructure in all of Denver's places.

## OTHER PARKS AND OPEN SPACE

These are privately-owned parks and/or open spaces. Some are publicly accessible, while others—such as golf courses—are not. Since these areas are privately owned, it is possible their use could change in the future. When large private open spaces are planned to change, the community should be engaged in planning for the future vision of the site.



Some golf courses in Denver are privately-owned and not publicly accessible, yet they provide multiple ecological benefits and contribute to the city's network of open spaces.



Many plazas are on private property, yet they are publicly accessible. Spaces like these contribute to pedestrian activity and active, well-designed places.



Many privately owned open spaces can be accessed by the public and provide recreational and ecological value.

## Pedestrian Enhanced

People walking (including those using mobility devices) are the priority in the design of all streets. Certain streets can be further enhanced to create vibrant public spaces and encourage walking.

**Pedestrian Safety**

High visibility crosswalks, pedestrian signals, and other features that make walking safer and more comfortable. Many of these features are applicable to all streets, including pedestrian enhanced streets.

- High visibility crosswalks
- Signal and signage
- Tight turning that prevents pedestrians, such as leading pedestrians, other vehicles, and pedestrian phases
- Markings or signage that encourage walking
- Dark/light color, which shows the leading direction of pedestrians

Denver has policies that the installation of crosswalks and signage should be done in a way that is safe and where the safety conditions allow for their use.

**Amenities**

Public art, seating, shade, and other features that make walking more enjoyable. Many of these features are applicable to all streets, including pedestrian enhanced streets.

The proposed street design will include a range of amenities that will make walking more enjoyable and encourage walking.

**Lighting**

Lighting that is designed to be energy efficient and to provide a sense of safety and security for pedestrians.

**Green Infrastructure**

Green infrastructure that provides shade, improves air quality, and provides a sense of place and safety for pedestrians.

**Wide Sidewalks**

Wide sidewalks that provide a clear path for pedestrians and encourage walking.

# III. DOWNTOWN AREA PLAN

This small area plan provides a vision and set of goals and recommendations for the downtown area.

1. A key vision of the Downtown Area Plan is to create a Diverse City. One of the plan's identified strategies to accomplish this vision is to develop more family-friendly environments for parents and children alike. Specifically, page 29 of the plan calls for "launching a series of events aimed at attracting children and youth downtown," as well as "integrating fun features, such as fountains and play environments." The proposed rezoning is entirely consistent with these strategies, as it will include family-friendly programming and events for Denver residents and guests of all ages.
2. Another key vision identified in the Downtown Area Plan is to create a Green City. Specifically, the plan calls for "enhancing existing amenities, creating outdoor places, and extending the well landscaped public realm of Denver's residential areas." (Downtown Area Plan, page 36).

Specifically, the plan discusses creating an "Outdoor Downtown" in order to provide "venues for residents, workers and visitors to gather, relax and play in public [to] balance between urban life and the outdoors". The proposed rezoning perfectly meets this criterion, as it will enable a wealth of outdoor programming and activities to foster outdoor activity within a key downtown location.

## C2. A Family-Friendly Place

### GOAL

Attract children and their parents to visit, go to school, recreate, explore and live Downtown.

### WHY IT'S IMPORTANT

Children bring liveliness and a sense of comfort and safety to any neighborhood. Downtown Denver has yet to tap into the economic benefits of family markets. Increased family patronage will help boost retail, entertainment and special events. Family-oriented businesses, housing and amenities offer a variety of development opportunities to stimulate future investment in Downtown.

### POLICIES, PROJECTS AND PROGRAMS

C2a. Create quality education options for Downtown residents and workers and their families

- Establish a magnet K-8 school in the core
- Provide early childhood education options in Downtown

C2b. Launch a series of events aimed at attracting children and youth to Downtown

C2c. Integrate fun features, such as fountains and play environments, into the 16th Street Mall, streetscapes, and open spaces

C2d. Create and distribute a marketing piece aimed at families living, visiting and shopping Downtown

C2e. Provide transit, bike and pedestrian connections to family attractions



Family-oriented retail options will help keep families with small children Downtown.



Fun events and activities, such as ice skating at Rockefeller Plaza in New York, NY, are vital to attracting families to explore and live in Downtown.



## E1. An Outdoor Downtown

### GOAL

Strengthen connections between existing parks, plazas and recreation areas, and enhance the public realm to provide venues for outdoor activity throughout Downtown.

### WHY IT'S IMPORTANT

Providing venues for residents, workers and visitors to gather, relax and play in public is a key component of fostering a balance between urban life and the outdoors.

### POLICIES, PROJECTS AND PROGRAMS

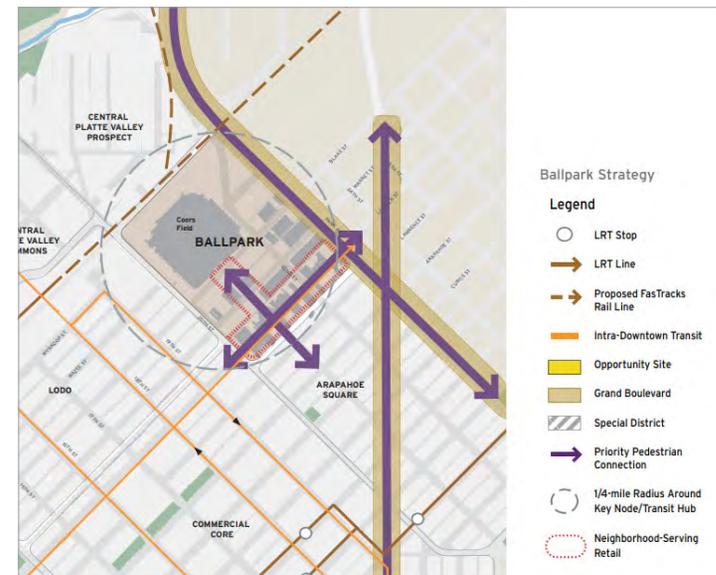
- E1a. Create a green public realm in Downtown by adding street trees and landscaping in the public right-of-way, in private open spaces and on rooftops
- E1b. Host events that promote biking and walking in Downtown and develop educational and interactive programs such as walking and bicycle tours
- E1c. Create and implement a Downtown parks and open space master plan incorporating existing parks, open space and connecting routes in and around Downtown. Include the South Platte River, Cherry Creek and other parks near Downtown
  - Promote healthy living with more active outdoor spaces
  - Improve bike and pedestrian connections to the Cherry Creek and South Platte River greenways
  - Provide new pocket parks or other publicly accessible open spaces in underserved areas



Commons Park plays host to both formal and informal recreational activities.



3. The proposed Plaza will be consistent with the key recommendation of the Ballpark neighborhood to implement pedestrian improvements throughout the area, with an emphasis on 21st Street. The Plaza will attract pedestrian traffic to the intersection of 21st Street and Blake Street throughout the year, providing a much needed pedestrian gathering space, and activating the intersection and adjacent entrance to Coors Field. The Plaza will aid in the Ballpark neighborhood reaching its full potential as a world-class stadium district and regional destination with entertainment and inclusive gathering spaces for people of all backgrounds and ages.
4. The Downtown Area Plan notes that 21st Street is “a slow-traffic roadway with pedestrian-scale width that affords the opportunity to develop a true neighborhood street” (page 55). The proposed rezoning will be a step toward developing such a street, and will facilitate the creation of significant pedestrian-scale improvements that will draw residents and guests alike to the area.



# IV. NORTHEAST DOWNTOWN NEIGHBORHOODS PLAN

This small area plan establishes a long range vision and guiding principles for the development and future of Northeast Downtown.

1. The City's Northeast Downtown Neighborhoods plan goes into great detail about how to vitalize and leverage 21st Street. Specifically, the plan incorporates several key Transformative Concepts, which represents "big ideas" for positively transforming Northeast Downtown. In fact, it recommends making 21st Street a "focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route community gathering place" (Downtown Area Plan, Page 12).
2. The pedestrian friendly character of 21st Street was recognized when planning for Coors Field occurred in the 1990's, resulting in already enhanced streetscaping being installed between Blake and Arapahoe Streets. The plan contemplates a few transformative

**Transformative Concepts** These concepts represent "big ideas" for positively transforming Northeast Downtown

21ST STREET	CURTIS STREET	BROADWAY	CONNECTING RIVER NORTH
Make 21st Street a focal point for Northeast Downtown neighborhoods by promoting its role as an important pedestrian and bicycle route and community gathering place.	Use Curtis Street to create a preferred pedestrian route connecting the Central Business District to Arapahoe Square and Curtis Park.	Study Broadway and the intersecting street network to determine which Grand Boulevard concept that will advance as a long-range vision for the future.	Improve connections in River North between Northeast Downtown and the South Platte River corridor.

concepts, including the idea of 21st Street as a "festival street," which, if implemented, would respond to initial ideas of 21st Street being a place with an enhanced public realm prioritizing pedestrians and bicyclists. Building from this concept, the proposed Plaza will go a step further, providing an outdoor community gathering and event space adjacent to Coors Field, activating the street, and integrating with and enhancing the transformative vision of creating a festival street near the entrance to Coors Field. The proposed Plaza will be an enhanced public realm that will enhance 21st Street, activate an underutilized intersection and entrance to Coors Field, and replace a vacant lot that is now an eyesore in an otherwise attractive and well-maintained downtown environment. The proposed Plaza will provide open space akin to a new "park" in northeast downtown, which is generally underserved by parks, and will be tastefully enclosed to maintain the attractive character and safety of the site.

**HOW DOES IT ADDRESS NEIGHBORHOOD CONNECTIONS AND CHARACTER?**

- Becomes a focal point for the entire Northeast Downtown area, connecting the activities near Coors Field to the redevelopment opportunities in Arapahoe Square and the named north-south streets that intersect it.

**HOW DOES IT ADDRESS MOBILITY?**

- Prioritizes the right of way for use by pedestrians and bicyclists, while still accommodating vehicular traffic.
- Provides bicyclists with enhanced connectivity to other bike routes.

**HOW DOES IT ADDRESS DEVELOPMENT OPPORTUNITY?**

- The high quality multi-modal environment of a Bike Boulevard and Festival Street may act as a catalyst for the reuse of existing buildings and redevelopment of under-utilized or vacant parcels.
- The enhanced public realm along 21st Street may attract private investment to respond to the street.

**HOW DOES IT ADDRESS LIVABILITY AND THE PUBLIC REALM?**

- Promotes active uses along the street
- Promotes potential new development that would begin to frame the street into a comfortable, human-scaled environment
- Improved multi-modal capacity increases access to neighborhood amenities for pedestrians and cyclists.

**21<sup>ST</sup> STREET RECOMMENDATIONS:**

- Develop 21st Street as a Bike Boulevard: Evaluate cross section to prioritize bicycle movement as a bike boulevard as conceptualized in Denver Moves.
- Develop 21st Street as "Festival Street": Evaluate cross section to include improvements in support of potentially closing street for events and accommodating wide sidewalks, on street parking, one lane of travel in each direction, bike lanes, and streetscape improvements. This concept should be first considered on a short portion of the street, such as Blake to Larimer, before considering extending the treatment along the corridor. The term Festival Street is flexible and should include the Bike Boulevard concept identified previously.
- Identify 21st Street as a potential testing location for several of the sustainable stormwater technologies due to its location at the ridge of two stormwater basins. Explore integration of

3. The rezoning is also consistent with many of the Ballpark neighborhood strategies outlined the plan. This includes implementation of transformative concepts such as the 21st Street Festival Street, assisting with creating a new park-like amenity, and exploring future uses of Coors Field overflow parking (pages 74-75). The proposed rezoning helps achieves many of these neighborhood goals, most especially the transformative concept outlined in the plan noting that the portion of 21st Street “within the Ballpark neighborhood would be the site of initial investment, since the concept of activating the street is based on proximity to Coors Field” (page 72).

- **N. 15 Consider Future of Coors Field Overflow Parking:** In the future, if the footprint of the Coors Field overflow parking between the railroad right-of-way and Blake Street is reduced, consider a combination of redevelopment and park space on the site.



*Coors Field is an iconic building in the Ballpark Neighborhood.*

## Ballpark, River North

### TRANSFORMATIVE CONCEPTS AFFECTING BALLPARK, RINO

- **21st Street** – The festival street concept would be a direct benefit to the Ballpark neighborhood. The concept would likely be implemented incrementally over time, and under that scenario it's very likely that the portion of 21st within the Ballpark neighborhood would be the site of the initial investment, since the concept of activating the street is based on proximity to Coors Field.
- **New Park** – No major city parks are located in either Ballpark or RINO, meaning that either neighborhood is a good candidate for any future park space that may be developed within Northeast Downtown.

### INTRODUCTION AND SUMMARY OF EXISTING CONDITIONS:

The Ballpark and River North (RINO) neighborhoods occupy the study area's western boundary. The Ballpark district, north of 20th Street, falls wholly within the study area, while RINO continues outside the boundary to the Northwest and towards the South Platte River. Before becoming a part of River North, the portion of the RINO neighborhood that lies within the study area was formerly referred to as the Upper Larimer neighborhood.

The Ballpark neighborhood is home to Coors Field, and sees high visitor traffic on Rockies' home game days. Successful retail, interspersed with surface parking, lines Larimer Street from 20th to Park Avenue, and supports game day and neighborhood functions, with additional small eateries and bars scattered throughout the neighborhood. Ballpark is a designated historic district, but has also experienced extensive redevelopment since Coors Field opened in 1993.

RINO has long served as a backbone of the business activities on the edge of Downtown Denver, with a large number of warehouse, industrial, and support businesses. This is due to the close proximity to Downtown and has made RINO integral to the City's economy. Recently, additional businesses (such as professional services, creative businesses, and others) have "microviewed" the locational advantage and affordability of RINO. This new market awareness, along with housing demand, is putting stress on the existing businesses in the area. RINO represents a key opportunity for all of these uses to coexist in a true industrial mixed use community. RINO is an emerging arts district that benefits from its long history of industrial uses.

4. For the Ballpark neighborhood, reinforcing Coors Field as the neighborhood landmark is important. Special attention should be given to the public realm along Blake Street, where many Rockies fans initially experience the game day atmosphere. The Plaza will fulfill this recommendation of the plan by inserting a fittingly themed baseball plaza along Blake Street adjacent to the first base entrance to the stadium. This will further reinforce Coors Field as the neighborhood landmark, and will significantly enhance the Rockies game day experience for fans by activating an otherwise underutilized corridor along Blake Street. The Plaza will be implemented with precisely this concept and goal in mind.

5. In the final section of the NE Downtown Neighborhood Plan, the plan lays out an "Implementation Framework", which specifically includes 21<sup>st</sup> St. Streetscape design.

Under the plans Transformative Concept Strategies, 21st St. is called out to "Design and Construct festival street adjacent to Coors Field" and "Improve appearance of surface parking lots", which is listed as a Short-Medium priority.

# Implementation Framework



Coors Field has been a catalyst for development in the Ballpark and LoDo neighborhoods.

## IMPLEMENTATION OPPORTUNITIES AND PRIORITIES

An important, immediate implementation opportunity is the Northeast Downtown Neighborhoods Plan Next Steps Study, a grant to the City from Denver Regional Council of Governments to further the public transportation recommendations of this plan. Potential components of this study include:

- 21st Street—bike boulevard, sustainable Best Management Practices (BMP), streetscape design, and 21st and Broadway crossing
- Downtown Travelshed Strategic Transportation Plan-Phase 1
- Welton Streetcar Service
- Pedestrian and bike improvements for crossing Broadway
- Two-way Blake Street (east of Broadway)
- Curtis Park two-way segments

The implementation matrix identifies the recommended strategies, organized parallel with the plan itself: <b>Framework strategies</b> , <b>Transformative Concept strategies</b> and <b>Neighborhood strategies</b> . Each one is further defined by type and timeframe.	TIMING	TYPE	POTENTIAL FUNDING	LEAD
<b>TRANSFORMATIVE CONCEPT STRATEGIES</b>				
<b>21<sup>ST</sup> STREET</b>				
■ Establish cross-section to accommodate bike boulevard	Short	Study	Next Steps	City
■ <b>Design and construct festival street adjacent to Coors Field</b>	Medium	Partnership	District, CIP	—
■ Explore the use of sustainable BMPs on 21st Street	Medium	Public/private investment	CIP, grants, district	City
■ <b>Improve appearance of surface parking lots</b>	Short-Medium	Private	Private	Private

# V. SUPPLEMENTAL PLANS

## A. Denver Moves Pedestrian and Trails

The proposed rezoning meets and achieves many of the goals and visions of the Denver Moves Pedestrian and Trails plan. This includes meeting goals for the plan’s Pedestrian Priority Areas, Shared Spaces, and Amenity Zones.

- i. **Pedestrian Priority Areas** The Pedestrian and Trails plan defines pedestrian priority areas as areas where “land use, built environment and demographic factors contribute to high levels of walking. They inform how a street’s design and operations should differ to serve high levels of walking.” (page 2, Denver Moves Pedestrian and Trails).
  - a. The proposed rezoning and associated use are located within an incredibly high-demand area for walking directly across Blake Street from Coors Field, and will provide a wonderful outdoor amenity for pedestrians outside the stadium. Not only is the proposed rezoning consistent with elements of Pedestrian Priority Areas, but will also serve as a tangible, real world example of this component’s goals.
- ii. **Shared Spaces** The rezoning application also meets many of the Shared Spaces components of the Pedestrian and Trails plan. Specifically, the plan defines shared spaces as areas where pedestrians, bikes, and vehicles share space either at all times, regularly scheduled times, or special events (page 20, Denver Moves Pedestrian and Trails). The rezoning’s use will perfectly accommodate shared spaces between pedestrians, bikes, and vehicles at different times throughout the year.
- iii. **Amenity Zones** The proposed rezoning is also consistent with the plan’s goals to develop amenity zones that provide a mix of uses for the benefit of pedestrians. Specifically, the plan designates amenity zones as those “featur[ing] a variety of elements including hardscape surfaces, tree planters and/or green infrastructure.

A variety of urban design elements may be located in amenity zones such as tree planters, street lighting, street furniture and public art.” The proposal includes many of the above features, making it consistent with this specific goal of the plan.



**PLAN CONTENTS**

*Denver Moves: Pedestrians & Trails* includes separate pedestrian and trails elements. Although these elements are described separately, efforts were made through their development to ensure their integration with each other and with *Denver Moves: Bicycles* and *Denver Moves: Transit*.

In addition to identifying projects, policies and programs for pedestrians and for trails, *Denver Moves: Pedestrians & Trails* includes several components that can stand alone but serve as a critical building block to this plan:

- **Pedestrian Priority Areas** – these are being defined by *Blueprint Denver* and represent areas where land use, built environment and demographic factors contribute to high levels of walking. They inform how a street’s design and operations should differ to serve high levels of walking.





**GROW THE PARK SYSTEM & RECREATION ACCESS**



park and recreation operations by 25 percent in 10 years.	expand recycling in parks and recreation facilities.
<p><b>3.1 GROW PARKS</b></p> <p>Acquire land and build facilities to keep pace with growth and meet 10-minute walk standard and service goals.</p>	<p><b>3.2 EXPAND PARTNERSHIPS</b></p> <p>Partner with residents, the private sector and non-profit organizations to support facility and program expansion.</p>

## B. Denver Game Plan

The proposed rezoning is also consistent with recommendations identified in Denver’s Game Plan. Specifically, the Game Plan outlines 25 “Priority Strategies”, which includes strategies around growing parks and expanding partnerships (page 20). It recommends partnering with residents, the private sector and non-profit organizations to support facility and program expansion.

Additionally, Game Plan outlines numerous neighborhoods that lack significant walkable park access. These are described as neighborhoods with either high-need, moderate-need, or lower-need areas lacking close proximity to park amenities. A few downtown neighborhoods, including Central Business District and Union Station, are listed as “Moderate-need” neighborhoods with significant areas lacking walkable park access. As such, the proposed rezoning would help provide valuable park access to these neighborhoods, and others, as identified in the Denver Game plan.

**NPI Opportunities to Address Park Deficits**

This table provides a preliminary summary of neighborhoods with significant zones lacking walkable park access. In addition, Neighborhood plans should also consider access to recreation amenities and facilities (e.g., recreation centers, sports fields, playgrounds), nature experiences, and related programs. Level of service standards and proximity standards (strategies 3.4 and 4.1) will also provide relevant data on deficits to support neighborhood planning.

High priority areas for new parks

Neighborhood Planning Areas	High-need neighborhoods with significant areas lacking walkable park access	Moderate-need neighborhoods with significant areas lacking walkable park access	Lower-need neighborhoods with significant areas lacking walkable park access
Far Northwest		Berkeley West Highland	
Near Northwest	Sunnyside	Highland	
North	Elyria Swansea Globeville		
Near Northeast		North Park Hill	
Northeast			
North Central		Five Points	
Far Northeast	Montbello		
West	Barnum West		
Central	Lincoln Park	CBD, Union Station	Auraria

## C. Outdoor Downtown Plan

The proposed rezoning also meets many of the goals/recommendations included in the Outdoor Downtown Plan, including creating equitable spaces (Recommendation 2.1), connecting neighborhoods (Recommendation 3.2) and creating a culturally vibrant downtown (Recommendation 4.3).

The plan's Equitable Recreation Space recommendations call for the creation of new neighborhood or special use parks in the Ballpark neighborhood, as well as for providing a mix of amenities and infrastructure in all Downtown parks to support year-round use—including the creation of playgrounds, game tables, fountains, hardscaped plazas, etc. (page 46). The proposed rezoning is consistent with all of the goals and objectives in this recommendation.

### EQUITABLE RECREATION SPACE

#### Recommendation 2.1:

Provide new neighborhood or special-use park space in underserved Downtown neighborhoods to ensure that all Downtown residents are within a **five minute walk** of a **neighborhood or special-use park**.

#### Policies, Projects & Programs

- 2.1.1 Review and revise Denver Parks and Recreation park typologies and definitions to include unique urban categories that reflect the size constraints, higher levels of use, programmatic uses, increased maintenance and acquisition and operational costs typical of Downtown parks and public spaces.
- 2.1.2 Create new neighborhood or special use parks in the Golden Triangle, Arapahoe Square and Ballpark neighborhoods to ensure that all Downtown residents are within a 5-minute walk or quarter-mile walk radius of a neighborhood or special-use park.
- 2.1.3 Provide a mix of amenities and infrastructure in all Downtown parks to support daily and year-round use for the greatest possible cross-section of users, including playgrounds, game tables, fountains, dog runs, planting areas, hardscaped plazas, lawn areas, etc.



As outlined in the 5280 Trail concept, the proposed rezoning also helps leverage the neighborhood multi-modal connections outlined in the Outdoor Downtown Plan. It helps realize distinct gateways and wayfinding as outlined in Recommendation 3.2 with its key proximity at the terminus of Coors Field at 21st Street and Blake Street, while also creating key connections and “decision points” for users to connect to other routes.

Finally, the plan also calls for policies and programs that create amenities and activities in Downtown parks and public spaces (page 66). The proposed rezoning is consistent with recommendation 4.3.3, which “allows flexible use of parks and public spaces in Downtown neighborhoods where communities can come together for neighborhood-specific projects and block parties.” Recommendation

## A BIKEABLE, WALKABLE CITY

**Recommendation 3.2:**

**Create distinct gateways and wayfinding to encourage navigation of Downtown Denver through parks and public spaces.**

**Policies, Projects & Programs**

- 3.2.1 Create a consistent brand identity for the Outdoor Downtown and implement a wayfinding system that visually connects Downtown Denver’s parks and public spaces, including site furniture, lighting and signage. Develop coordinated branding for each Downtown park to build local identity.
- 3.2.2 Install iconic lighting and/or public art installations to activate key portions of the Cherry Creek Trail and Platte River Trail in Lower Downtown, Central Platte Valley Commons and the Cultural Core.
- 3.2.3 Provide directional signage and wayfinding at “decision points,” such as transit stations, entries to regional trails, special-use parks and local landmarks.





**BIKE & PEDESTRIAN MAP**

- Pedestrian Corridors
- Bike Lanes
- Grand Boulevards
- River / Creek
- Key Intersections
- Parks & Public Space

0 1000 2000 4000

**FIGURE 3.1**

4.3.5 also suggests coordinating public spaces that celebrate their urban identity and the unique characteristics of their neighborhood. The proposed use leverages all these tools by activating and creating vital park and public use amenities as identified in the plan.

## A CULTURALLY VIBRANT DOWNTOWN CONT.

**Recommendation 4.3:**

**Create programs, amenities and activities in Downtown parks and public spaces that promote experiences unique to Denver.**

**Policies, Projects & Programs**

- 4.3.1 Identify permissible satellite locations for iconic Denver events, such as the Great American Beer Festival, the Biennial of the Americas, and the Denver Auto Show, to extend into public spaces, with the condition that all funds secured through these programs fund an endowment for Downtown parks and public space maintenance.
- 4.3.2 Working with community partners, host an annual Parks-sponsored Outdoor Downtown day to celebrate Downtown and creative use of the public realm.
- 4.3.3 Allow flexible use of parks and public spaces in Downtown neighborhoods as venues where communities can come together for neighborhood-specific service projects and block parties. Work with community coordinating districts and resident neighborhood organizations to encourage these uses.
- 4.3.4 Promote the policies, projects and programs of the plan by using the Outdoor Downtown brand and logo.
- 4.3.5 Develop a coordinated family of brands for Downtown parks and public spaces that celebrate their urban identity and the unique characteristics of their neighborhood.

## D. 5280 Trail Vision Plan on 21st Street

The proposed rezoning also meets the goals set forth in the future vision of the 5280 Trail on 21st Street—a concept in partnership with the Downtown Denver Partnership that includes a five-mile park and urban trail that circles Downtown Denver. Importantly, the proposed 5280 Trail on 21st Street leverages the site's location on the corner of 21st Street and Blake Street as a cultural connection between Coors Field on the trail itself, while also helping to realize the proposed "Celebration Plaza" at the terminus of this critically important corner of the 5280 Trail.

### FIVE POINTS / BALLPARK / ARAPAHOE SQUARE Celebration Plaza and the Urban Forest

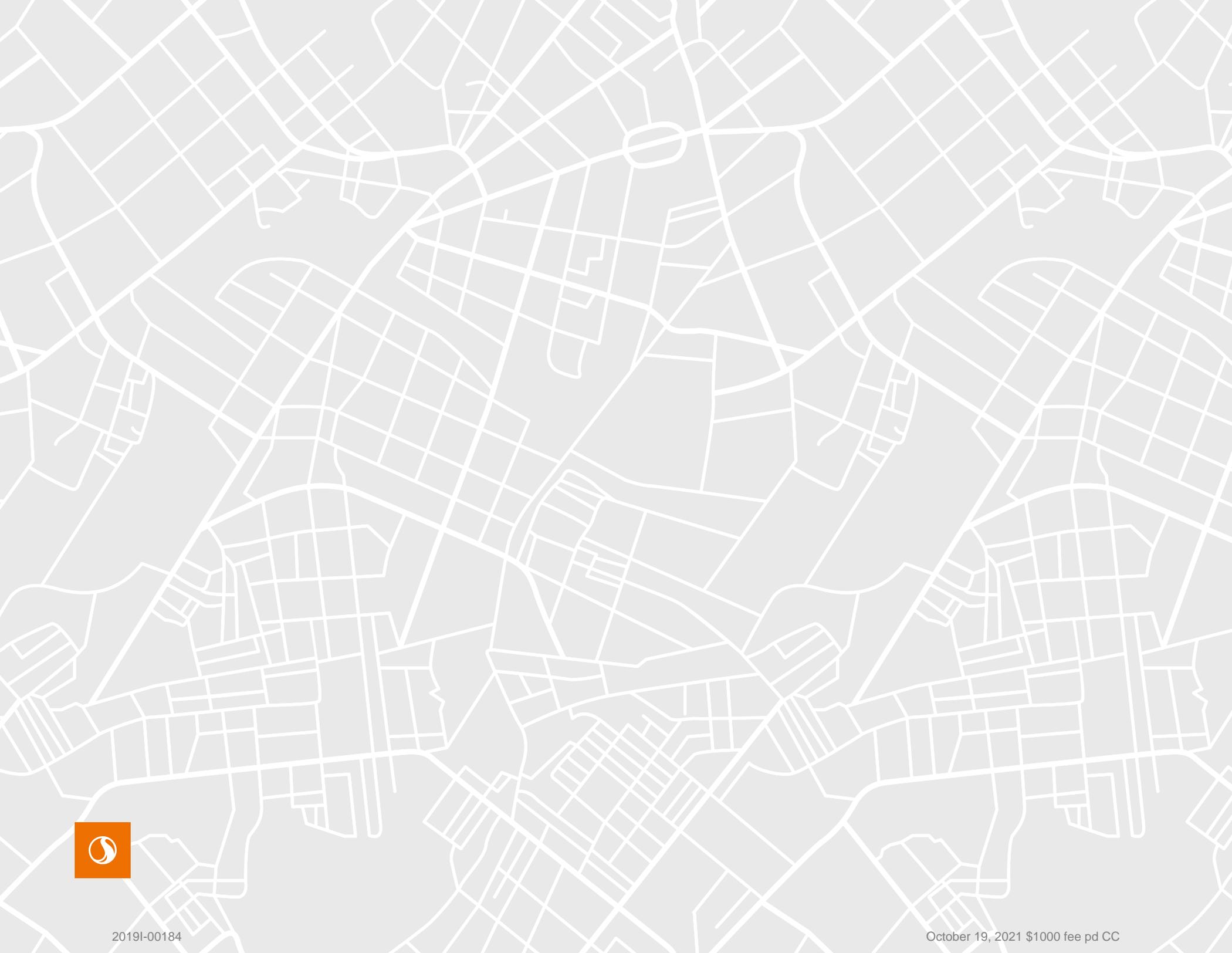
21st Street between Coors Field and Broadway is a flexible, green, festival street with a mix of hardscape and green spaces that are designed to adapt to neighborhood needs, celebration types, and new development. Vehicle access is kept through the entire corridor on a day to day basis while the design allows for the closure of any one or more blocks to host events of varying sizes.

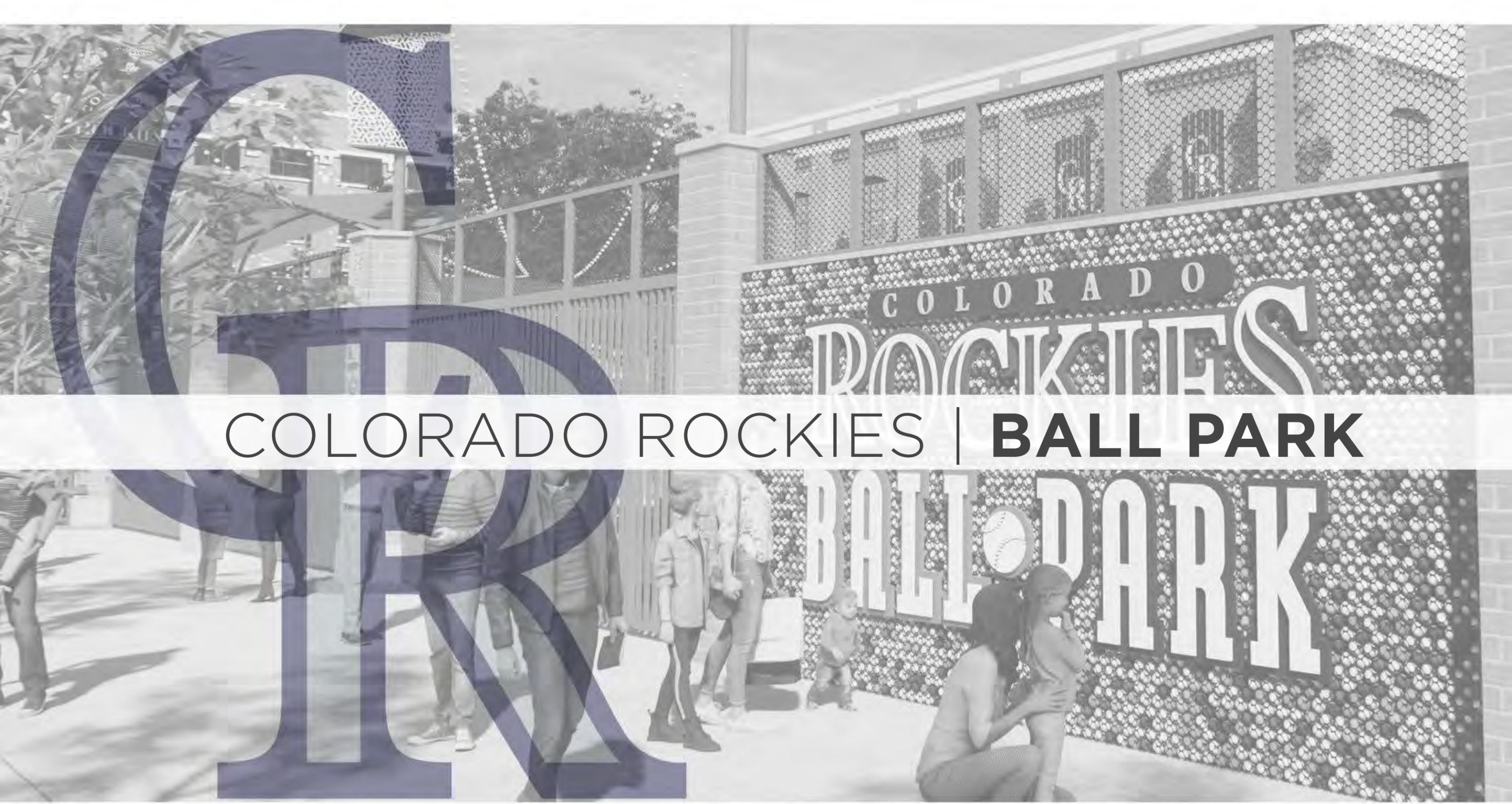
Celebration Plaza is a flexible hardscape plaza designed to be closed for Gameday events at Coors Field or neighborhood block party with room for food trucks and other heavy equipment.

The Urban Forest becomes a blend of pocket parks, water quality landscapes, restaurant patios, private resident stoops, shops and businesses under an ample tree canopy.

**CELEBRATION PLAZA IS DESIGNED TO ACCOMMODATE GAMEDAY FESTIVITIES AND NEIGHBORHOOD EVENTS.**

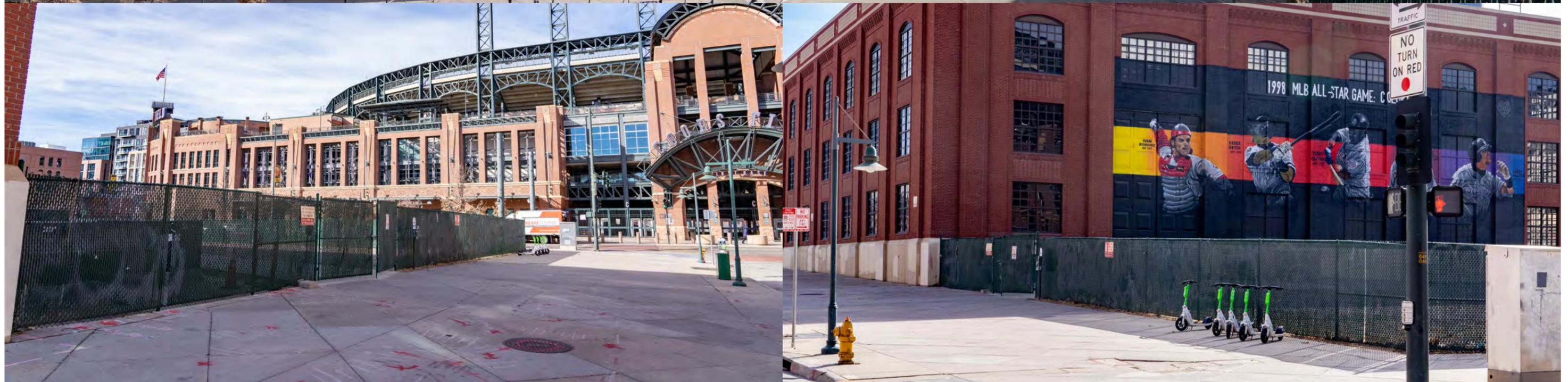
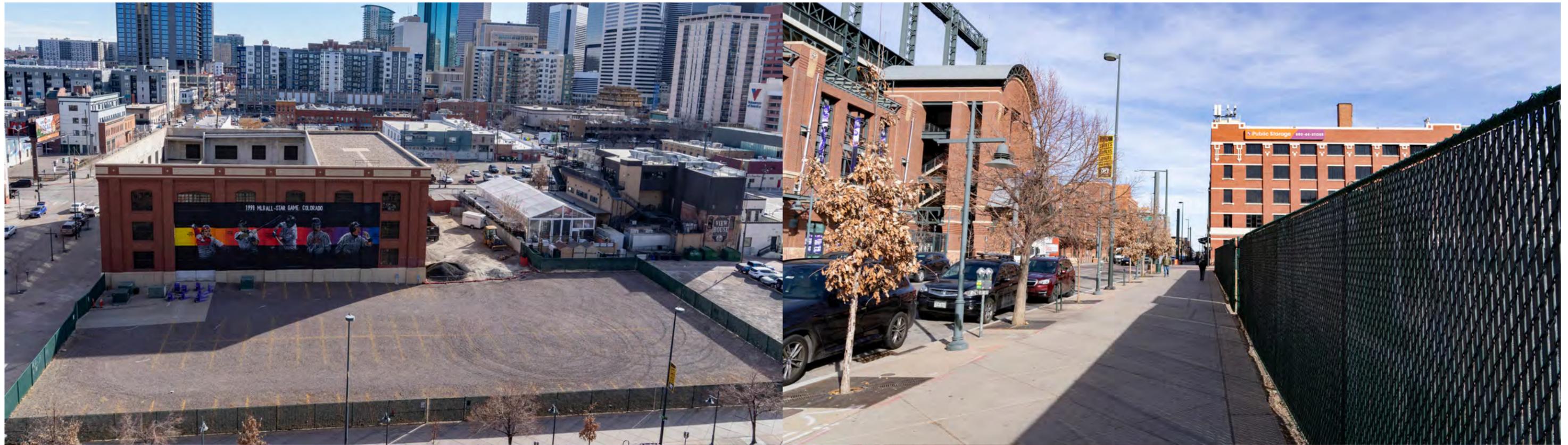






COLORADO ROCKIES | **BALL PARK**

COLORADO ROCKIES BALL PARK PRESENTATION

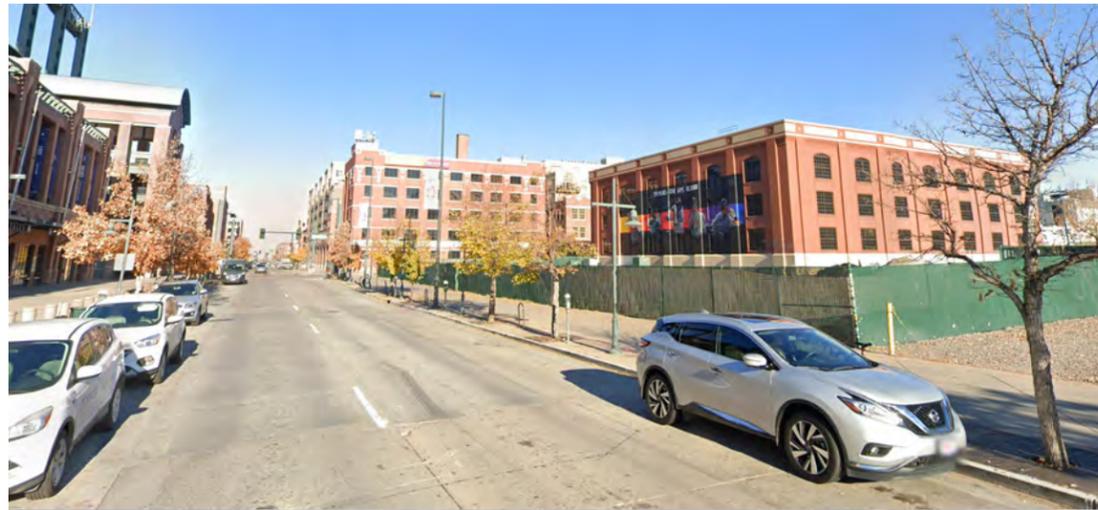












EXISTING CONDITIONS





# Consistency with Adopted Plans

- **Comprehensive Plan 2040 (2019)**
  - Equitable, Affordable, and Inclusive
  - Strong and Authentic Neighborhoods
  - Connected, Safe and Accessible Places
  - Healthy and Active
- **Blueprint Denver (2019)**
  - Downtown Context, Complete Neighborhoods
  - Quality of Life Infrastructure, Mobility, Street Types, Pedestrian Enhanced
  - Equity and Access to Open Spaces and Amenities
  - Other Parks and Open Spaces, Private Open Space / Plaza
- **Downtown Area Plan (2007)**
  - Family-Friendly Place, Launch Series of Events Aimed at Youth and Children
  - Outdoor Downtown – create venues for residents, workers and visitors
  - 21<sup>st</sup> Street treatment
- **Northeast Downtown Neighborhoods Plan (2011)**
  - Transformative Concepts: 21<sup>st</sup> Street, Festival Street
  - Need for park space
- **Other supplementary plans**
  - The Outdoor Downtown (2017)
  - Game Plan for a Healthy City (2019)
  - Denver Moves: Pedestrians and Trails (2019)
  - 5280 Trail Vision Plan (2019)



## Six Vision Elements—Together we want:



**Equitable, Affordable, and Inclusive**

A city that's equitable, affordable and inclusive



**Strong and Authentic Neighborhoods**

A city made up of strong and authentic neighborhoods



**Connected, Safe and Accessible Places**

A city with well-connected, safe and accessible places



**Economically Diverse and Vibrant**

A city that is economically diverse and vibrant



**Environmentally Resilient**

A city that is resilient in the face of climate change



**Healthy and Active**

A city with access to amenities and experiences that make Denver unique

**High**

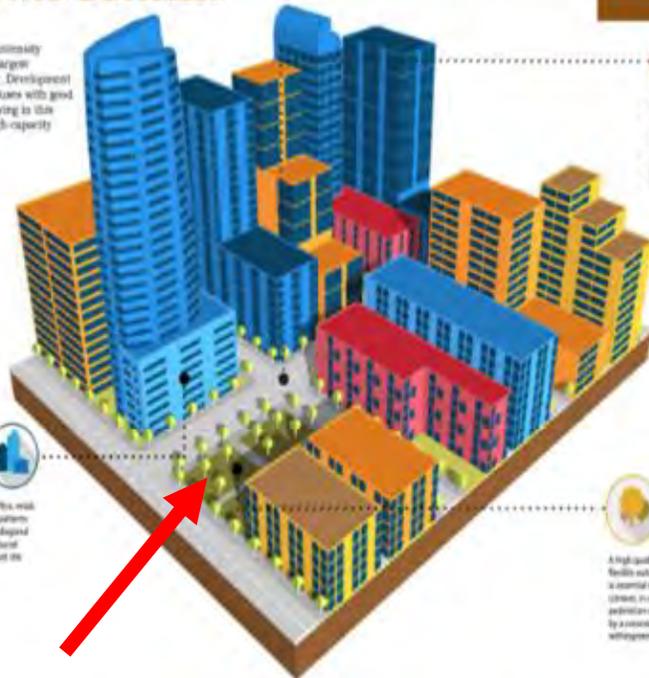


Residential uses are high intensity. While the focus is residential, these are typically mixed-use areas with many commercial, retail and other complementary uses. A variety of building types may be found in these areas, depending on context. Taller mixed-use buildings are common. Fully residential multi-unit and commercial buildings may be mixed throughout.

Access varies, but is generally from higher intensity street types. Multimodal networks are most accessible.

## Downtown Context at a glance

This context has the highest intensity residential and includes the largest employment center in Denver. Development should contain a high mix of uses with good street activation. Residents living in this context are well served by high-capacity transit.



**Land Use and Built Form**

A high-mix of uses. Multi-use residential, office, retail, dining and drinking are all common. Built forms are generally regular with rectangular and stepped forms. The taller buildings in Denver are found in downtown and generally have the greatest site coverage.

**Downtown**



**Mobility**  
The highest priority is given to pedestrians with the highest level of access to the multimodal transportation network and high rates of use hourly for 24/7. While parking demand is lower downtown than in the multimodal context, street parking is generally restricted. On-street parking is highly managed.



**Quality-of-Life Infrastructure**  
A high-quality, well-maintained network of parks, facilities outdoor spaces, plazas and landscaped streets is essential to the intensity built up downtown centers, in order to enhance the urban form and pedestrian environment for all users. This is highlighted by a consistent canopy of street trees incorporated with green infrastructure, plazas, or structural walls.

## Street Types

The following pages describe each aspirational street type in Denver and how they vary by the three elements of complete neighborhoods.



**DOWNTOWN**

Surrounded by the most intense land uses including hotels, street level retail and office, residential and mixed-use towers. Pedestrian-oriented with maximum building coverage of the site. Narrow setbacks and strong engagement of the street.



Many trips are local or the first and last mile of regional trips begin or end downtown. Curb space is highly managed. High focus on pedestrian and bicycle connectivity.



Street trees within structural cells/open planters, cafe seating, enhanced hardscaping, pedestrian lighting, public plazas, streetside planters and green infrastructure make for a vibrant place on downtown streets.



Greater prevalence of privately owned, publicly accessible outdoor spaces such as parks, enhanced hardscaped plazas and pedestrian gathering spaces. A variety of green infrastructure best practices are found in these areas.

## **Outreach Attachment**

A series of community meetings were held on September 28 and 29, 2020 to discuss the proposed rezoning and to accommodate as many interested people and organizations as possible. Since then, Applicant has conducted dozens of neighborhood and stakeholder meetings with the following neighborhood and community groups, among others:

- LoDo District;
- Ballpark Collective;
- Lower Downtown Neighborhood Association;
- One Wynkoop Plaza HOA;
- Rocky Mountain Warehouse Lofts HOA;
- CityLive/City Center Denver Residents Organization;
- Denver Streets Partnership;
- Downtown Denver Partnership;
- VISIT DENVER; and
- Various 21<sup>st</sup> Festival Street events vendors.

Applicant held a pre-application meeting with Brandon Shaver of Planning Services on October 10, 2019. Although Applicant did not hold a formal concept review meeting with Development Services, Applicant submitted a concept plan to Development Services on December 18, 2020, and received comments on the plan on January 7, 2021. These comments have been incorporated and helped to inform the present application. Since August 2020, Applicant has held regular meetings with the City's Community Planning & Development department to further refine the application. Ongoing outreach efforts will continue following the formal submittal of the application to the City.



Application Status: Preliminary \_\_\_ Complete X Final \_\_\_

1. SCHEDULE

- a. Date of pre-application conference 1/27/92
- b. Submittal date of preliminary application 9/9/92
- c. Submittal date of completed application 10/7/92
- d. Planning Board or Planning Office hearing date 10/28/92

Applicant requests: Planning Office Hearing (X)  
Planning Board Hearing ( )

The applicant has met with and discussed the proposed PUD with:

Neighborhood Associations ? Yes (X) No ( )  
Affected Adjacent Residents And Property Owners ?  
Yes (X) No ( )

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

a. MAXIMUM GROSS FLOOR AREA FOR EACH PROPOSED USE: (The zoning ordinance definition of gross floor area shall apply to all PUD proposals. Define terms like "Retail and Light Industrial". It is required that terms and uses already defined in the Zoning Ordinance be used. Gross floor area shall include interior balconies and mezzanines, but shall not include parking garages or basement areas used for storage or utilities.)  
**Attach additional sheets if necessary**

<u>Limited B-8 Uses Listed on Pages 2a-2h</u>	<u>208,439.3</u> sq.ft.
Use A.	maximum
"	_____ sq.ft.
Use B.	maximum
"	_____ sq.ft.
Use C.	maximum
	_____ sq.ft.
	TOTAL

2. DESCRIPTION OF PLANNED UNIT DEVELOPMENT (PUD)

The intent of this PUD is to allow the construction and operation of a Gas Insulated Switchgear (GIS) electric substation, off-street parking and mixed use commercial/residential development, all subject to the stipulations and conditions stated in this application. The intent for mixed commercial and residential uses listed below is to establish active uses at street level and relatively inactive uses in building levels other than street level. The following land uses are considered Uses by Right subject to stated stipulations and conditions:

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
a. Apparel and accessory store	X		
b. Appliance store	X		
c. Art gallery (includes studio for sculpture and allied arts);  artist workshop and/or living quarters included	X		X
d. Assembly, without fabrication: the assembly of completely fabricated parts		X	
e. Bakery	X		
f. Bank, savings and loan (without drive through facilities)	X		
g. Barber shop	X		
h. Beauty shop	X		
i. Bicycle store	X		
j. Blueprinting	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
k. Book store (no adult materials)	X		
l. Bowling alley and billiard parlor	X		
m. Brew pub	X		
n. Business machine store	X		
o. Camera and photographic supply store	X		
p. Candy, nut and confectionery store: a candy, nut and confectionery store in which all manufacturing is permitted only as an accessory use	X		
q. Caterer		X	
r. Cleaning with nonflammable cleaning agents only	X		
s. Clinic, dental or medical		X	
t. Collection and distribution station for laundry and dry cleaning	X		
u. Community Center	X		
v. Community Recreation Facility			X
w. Computer data processing center		X	
x. Dairy products store	X		
y. Dance studio, for private instruction		X	
z. Day care (child)		X	
a.a. Delicatessen store	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
b.b. Department store (sale limited to items which may be sold by any use in this list)	X		
c.c. Drug store	X		
d.d. Dry goods store	X		
e.e. Dwelling unit and/or multiple unit dwelling		X	
f.f. Eating place: subject to the following conditions: 1. No drive-up facilities 2. Outdoor eating areas shall be contiguous to the eating place to which it is accessory 3. Outdoor eating areas shall be clearly delineated	X		
g.g. Electric substation, pad mounted distribution transformers, switch cabinets			X
h.h. Electric and plumbing supplies	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
<p>i.i. Fabrication: The fabrication only of the following: art goods, including needlework and mannequins and figurines; awnings; bakery products; beverage bottles for use and sale on premises; bottling or packaging of prepared specialty food products; brooms; brushes; buttons; cameras; cigars, custom; clocks; clothing, custom; cosmetics, excluding the manufacture of pigments and other basic raw materials, but including the compounding of the final product by mixing; costumes, custom; costume jewelry; dyeing, custom; engraving; fishing tackle; fur dyeing, finishing and apparel (no tanning); furniture, custom; glass products from glass stock; ink mixing and packaging (no pigment manufacture); instruments, professional, scientific controlling, musical and similar precision, and instrument equipment and parts; jewelry; lithography; millinery, custom; needlework; newspaper publishing; optical goods and equipment; orthopedic appliances; photographic supplies (no film); plastic products, but not involving casting or molding processes; religious art goods; taxidermy; toys; umbrellas; upholstery, custom; venetian blinds or window shades, except preliminary milling of the wood or metal slats; watches</p>		X	
j.j. Floral shop	X		
k.k. Fruit store; need not be enclosed	X		
l.l. Furniture store	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
m.m. Garden supplies store; need not be enclosed	X		
n.n. Gift, novelty and souvenir shop	X		
o.o. Grocery store	X		
p.p. Hall renting for meetings or social occasions		X	
q.q. Hardware store	X		
r.r. Health equipment and supply store	X		
s.s. Health treatment on the payment of a fee or admission charge	X		
t.t. Hearing aids store	X		
u.u. Hobby supply store	X		
v.v. Home furnishing store	X		
w.w. Hotel, tourist home			X
x.x. Indoor recreational facility and health club, not including a sports arena		X	
y.y. Interior decorator		X	
z.z. Jewelry store (including repairing of jewelry, watches and clocks)	X		
a.a.a. Kiosks, portable stands, picnicking, public open space, cultural events, displays, public art fairs, drinking fountains, event signage, bazaar	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
b.b.b. Laboratory, dental or medical		X	
c.c.c. Library or reading room	X		
d.d.d. Linen supply	X		
e.e.e. Locksmith		X	
f.f.f. Luggage store	X		
g.g.g. Mail order house		X	
h.h.h. Meat, fish and seafood store	X		
i.i.i. Metal sharpening		X	
j.j.j. Motel (not including a trailer camp or trailer court)			X
k.k.k. Museum			X
l.l.l. Music; musical instrument and phonographic record, tape and CD store	X		
m.m.m. Music studio		X	
n.n.n. Newspaper and periodical store	X		
o.o.o. Office		X	
p.p.p. Optician		X	
q.q.q. Paint and wallpaper store	X		
r.r.r. Pet shop	X		
s.s.s. Photographic studio or picture processing, or both	X		

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
t.t.t. Photo stating		X	
u.u.u. Picture framing		X	
v.v.v. Pressing, altering and repairing of wearing apparel		X	
w.w.w. Private club or lodge		X	
x.x.x. Radio and television store and repair shop	X		
a.a.a.a. Repair, rental and servicing; the repair, rental and servicing of any article the sale, fabrication or assembly of which article is permitted in this PUD		X	
b.b.b.b. Sale at retail and wholesale distribution; the sale at retail, the sale at wholesale distribution of any commodity the fabrication or assembly of which is a permitted use in this PUD	X		
c.c.c.c. Shoe repair shop	X		
d.d.d.d. Shoe store	X		
e.e.e.e. Sign contractor		X	
f.f.f.f. Sporting goods store	X		
g.g.g.g. Stationery store	X		
h.h.h.h. Swimming pool; need not be enclosed		X	

Limited B-8 Land Uses	Permitted as Street or Below Street Level*	Permitted as Above or Below Street Level*	Permitted as Above, Below and/or Street Level*
i.i.i.i. Theater, including outdoor video facilities for the broadcasting and viewing of "Denver Rockies" away baseball games			X
j.j.j.j. Theatrical studio		X	
k.k.k.k. Tobacco store	X		
l.l.l.l. Toy store	X		
m.m.m.m. Variety store	X		
n.n.n.n. Vegetable store; need not be enclosed	X		

\*: "Below street level" is defined as below street grade. Split level development where the use is split by the street grade is not permitted. Lobbies, stairs, elevators and circulation space for above and/or below street level uses are permitted at street level.

**Stipulations:**

- Land uses listed above are not intended to allow fabrication, assembly or sale of articles that cannot be carried out by a customer or transported by a non-articulated truck or vehicle weighing less than 15.38 tons (empty).
- Warehousing is allowed only as an accessory use.
- All standards apply as stated in the Denver City Ordinance, Zoning -- B-8 District, Division 23, B-8 District, Section 59-392, "Permitted Uses," (2) Uses by temporary permit (as amended by Section 2W of the Application for Zone Map Amendment page 9), (3) Accessory uses (as amended by Section 2x of the Application for Zone Map Amendment page 9); Section 59-393, "Limitation on external effects of uses."
- Customer access for all street level uses will be from the public street side.
- Uses which provide any space expressly for social, free food distribution services and/or temporary housing for the general public are specifically excluded from the allowed uses in the PUD.
- No curb cuts are permitted along 21st or Blake Streets.
- All electric transmission service to and new electric distribution service from the proposed electric substation, will be underground.
- The proposed electric substation will be enclosed to conceal substation equipment from existing buildings across 21st Street, Market Street and from the proposed baseball stadium across Blake Street.
- The Nisei American Legion Post #185 restaurant, meeting hall, offices and associated parking lot are considered a "Use by Right" by this Planned Unit Development.
- Temporary Permits or Special Use Permits for parking related to events in the ballpark are not permitted within this PUD.

**General Design Guidelines and Standards:**

These guidelines and standards are intended to encourage the compatibility of new development with the historic character of the North Larimer area, as well as to preserve and enhance those stylistic elements identified as contributing to the areas unique identity. Developers should recognize the contribution of the North Larimer area architectural and historic character to the city's economic and urban environment. Together with innovative zoning provisions, these guidelines and standards are used to create a balanced approach to development in the Upper Larimer area. The following general guidelines and standards apply only to the exterior of a building and don't apply to the Nisei American Legion Post #185 whose future design may reflect the historically significant oriental architectural character of the area.

- Windows shall be set in at least one brick length from the exterior facade.
- Facade designs should honestly express the functions and internal spatial conditions of the building.
- All roof-top equipment shall be screened or enclosed so that it cannot be seen from the street or the upper concourse of the ballpark. The screen or enclosure cladding shall be compatible in color, form and material with the rest of the building. The building height limit includes screen, parapet or enclosure walls for roof top mechanical/electrical equipment.
- Facade details and scaling elements found in the adjacent warehouses such as belt courses, cornice treatments, articulated lintels over doors and windows, multiple pane windows, window proportions and shapes, structural bays, and various ornamental patterns should be interpreted and reflected in the design of new buildings. However, the replication of historical styles is not required, or necessarily encouraged.
- Highly reflective glass shall not be used as a glazing material.
- Brick shall be used as the primary facade material. Its color and scale shall be similar to that which is predominantly used in the adjacent warehouse district.
- Accent materials such as terra cotta, stone, cast stone, architectural precast concrete, steel, tile and brick of a contrasting color and scale should be encouraged in facade design.

- On-site signage shall be high quality, and external signage shall be compatible with the historic character of the surrounding area.
- Development should provide excellent high quality architecture with exterior elevations well designed to provide a positive architectural image.

TOTAL F.A.R. 2.5  
(Floor Area Ratio = gross floor area  
divided by site area) LAND TO BE  
DEDICATED FOR PUBLIC STREETS SHOULD  
NOT BE INCLUDED IN THE SITE AREA.

For residential uses:

Maximum number of dwelling units 100 Dwelling Units  
Density (ratio of dwelling units  
per acre) 112 Dwelling Units/Ac.

b. LAND COVERAGE BY BUILDINGS AND IMPERVIOUS SURFACES:

Maximum building coverage:

**Min.** **Max.**  
25,119.52 - 53,139.06 sq.ft. 30.2-63.9% of site area

Maximum area of drives and parking:

**Min.** **Max.**  
46,009.19 - 17,989.65 sq.ft. 55.3-21.6% of site area

Approximate area of other impervious surfaces:

6,339.74 sq.ft. 7.6% of site area

Total impervious surface:

77,468.45sq.ft. 93.1% of site area

c. LANDSCAPED AREAS AND/OR PERMEABLE AREAS:

Live or Organic landscaped lot coverage:

minimum 0 sq.ft. 0 % of site area

Non-live lot coverage (graveled and other permeable surfaces)

approximate: 5,750 sq.ft. 6.9% of site area

Total minimum area: 5,750 sq.ft. 6.9% of site area

If the "Future Development Area" remains undeveloped (vacant) following the completion of construction of the Proposed PSCo Barker Substation, that area will be landscaped according to the Site Plan for the Substation.

## INTRODUCTION

By the attached application, Public Service Company (PSC) and the Nisei American Legion Post #185 (Nisei Post) request the rezoning of Planned Unit Development (PUD) #156 to another PUD under Chapter 59, Zoning, of the Revised Municipal Code of the City and County of Denver, Colorado. PUD #156 is located along 21st Street between Market and Blake Streets. The primary purpose of the rezoning is to allow the construction of an electric substation on a portion of the proposed PUD.

Based on current and projected growth and redevelopment envisioned in a variety of comprehensive plans for the North Larimer Area of Denver, future electric service requirements call for a new substation. In 1990, PSC purchased a portion of PUD #156 when expansion of an existing substation site at 21st and Lawrence was discouraged. PUD #156 needed to be rezoned to accommodate an electric substation. The land purchase was to accommodate an open air insulated substation which would have required most of PUD #156's 24 lots or approximately 1/2 of the block.

In 1991, the site for the New Denver Major League Baseball Stadium was officially designated right across Blake Street from the proposed substation. As a result of input from area neighborhood organizations, the Baseball Stadium District and the City, PSC decided to rezone PUD #156 to another PUD and orient the substation to free up land along Blake Street for stadium related commercial land uses. In doing so, PSC is using a much more expensive substation design which is more compact. As a result of reducing the substation size excess property was left.

Councilwoman Debra Ortega recommended that PSC organize an Advisory Committee to provide input on substation location and orientation, land uses appropriate for excess property and general development guidelines. An Advisory Committee was organized made up of representatives from the North Larimer Business District, the Northeast Downtown Plan Steering Committee, all property owners on the block, Denver Planning, Denver Zoning, the Baseball Stadium District and RTD. Three meetings were originally planned. After five meetings and a lot of input from the diverse Advisory Committee, a PUD District Plan, list of land uses, general development guidelines and stipulations were developed that not only address the need for a substation but also address a number of other needs and opportunities identified by the community.

Public Service Company will develop the substation. Easements for access, underground transmission lines and distribution lines will be reserved upon sale of excess property. Excess property will be sold to other interests and developed in accord with the proposed PUD. Property may be used on an interim basis for construction staging for on-site construction and street improvements, temporary parking for that displaced by 20th Street improvements. Vacant land will be revegetated and maintained.

The substation will be enclosed to the point where no substation equipment will be visible from existing buildings across the street or the proposed baseball stadium. The substation will transform 230,000 volt transmission voltage to 13,000 volt distribution voltage. Construction of the substation building facade, transmission lines and distribution lines will coincide with planned street improvements and construction of the baseball stadium.

The substation orientation and the PUD District Plan is such that curb cuts along Blake and 21st Streets are avoided. The PUD District Plan provides the opportunity for existing businesses to expand and recover parking space and provides active development opportunities along Blake Street across from the baseball stadium. All parking will be internal and screened from street view except along Market Street where current parking is adjacent to the street. Public Service Company participated in a Street Improvement Workshop sponsored by the City to plan street designs and improvements for Blake, 21st and Market Street. Through the Street Development Requirements Agreement with the City, Public Service Company will do its part in implementing our share of street improvements. General Design Guidelines are stipulated to assure that future development will appropriately reflect the character of the neighborhood. A list of land uses was developed to complement existing businesses, the baseball stadium and future needs of the community.



**Application for  
Zone Map Amendment**

**Submitted to  
City and County of Denver  
by**

**Public Service Company  
and  
Nisei American Legion Post #185**

**November 1992**



- 2e. Setbacks: Build-to lines and setbacks are shown on the District Plan.

All buildings must conform to the build-to lines indicated on the PUD District Plan except along 21st Street and 35 feet from 21st Street along Blake Street where a 10 foot variance is allowed for outdoor eating space and for building design discretion as determined by the property owner/developer.

"Build-to line" is defined as the boundary to which 90% of the frontage of a building shall be built. Incidental recesses for windows and doors are exempted.

g. OFF-STREET PARKING: Please refer to Page 5a & 5b.

This project shall contain \_\_\_\_\_ off-street parking spaces at the ratios shown below.

Use (a): \_\_\_\_\_ Ratio: \_\_\_\_\_  
Use (b): \_\_\_\_\_ Ratio: \_\_\_\_\_  
Use (c): \_\_\_\_\_ Ratio: \_\_\_\_\_  
Spaces per dwelling unit: \_\_\_\_\_  
Number of parking spaces for persons with disabilities: \_\_\_\_\_

Will this PUD conform to the requirements of Article V, Off-Street Parking? Yes ( ), Yes, except as noted below (X) or No ( ).

If not, or if there are any exceptions, please provide the following information:

- (1) Parking space dimensions:  
Universal spaces: \_\_\_\_\_  
Small car spaces: \_\_\_\_\_
- (2) Driving aisle widths:  
Angle of stalls: \_\_\_\_\_
- (3) Ratio of small car spaces to large car spaces: \_\_\_\_\_

h. OFF-STREET LOADING SPACES: Please refer to page 5c.

This PUD will contain \_\_\_\_\_ off-street loading spaces. These spaces will conform with all of the requirements of Article VI, Off-Street Loading. If not, please provide the following information:

Off-street loading space dimensions: \_\_\_\_\_

i. SURFACE DRAINAGE: The rules and regulations of the Wastewater Management Division will require certain design and construction considerations to control surface water runoff. Does the site contain a flood hazard area as identified by the Federal Emergency Management Agency? Yes ( ) No (X)  
Does the site contain wetland areas? Yes ( ) No (X)  
(For assistance, contact WMD at 964-0500.)

## 2g. Off-Street Parking:

Any structure lawfully erected shall comply with the provisions of Municipal Ordinance Article V (Off-Street Parking Requirements) with the following exceptions and stipulations:

- Unless a Parking District is formed whereby participants can use off-site parking improvements to meet requirements based on District stipulations or unless it can be demonstrated to the satisfaction of the Zoning Administrator with input from the neighborhood that a reduction in required spaces is justified due to the availability of Public Transportation, the owners of the property must assume the liability to provide the studies and justification for alternative off-street parking space requirements. An application for a reduction in off-street parking space requirements shall be subject to the following review and notification procedures:

Upon receipt of an application for a parking space reduction the Zoning Administrator shall see that the subject property is posted and that any registered neighborhood associations whose boundaries encompass the subject property are notified about the proposed reduction. The posters on the property and the neighborhood notice shall solicit written comments to the Zoning Administrator regarding the effect of the proposed reduction.

The application shall be reviewed by the planning office to determine if the proposal will create any parking or traffic problems or in any way be incompatible with adjoining uses.

After the notice outlined above is completed, the Zoning Administrator shall set a date at least thirty (30) days but not more than forty (40) days thereafter for consideration of the application and any written comments related thereto. The Zoning Administrator may approve the application providing a finding is made that the proposed use will not adversely affect the appropriate use of adjacent property.

At least fifteen (15) days prior to the issuance of a permit, the Zoning Administrator shall send a notice of the decision to all property owners or neighborhood associations that submitted written letters of opposition to the application. Such notice shall explain the rights of aggrieved parties to appeal the Zoning Administrator's decision to the Planning Board.

- Parking is allowed only as required for a particular use to which parking is accessory.
- Parking lots must be developed in conjunction with a particular use.

## 2g. Off-Street Parking: (continued)

- Parking shall be set back from Blake and/or Market Streets at least 35 feet.
- Parking lot improvements in the area designated as "Future Development" on the District Plan will not extend beyond any building line perpendicular to Blake Street, except where parking may be exposed by the 35 ft. open area along Blake Street. This will assure any parking is behind a building relative to Blake Street and concealed from Blake Street.
- Developers of property designated as "Future Development" are encouraged to participate in any future Parking District or Parking Management Plan.
- Structured parking is allowed subject to PUD height restrictions with the following condition:

Ground and second level parking shall be set back 35 feet from property lines along Blake and 21st Street.
- The existing Nisei American Legion Post #185 need not conform to Article V Off-Street Parking of the Denver City Ordinance.
- Parking lot landscaping requirements apply to this PUD as shown on the District Plan. Parking will be located internally and screened by development along 20th, 21st and Blake Street.
- Any future parking along Market Street will be separated from the sidewalk by a minimum 3 foot high wall of brick, masonry or other material acceptable to the Planning Office.
- The property may be used for temporary parking for that displaced by 20th Street improvements subject to the following conditions:
  - a) After January 1, 1995 temporary parking will no longer be permitted.
  - b) A temporary parking plan and permit be approved and issued by the City Office of Zoning Administration.
  - c) The parking area must be dust free.
  - d) No fencing is required but traffic requirements, usually bollards and chains to mark designated parking spaces will be required.
  - e) The parking lot should not be designed as anything more than temporary.

2h. Off-Street Loading Spaces:

Off-Street loading for the electric substation will be 21 ft. long, 25 ft. wide and 26 ft. high. Off-street loading for the Nisei American Legion Post will be via the 25 ft. private parking lot. No specific off-street loading is required for the area designated on the District Plan as "Future Development Area." Off-Street loading will be from the parking area within the future development area. Off-street loading is not permitted along street frontages. Delivery to uses listed above will be limited to access shown on the District Plan. Loading docks for delivery truck access are not allowed.

- j. Interior streets, drives, parking areas and pedestrian walkways within the PUD district, if any, are shown on the District Plan, page 1 of 3.
- k. EASEMENTS: Existing and/or proposed utility and/or access easements are shown on the District Plan, pages 2 and 3 of 3.
- l. LANDSCAPING AND BUFFERING: Areas to be landscaped are shown on the District Plan. However, a more detailed landscaping plan may be required by the Planning Office. (A detailed landscape plan is required as a part of the site plan review phase after the rezone is approved.) Please refer to District Plan.

No landscape standards on private property apply to this PUD.

- (1) Minimum number of trees to be planted: \_\_\_\_\_
- (2) Minimum size of trees at time of planting: \_\_\_\_\_
- (3) Minimum % of evergreen or coniferous trees: \_\_\_\_\_%
- (4) Minimum number of shrubs to be planted: \_\_\_\_\_
- (5) Minimum size of container for planted shrubs: \_\_\_\_\_

Will the proposed PUD comply with the parking lot landscaping requirements of Sec. 59-585(10) ? Yes ( ) No (X).

No parking lot landscaping is required.

All foliage shall be maintained in a healthy, growing and safe condition. Where street trees are proposed or required on the public-right-of-way, such trees shall be installed in accordance with the requirements of the City Forester. (964-2580)

Number of street trees proposed: \_\_\_\_\_ 21

Installation, timing and details will be stipulated in the "Street Development Requirements Agreement."

If street tree plantings are required within the right-of-way of a state highway contact the Colorado Department of Transportation for approval (757-9930).

Fences and/or Walls:

The maximum height of fences and/or walls that may be built in the PUD district, except for front setback spaces: 8 ft.

The maximum height of fences and/or walls that may be built within the PUD district front setback spaces: 8 ft.

Such fences and/or walls shall be either solid and view-obscuring, or open and view-permitting as required by the District Plan and shall be shown (include the size and types of materials permitted) on the District Plan. Fences and/or walls shall be subject to Sec. 59-38(11) "Overheight Fences And Walls".

Earthen berms or mounds used for screening shall be landscaped and, if utilized, shall be shown on the District Plan. Maximum height: \_\_\_\_\_ ft.  
Minimum height: \_\_\_\_\_ ft.

m. BOAT, CAMPER, TRAILER AND RECREATION VEHICLE STORAGE:

Permitted ( ) Not Permitted (X)

If permitted, screening fences will ( ) will not ( ) be provided. Such fences shall be not less than \_\_\_\_\_ ft. nor exceed \_\_\_\_\_ ft. in height.

Maximum length of trailer and/or recreational vehicles permitted: \_\_\_\_\_ ft.

All such storage facilities shall be shown on the District Plan.

n. DEDICATIONS AND IMPROVEMENTS:

The owner understands that City ordinances and agency rules and regulations may require the dedication of additional right-of-way and the construction of certain public improvements. If this proposal involves the vacation of certain public rights-of-way for incorporation into the project area, such vacation must be approved prior to or at the public hearing on this proposal.

o. EXTERNAL EFFECTS: (vibration, heat, glare, radiation, and fumes)

These effects will be regulated by Sec. 59- 393 (B-8 zone district). Reflective glass will ( ) will not (X) be used.

- p. The existing grade of the site will (X), will not ( ) be altered.
- q. Utilities (public and private) serving the property are located (where ?) As shown on the PUD District Plan
- 

For information contact the following:

Denver Water Department	628-6100
U.S. West	896-5325
Public Service Company	571-3527
Wastewater Management	964-0500

- r. SIGN CONTROLS: The project will be regulated by the following:
- Sec. 59-537, Signs permitted in all districts
  - Sec. 59-538, Sign area measurement
  - Sec. 59-551, regulations for the B-7 district
- (Projecting signs are permitted under the "Vital Signs" Ordinance.)

If no specific regulations are referenced here, complete the following:

Maximum number of signs: \_\_\_\_\_  
Permitted sizes of signs: \_\_\_\_\_  
Maximum sign area allowed: \_\_\_\_\_  
Number of ground signs allowed: \_\_\_\_\_  
Number of joint ID signs allowed: \_\_\_\_\_  
Maximum size of joint ID sign(s): \_\_\_\_\_  
Temporary signs allowed: \_\_\_\_\_

Number of canopies and awnings: \_\_\_\_\_ Backlit ? Yes ( ) No ( )  
**All ground, monument, and joint ID sign locations and setbacks must be shown on the District Plan. A sign plan shall be approved by the Planning Office when future development occurs.**

- s. OUTDOOR STORAGE OF PRODUCTS, MATERIALS, OR SOLID WASTE:
- Permitted (X) Not Permitted ( )  
Screened (X) Not Screened ( )  
Height of solid fence or screening wall: 6 ft.  
Only screened dumpsters are allowed for outdoor storage of solid waste. The specific location is not yet determined. Outdoor storage of products and/or materials are not allowed, except for on-site or street construction staging materials. Screening will also not apply to on-site or street construction staging materials.

t. CURRENT TRAFFIC VOLUMES:

The current traffic volumes on streets in or adjacent to the project must be shown on the Existing Conditions Map. These volumes are available for major streets from the Transportation Engineering Division, or the Planning Office or may be estimated by the applicant based on a professional traffic study. Streets for which no estimate is available should be noted.

Site generated traffic should be estimated and noted by the applicant based on proposed project type, size, and other relevant factors. Ratios for estimating traffic are available in Institute of Transportation Engineers reference books at the library.

For projects with total daily site generated traffic of more than 200 vehicle trips, or for projects in areas with special problems, more detailed analysis may be required, and the applicant should contact the Transportation Engineering Division at 640-3958 for further guidance.

Public Transportation: The nearest bus stop is located:  
(Where?) 20th and Blake Street (#6 & 52)

u. FUTURE SCHOOL SITES: Applicable to large residential PUD'S;  
contact Denver Public Schools for more information.  
Will be dedicated. ( ) Will not be dedicated. (X)

v. HOME OCCUPATIONS: (Residential PUD'S only)  
Permitted ( ) Not Permitted (X)  
Shall conform to Sec. 59-\_\_\_\_\_ of the \_\_\_\_\_ district.

w. TEMPORARY USES: Uses by temporary permit will be regulated by Sec. 59-392 2a. & 2d. (B-8 zone). Bazaars are permitted as a Use by Right and are not considered "Temporary".

x. ACCESSORY USES: Will be permitted and regulated by Sec. 59-392(3) (B-8 zone). "Section 59-392(3)d., 2." does not apply.

y. INTERIM USES: Prior to the development of this project, the property may be used on an interim basis for the following uses: Construction staging for on-site construction and street improvements; temporary parking for that displaced by 20th Street improvements. Any vacant land will be revegetated and maintained. (Please refer to Section 2g. "Off-Street Parking", page 5b for Temporary Parking conditions.

- z. PHASING: Developed in phases ? Yes ( ) No (X)  
If yes, specify the phasing and the improvements to be constructed in each phase: No specific development phases are proposed. Initial development within the PUD will be the proposed electric substation and the future parking expansion along Market Street. Development of the "Future Development Area" will be developed either as one phase or a number of phases as the development market dictates.

Anticipated starting date N/A Completion date N/A

**A SEPARATE SITE PLAN REVIEW IS REQUIRED FOR ALL PUD'S PRIOR TO OBTAINING ZONING OR BUILDING PERMITS FOR CONSTRUCTION. CONTACT THE ZONING ADMINISTRATION FOR MORE DETAILS. THIS PROCESS, IF REQUIRED, MAY BE STARTED AFTER THE PLANNING BOARD HEARINGS ARE COMPLETED.**

3. On an attached page a written statement is given generally describing: *Please refer to pages 10a, 10b and 10c.*
- a. The proposed PUD and the market it is intended to serve.
  - b. Its relationship to the Comprehensive Plan: where the applicant's objectives are not in substantial conformance with the changing conditions that justify approval of the proposed PUD District. (For help with this contact the Denver Planning Office.)
  - c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.
4. The "Existing Conditions Map" is attached following the written statement described above.
5. The "District Plan" is attached following the "Existing Conditions Map".  
This plan includes the following listed and attached drawings or renderings:
- |   |   |
|---|---|
| <u>X</u> Architectural concepts                 | <u>X</u> Building elevations              |
| <u>X</u> Facade treatments                      | <u>      </u> Exterior building materials |
| <u>X</u> Other important features (Please list) | <u>Perspective</u>                        |
- Views, Existing and Proposed Utilities
-

## 3. Generally Describe:

- a. The proposed PUD and the Market it is intended to serve:

The proposed PUD has been developed primarily to address the need for an electric substation. Due to current and projected growth in the area and change from low demand warehouse uses to higher demand commercial and residential uses a new substation is required to maintain quality/reliable electric service.

Public Service Company has taken the opportunity to address a number of other needs of the neighborhood. By working with the surrounding community, the City, the Baseball Stadium District, RTD and adjacent property owners, a PUD Zone and District Plan have been developed to address parking space and development opportunity lost by adjacent existing businesses and landowners. The PUD also provides the opportunity for future development that is more compatible with the baseball stadium across Blake Street.

The PUD Zone will accommodate an electric substation, surface parking for existing businesses and commercial development.

- b. Its Relationship to the Comprehensive Plan:

Public Service Company recognized the need for a new electric substation in the area as early as 1984. As the 1986 Downtown Area Plan was developed the need became clearer. The 1987 Gateway Gazette, an effort to Master Plan the Upper Larimer Area, indicated a change in character of this area of Denver from primarily a warehouse district to commercial business and residential. In 1991 the Central Platte Valley Comprehensive Plan was adopted which indicates the proposed electric substation at 21st Street between Market and Blake Streets in the Plan's Appendix as part of the utility network serving the Valley. Currently, the Upper Larimer/Arapahoe triangle area is going through another Master Planning effort.

Public Service Company recognizes the Comprehensive Plans of Denver when determining projected electric service demand. Public Service Company works closely with the City of Denver to aid in our own electric service Comprehensive Plan. The proposed PUD is in conformance with current and developing Comprehensive Plans.

- c. How the proposed PUD District is to relate to the character of the surrounding neighborhood.

Public Service Company organized an Advisory Committee made up of representatives from the North Larimer Business District, adjacent property owners, City Planning and Zoning Departments, the Baseball Stadium District, the Northeast Downtown Plan Steering Committee and RTD. The intent was to use a process which provided participation in the development and selection of a PUD District Plan. Specific advice and comments were sought from the advisors on:

- Issues and concerns held by their constituency.
- PUD District Plan elements for plan inclusion.
- Review of technical information necessary to establish development standards.
- Final District plans and standards.

A total of 5 meetings were held over a 3 month period.

The proposed PUD Zone District Plan, Conditions and Stipulations were developed as a result of the Advisory Committee's input.

The proposed electric substation facade is sized appropriately relative to surrounding buildings and is as compact as can be achieved. The substation will be enclosed so substation equipment will not be visible from existing surrounding buildings or the proposed baseball stadium. The substation building facade will be designed to reflect the historic character of the area. Electric transmission service to and new electric distribution service from the substation will be underground. The substation orientation and the PUD District Plan is such that curb cuts along Blake and 21st Streets are avoided. The PUD District Plan provides the opportunity for existing businesses to expand and recover parking space and provides active development opportunities along Blake Street across from the baseball stadium. All parking will be internal and screened from street view except along Market Street where current parking is adjacent to the street. Public Service Company will participate in a Street Improvement Workshop sponsored by the City to plan street designs and improvements for Blake, 21st and Market Street. Through the Street Development Requirements Agreement with the City, Public Service Company will do its part in implementing our share of street improvements. General Design Guidelines are stipulated to assure that future development will appropriately reflect the character of the neighborhood.

A list of land uses was developed to complement existing businesses, the baseball stadium and future needs of the community.

Refinements in the architectural expression of the Proposed PSCo Barker Substation will be addressed during Site Plan Reivew of the Substation.

6. **ACKNOWLEDGEMENT:**

a. The applicant for this PUD is the owner or owners of all of the property contained within the proposed PUD District or is the agent for the owner or owners of all the property contained within the proposed PUD District. (Agents must supply proof of agency from the owner or owners of the property at time of application.)

X b. The applicant understands that vested property rights shall be created ninety (90) days after the approval of this district plan by the Denver City Council. These vested property rights shall remain vested for a period of three (3) years in accordance with Sec. 59-29.

William J. Martin, Vice President  
Print or type applicant's name

WJ Martin  
Applicant's signature

YOSH ARAI, SECTY + Board  
~~John Naguchi~~ MEMBER  
Print or type applicant's name

Yoshi Arai  
Applicant's signature

## EXHIBIT "A"

9. Legal Description

Public Service Company of Colorado, Parcel A:

All that part of Lots 2, 3 and 4, Block 37, EAST DENVER lying within the Congressional grant; also Lots 1-4, Block 37 in what is commonly known as STECK'S ADDITION TO DENVER, in the South 1/2 of the Southwest 1/4 of Section 27, Township 3 South, Range 68 West of the 6th P.M.; also Lots 5 and 6, Block 37, located partly in EAST DENVER and partly in what is commonly known as STECK'S ADDITION TO DENVER, said STECK'S ADDITION TO DENVER being located in the South 1/2 of the Southwest 1/4 of Section 27, Township 3 South, Range 68 West of the 6th P.M.; also Lots 7-10, Block 37, EAST DENVER, City and County of Denver, State of Colorado;

Together with that portion of the Northwesterly 1/2 of the vacated alley adjoining Lots 1-10, inclusive, Block 37, East Denver, as vacated by Ordinance No. 123, Series 1985 recorded March 18, 1985 at Reception No. 090286, City and County of Denver, State of Colorado.

Public Service Company of Colorado, Parcel B:

Lots 25-32, Block 37, EAST DENVER, City and County of Denver, State of Colorado;

Together with that portion of the Southeasterly 1/2 of the vacated alley adjoining Lots 25-32, inclusive, Block 37, East Denver, as vacated by Ordinance No. 123, Series 1985 recorded March 18, 1985 at Reception No. 090286, City and County of Denver, State of Colorado.

Public Service Company of Colorado:

Lot 11 and 12, Block 37, EAST DENVER, together with the Northwesterly 1/2 of the vacated alley adjacent to Lot 11 as vacated by Ordinance No. 123, Series 1985 recorded March 18, 1985 at Reception No. 090286, City and County of Denver, State of Colorado.

Nisei American Legion Post #185:

Lots 20-24, Block, EAST DENVER; together with that portion of the Southeasterly 1/2 of the vacated alley adjoining Lots 22-24, inclusive, Block 37, East Denver, City and County of Denver, State of Colorado.

## EXHIBIT "B"

13. The primary purpose of the proposed Zone Map Amendment from PUD #156 (Mixed use wholesale and office) to the proposed PUD is to allow the construction of an electric substation. The substation will transform 230,000 volt transmission service to 13,000 volt distribution service. The substation is necessary to maintain quality electric service to the surrounding community. In addition, the amendment will allow existing businesses the opportunity to replace parking eliminated by planned street improvements, adjacent landowners the chance to recover development opportunities lost to land acquisition for street improvements and finally, mixed use commercial and residential development that will complement existing businesses in the neighborhood including baseball.

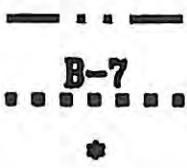
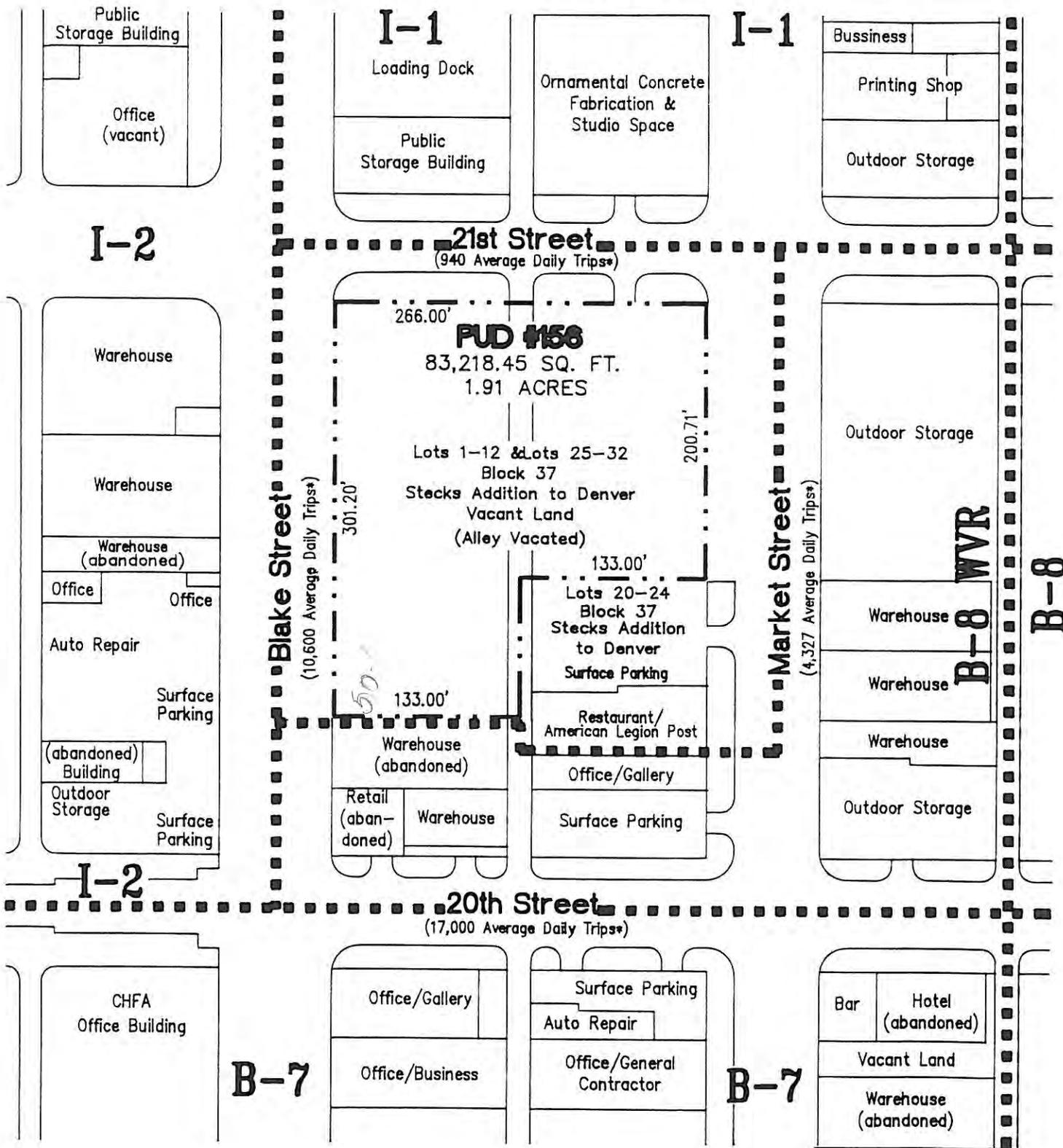
This Application for Zone Map Amendment or Planned Unit Development shall not create any requirement for improvements or construction associated with the existing Nisei American Legion Post #185.

The proposed amendment is necessary because of changed and changing conditions:

- Based on current and projected growth and redevelopment envisioned in a variety of comprehensive plans for this area of Denver, future electric service requirements call for a new substation. Buildings in the North Larimer and Lower Downtown area are also being converted from low demand warehouses to higher demand office, retail and residences.
- The proposed amendment provides the opportunity for Public Service Company and the Nisei American Legion Post to prepare a PUD plan with input from surrounding neighborhood groups, adjacent property owners, the City, the Northeast Downtown Plan Steering Committee, RTD and the Baseball Stadium District that addresses other changing conditions. Additional parking and development opportunities are provided for existing businesses and adjacent property owners who are losing parking and land because of planned street improvement. Mixed use commercial development opportunities are provided that complement the neighborhood and the Denver Major League Baseball Stadium.

# PUD #156 REZONING

## EXISTING CONDITIONS



PSCO Property Line

Zone District Boundary  
(Current City & County of  
Denver Zone District Maps)

Source: City & County of Denver  
Public Works Department



Scale: 1" = 100'



**Public Service**  
Public Service Company of Colorado

## PUD-G 27

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2030 & 2032 Blake St  
Official Map Amendment #2019I-00184  
12/29/22

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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' x 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.

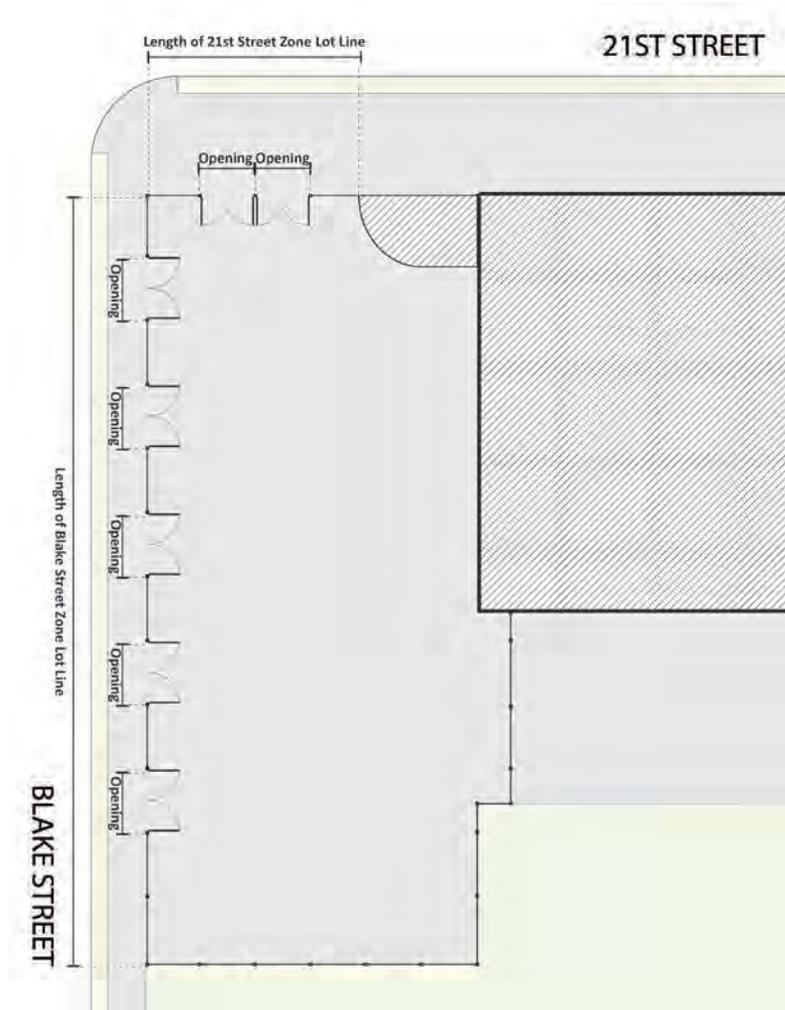


Figure 6.1. Required Unobstructed Openings for Fencing. Illustrative only.

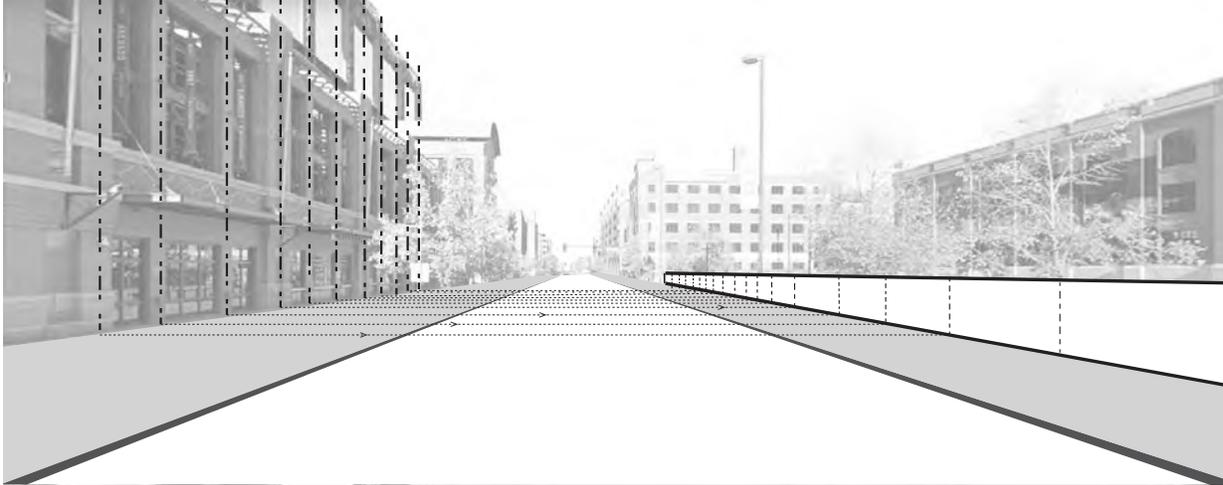


Figure 6.2. Spacing of Fence Masonry Columns. Illustrative only.

#### 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.



March 15, 2022

Re: 2032 Blake St. Rezoning to PUD G 27

Dear Mr. Brandon Shaver,  
Case Manager, Development Services, Community Planning and Development

The LoDo District, Inc. enthusiastically supports the Rockies Plaza rezoning (2032 Blake, PUD G 27). It is an imaginative transformation of a parking lot into a multiuse (including game-day parking), active plaza aimed at baseball-minded families. It will bring activity to a dead parking lot for a large part of the year, and act as a destination along the 5280 Trail which will support local businesses. We applaud the Rockies for proposing a family-oriented recreational use for the property, which because of its relationship to the adjoining Xcel substation, may never be developed with buildings for other uses.

Sincerely,

Fabby Hillyard, Chair  
LoDo District Board of Directors

Dick Farley, Chair  
LoDo District Urban Design Committee

Bar Chadwick, Chair  
LoDo District Board of Directors

Ellen Wilensky, Chair  
LoDo District Urban Design Committee



April 12, 2022

Dear City of Denver, Community Planning & Development,

This letter is to confirm that the Ballpark Collective Registered Neighborhood Organization is informed and supportive of the efforts of the Colorado Rockies plans to redevelop the Rockies Plaza PUD at 2032 Blake Street into a family friendly community space.

The project design team and Rockies management communicated early, often, and allowed our members to collaborate on ideas for the space. In our most recent meeting with over 40 residents, business, and property owners the plans received no objections. Our area lacks community gathering space and having a space open to the public over 200 days per year will be a great addition to the neighborhood. We look forward to hosting events in the space are hopeful this will be a catalyst for proposed projects like the 5280 Trail that would run adjacent to the property.

In meetings with the project design team and Rockies management, we feel their organization and development plans are in line with our goals to continue to protect and improve the safety, health, welfare, and quality of life in the neighborhood.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Van Sistine". The signature is fluid and cursive, written over a horizontal line.

Matthew J. Van Sistine  
Executive Director  
Ballpark Collective



April 15, 2022

Brandon Shaver  
Community Planning and Development  
201 W. Colfax Ave.  
Denver, CO 80202

Denver City Council  
City & County Building  
1437 Bannock Street, Room 451  
Denver, CO 80202

Re: 2032 Blake Street Rezoning Application – PUD G 27

Dear Mr. Shaver and Members of City Council,

More than ever, Downtown Denver needs active spaces to generate positive energy for our visitors, workers, and neighbors. Creating vibrant community spaces is critical to a complete downtown that benefits all users. Many City and area plans identify the Ballpark Neighborhood and 21st Street as a place that has increasing potential for anchoring both private and public realm programming, fostering a safe and exciting node of Downtown Denver, and delivering a key moment on the envisioned 5280 Trail.

**The Downtown Denver Partnership writes this letter in support of the rezoning application for the Rockies Plaza located at 2032 Blake Street** because this proposal institutionalizes a highly activated private plaza delivering a public benefit that is well balanced with private access needs of the site. We see the activation of this space year-round as a benefit for all who live, work, and visit our city.

The Rockies have included the Partnership in several community engagement efforts regarding this project starting in September 2020, and we appreciate that since then they have continued to provide regular updates to the community through presentations, letters, and other informational notices.

The nature of the PUD specifically aligns with several community vision and planning elements supported by the city, and these are of great importance to downtown:

- The 2007 Downtown Area Plan discusses the goal of creating “An Outdoor Downtown” and places emphasis on supporting project in the Ballpark neighborhood that utilize vacant land.
- The Northeast Downtown Neighborhoods Plan talks about the need to make 21st Street a focal point acting as a “Festival Street.”
- The 2015 Outdoor Downtown Plan talks about a need for new park space downtown and recommends projects to create reoccurring and predictable activation in those spaces.

- The 2019 5280 Trail Vision and Design Guidelines support context-sensitive pocket parks and programming, creating spaces where cars are guests and pedestrian access and safety takes priority.

From our perspective, this project helps to push forward these goals for the benefit of Downtown Denver.

The Downtown Denver Partnership is excited for this opportunity and we are enthusiastically supportive of the Colorado Rockies PUD rezoning application for Rockies Plaza at 2032 Blake Street.

We encourage City Council to support the application. Please do not hesitate to reach out if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Kourtny Garrett". The signature is written in a cursive, flowing style.

Kourtny Garrett  
Downtown Denver Partnership, President and CEO

